

MINUTES

Members Present

Mr. Olthoff, Mr. Stauffenberg, Mr. Tripp, Mr. Washington, Mr. Mulcahy, Mr. Hildebrand, Mr. Payton, Ms. Peters, Mr. Ritter, Mr. Fairfield, and Mr. Kinzinger

Members Absent

Mr. Tholen, Ms. Polk, and Mr. Einfeldt

In Attendance

- **Board Members**

Mr. Wheeler and Mr. Liehr

- **Department Heads**

Delbert Skimerhorn

- **Media**

None

1. Call to Order/Roll Call

The meeting was called to order by the Committee Chairman, Mr. Olthoff, at 9:00 a.m. Quorum present.

2. Public Comment

None

3. Approval of Minutes: February 21, 2018

Mr. Stauffenberg made a motion to approve the minutes, and Mr. Washington seconded it. Motion carried with a voice vote.

4. Building - Delbert Skimerhorn

- **Building Report: February 2018**

Mr. Payton made a motion to approve the report, and Ms. Peters seconded it. Motion carried with a voice vote.

- **Stormwater/MS4 Program Discussion**

None

Mr. Wheeler made a motion to amend the agenda to allow for the Transportation portion to be heard next, and also to move the ZBA Case #18-02 to be discussed last. Mr. Ritter seconded the motion. Motion carried with a voice vote.

5. Transportation

- **FY 2019 Rural Transit Update**

- **FTA Section 5311 Application**

- **Illinois Downstate Operating Assistance Program**

Ms. Peters made a motion to approve submission of both of the above applications, and Mr. Mulcahy seconded it. Motion carried with a roll call vote of 11 ayes and 0 nays. Voting aye were Mr. Olthoff, Mr. Stauffenberg, Mr. Washington, Mr. Mulcahy, Mr. Hildebrand, Mr. Payton, Ms. Peters, Mr. Ritter, Mr. Kinzinger, Mr. Fairfield, and Mr. Wheeler.

- **Purchase of Service Agreement with SHOWBUS**

Mr. Stauffenberg made a motion approve the purchase of the SHOWBUS service agreement, and Mr. Washington seconded it. Motion carried with a roll call vote of 11 ayes and 0 nays. Voting aye were Mr. Olthoff, Mr. Stauffenberg, Mr. Washington, Mr. Mulcahy, Mr. Hildebrand, Mr. Payton, Ms. Peters, Mr. Ritter, Mr. Kinzinger, Mr. Fairfield, and Mr. Wheeler.

- **Transit Asset Management Plan**

Mr. Washington made a motion to adopt the Transit Asset Management Plan, and Mr. Kinzinger seconded it. Motion carried with a voice vote.

6. Zoning

- ZBA Case#17-12; request for Rezoning from R2-High Density Residential District to I2-General Industrial District on a parcel generally situated in Section 26 of Manteno Township. The petitioner is Homestar Bank & Financial Services, property owner and applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Wheeler made a motion to approve, and Mr. Mulcahy seconded it. Motion carried with a voice vote.

Prior to discussing the remaining ZBA cases, Mark Gershon, from Polsinelli, P.C. (attorney for Cypress Creek Renewables), along with several consultants, made an informational presentation regarding solar photovoltaics (PV). Consultants included: Scott Novack, a Senior Developer with Cypress Creek Renewables, Dan Veriotti, a Professional Engineer with TRC Solutions, and Andrew Lines with Cohn Reznick Appraisals.

- ZBA Case#18-03; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 20 of St. Anne Township. The petitioners are Jeffrey P. Geel and John Geel, Jr., subject to Life Estate of Patricia L. Geel, property owners and Newman Solar, LLC, applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Wheeler made a motion to approve, and Mr. Mulcahy seconded it. Motion carried with a voice vote.

- ZBA Case#18-04; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 08 of Limestone Township. The petitioners are Gerald Wagner, property owner and Vulcan Solar, LLC, applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Wheeler made a motion to approve, and Mr. Kinzinger seconded it. Motion carried with a voice vote.

- ZBA Case#18-05; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 21 of Momence Township. The petitioners are Sally K. Dorn Trust, property owner and Jasper Solar, LLC, applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Hildebrand made a motion to approve, and Mr. Ritter seconded it. Motion carried with a voice vote.

- ZBA Case#18-06; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 21 of Momence Township. The petitioners are Sally K. Dorn Trust, property owner and Jasper II Solar, LLC, applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Fairfield made a motion to approve, and Mr. Stauffenberg seconded it. Motion carried with a voice vote.

- ZBA Case#18-07; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 03 of Limestone Township. The petitioners are Larry W. Quick Trustee, of the Larry W. Quick Revocable Living Trust dated September 2014, an Illinois Trust, and Marsha I. Quick Trustee, of the Marsha I. Quick Revocable Living Trust dated September 2014, an Illinois Trust, property owners and Illini Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Illini Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

Mr. Wheeler made a motion to approve, and Ms. Peters seconded it. Motion carried with a voice vote.

- ZBA Case#18-08; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 07 of Limestone Township. The petitioners are Lynne M. Quick, Larry W. Quick as Trustee of the Larry W. Quick Revocable Living Trust dated September 26, 2014 and Marsha I. Quick as Trustee of the Marsha I. Quick Revocable Living Trust dated September 26, 2014, property owners and Mojo Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Mojo Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Kinzinger made a motion to approve, and Mr. Fairfield seconded it. Motion carried with a voice vote.

- ZBA Case#18-09; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 23 of Aroma Township. The petitioners are Jeffrey P. Geel and John R. Geel, Jr., Subject to Life Estate of Patricia L. Geel, property owners and Peterman Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Peterman Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

Mr. Ritter made a motion to approve, and Mr. Mulcahy seconded it. Motion carried with a voice vote.

- ZBA Case#18-10; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 15 of Yellowhead Township. The petitioners are Woodrow & Christine Rea, property owners and Saint Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Saint Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

Mr. Ritter made a motion to approve, and Mr. Mulcahy seconded it. Motion carried with a voice vote.

- ZBA Case#18-11; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 22 of Yellowhead Township. The petitioners Woodrow & Christine Rea, property owners and Saint II Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Saint II Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

Mr. Ritter made a motion to approve, and Mr. Wheeler seconded it. Motion carried with a voice vote.

- ZBA Case#18-02; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 19 of Manteno Township. The petitioners are Davey & Davey Development LTD (Andrew Davey) & SWTW Holdings LLC (Hubert Wong), property owners and Community Power Group, LLC applicant (Manteno Sun I Solar Farm).

Mike Borkowski, with Community Power Group, LLC, gave a brief presentation regarding the proposed Community Solar Garden.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 7-0 to recommend approval.

Mr. Stauffenberg made a motion to approve, and Mr. Ritter seconded it. Motion carried with a voice vote.

7. Historic Preservation – Michelle Sadler

- **Annual Report & History**

Ms. Sadler provided the committee with a report covering the years 2007 thru 2017. She asked the committee to review the report and submit any questions to her during PZA's April meeting.

8. Old Business

None

9. New Business

None

10. Adjournment

Mr. Ritter made a motion to adjourn the meeting 11:08 a.m., and Mr. Fairfield seconded it. Motion carried with a voice vote.

Bill Olthoff, Committee Chairman
Diane Owens, Executive Coordinator