

DeKalb County Government
Sycamore, Illinois

Planning, Zoning and Development Committee Meeting
(September 24, 2025)

The Planning, Zoning, & Development Committee of the DeKalb County Board met on September 24, 2025 at 6:30 pm in the DeKalb County Administration Building, Conference Room East, in Sycamore, Illinois. In attendance were: Committee Members: Tim Bagby, Patrick Deutsch, Rhonda Henke, Laura Hoffman, Rebecca Johnson, Terri Mann-Lamb, and Chris Porterfield; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: County Board Member Roy Plote; Hamilton Carrier, representing Ironwood Renewables; Robert McNeill, representing Surya Powered LLC; Jerry Wallin; Kevin Wynn; and, John Lyon.

Call to Order / Roll Call

Mr. Bagby, the Planning, Zoning, & Development Committee Chair, called the meeting to order. Mr. Porterfield arrived shortly after the meeting began.

Committee Action: Ms. Hoffman moved to acknowledge and approve of Ms. Mann-Lamb attending the meeting via phone, seconded by Mr. Deutsch, and the motion carried unanimously.

Ms. Mann-Lamb attended via phone.

Approval of Agenda

Committee Action: Ms. Johnson moved to approve the agenda, seconded by Ms. Henke, and the motion carried unanimously.

Approval of the Minutes of the August 27, 2025 Planning, Zoning, & Development Meeting

Committee Action: Ms. Johnson moved to approve the minutes of the August 27, 2025 meeting, seconded by Mr. Deutsch.

Mr. Bagby noted that the name of one of the listed attendees had been misspelled. Staff noted that the scriveners' error would be corrected.

A voice vote was taken on the motion to approved the minutes, and the motion carried unanimously.

Public Comments

Kevin Wynn gave his reasons for being in opposition to the Coltonville Solar project. He also noted that he was the owner/developer of the residential development just east of the project site along Coltonville Road.

Jerry Wallin identified himself as the owner of the property where the Coltonville Solar project would be located. He elaborated on the property's history and how he came to agree to allow for the solar project.

Ordinances

Ordinance O2025-19 — An ordinance approving a Special Use Permit for a 4.375-Megawatt Commercial Solar Energy System located on Coltonville Road, in DeKalb Township. (Petition DK-25-22)

Committee Action: Ms. Hoffman moved to recommend approval of the petition, with conditions, seconded by Mr. Porterfield.

Mr. Hiland informed the Committee that Coltonville Solar Farm, LLC, which will be owned and operated by Surya Powered, LLC, was seeking to establish and operate a 4.375-megawatt commercial solar facility on the 48.14-acre property located on the north side of Coltonville Road, just west of the intersection of Coltonville Road and Electric Park Drive, in DeKalb and Mayfield Townships. Mr. Hiland reported that the Hearing Officer conducted the public hearing on August 14, 2025, and had recommended approval, with conditions, of the petition.

Ms. Johnson inquired as to whether the project developer looked into other possible sites or not. Robert McNeill, representing Surya Powered, responded by describing how they chose the site, their method for picking a property, and did note that they had looked at other possible sites.

Mr. Hiland informed the Committee that, per the County Code, any commercial wind or solar project proposed within a mile and a half of the border of a municipality is required to first reach out said municipality to see if it wants to assume jurisdictional authority, possibly annexing or doing an annexation agreement for the site. He noted that the developer did contact the City of Sycamore, but that the City decided to not assume jurisdictional authority. He would later elaborate further on the City's opinion of the project.

The Committee talked with Mr. Hiland and Mr. McNeil about various elements of the draft ordinance and the proposed project.

It was noted that immediately east of the project site was a residential development, located within the municipal limits of the City of Sycamore, and concern raised about the potential impact of the proposed project on this development. It was noted that the residential development still had undeveloped lots located near the property line with the subject property. However, per state regulation, the setback from a nonparticipating dwelling is only from "existing and occupied" structures. Thus, the site plan had been designed with those parameters in mind, and the project site did not maintain that setback from the empty lots. After much discussion between the Committee, Mr. Hiland, Mr. Wynn, and Mr. McNeill, a possible compromise was reached wherein

Mr. McNeill would check with his team to see if they could remove the two rows of panels closest to the empty lots.

Committee Action: Mr. Bagby moved to continue the matter to the Committee's October 22, 2025 meeting, to allow the developer time to see if two banks of solar panels proposed to be placed in the southeasterly portion of the project site, closest to location of the empty lots of the residential development on the neighboring property to the east of the subject property, can be removed, seconded by Mr. Porterfield. After further discussion, both Mr. Bagby and Mr. Porterfield withdrew the motion.

Committee Action: Mr. Bagby moved to amend the motion to approve, to modify the project site plan to remove the two banks of solar panels proposed to be placed in the southeasterly portion of the project site, closest to location of the empty lots of the residential development on the neighboring property to the east of the subject property, seconded by Mr. Porterfield. A roll call vote was called on the motion, and the vote passed unanimously.

Committee Action: A roll call vote was had on the amended motion to recommend approval, with conditions, of the petition, and the vote passed unanimously.

Considerations

Consideration of a Special Use Permit Extension for Shenandoah Solar, LLC Project (SQ-24-02)

Mr. Hiland explained that Ironwood Renewables has submitted a request for an extension the Special Use Permit for its Shenandoah Solar project. As a condition of approval, the Shenandoah Solar project was required to have their Site Development Permit application for the project submitted within eighteen (18) months of the approval date of the ordinance, which would be December 26, 2025. Mr. Hiland informed the Committee about the County's past practice when it came to requests for extensions to special use permits, noting that the County typically only approved such requests when the cause of the delay was due to something beyond the applicant's control. He noted that the Committee packet contained a letter from Ironwood Renewables presenting their request for the extension and a letter from Commonwealth Edison (ComEd) explaining the cause of the delay. He noted that if the Committee choose to move the matter forward to the full County Board, this would be the first small-scale solar project for which an extension was approved.

Ms. Johnson inquired as to the length of the extension. Hamilton Carrier, representing Ironwood Renewables, responded that they were seeking eighteen (18) months. He then elaborated in greater detail the cause of the delay (an unexpected revision by ComEd) and the timeline they subsequently worked out needed to address the delay. He also noted that the letter from ComEd explaining the delay in greater detail.

A discussion was had regarding how long it took the Ironwood Renewables to inform the County about the delay and the possible precedence that might be set if granted.

Planning, Zoning and Development Committee Minutes
(September 24, 2025)

Committee Action: Mr. Porterfield moved to recommend approval of the request that the deadline for Special Use Ordinance # O2024-06 be granted an extension of eighteen (18) months, seconded by Ms. Johnson. After further discussion, both Mr. Porterfield and Ms. Johnson withdrew the motion as it was determined that this issue was not a voting matter.

Committee Action: The Committee reached consensus that the request that the deadline for Special Use Ordinance # O2024-06 be granted an extension of eighteen (18) months be moved forward to the County Board for consideration.

Old Business

Mr. Bagby inquired about the Fairdale Streetlight District. Mr. Hiland responded that it was on the list to be addressed in the future.

New Business

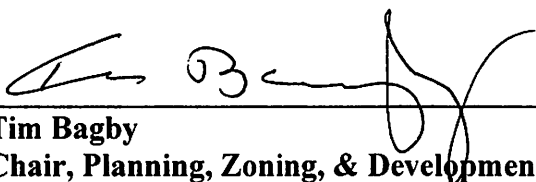
(None)

A brief discussion was had regarding the difficulties many of the solar projects have had with ComEd.

Adjournment

Ms. Johnson moved to adjourn the meeting, seconded by Ms. Henke, and the motion carried unanimously.

Respectfully submitted,



Tim Bagby
Chair, Planning, Zoning, & Development Committee

MOA:moa