

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
Planning Commission
Regular Meeting
November 2, 2023
7:00 PM

- I. Call to Order/Pledge of Allegiance/ Roll Call
- II. Approval of the Agenda
- III. Public Comment
- IV. Approval of Minutes
Approve Minutes of August 09, 2023
- V. New Business
Introduction of Cultivate Power and the Aspasia Solar Project by Cindy Larson O'Neil
- VI. Chair Report
- VII. Zoning Administrator Report
- VIII. Adjournment

Next Planning Commission Meeting is Thursday, December 07, 2023

Town of Cortland
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
Planning Commission
Regular Meeting
August 9, 2023
6:00 PM

Call to Order/Pledge of Allegiance/Roll Call

Mr. Hedrick called the meeting to order at 6:05 p.m. Deputy Clerk Kaity Siewierski called the roll showing as present, Commissioners Mark Hedrick, Vicky Torres, Brad Lawson, Alex Haughee and Joelle Morken. Shown as absent was Robert Barnhart and Alexis Bower. Quorum was present. Also present was Brandy Williams, Zoning Administrator.

Approval of the Agenda

Mr. Lawson moved to approve the agenda as presented, seconded by Ms. Torres. Voice vote carried the motion.

Public Comment

No public wishing to speak.

Approval of Minutes

Mr. Haughee moved to approve the minutes of May 4, 2023, seconded by Ms. Morken. Voice vote carried the motion.

Public Hearing

Mr. Hedrick called the public hearing to order at 6:07 p.m. Deputy Clerk Kaity Siewierski read the public notice into the record. Published in the *Daily Chronicle* on July 22, 2023, meeting the requirements of the law. Mr. Hedrick asked if there was anyone present to provide testimony to give, hearing none Mr. Hedrick proceeded. Ms. Williams reported that this is the final draft of the proposed Comprehensive Plan. NIU has done an excellent job at putting it together. Motion made by Mr. Lawson to close the public hearing, seconded by Ms. Torres. Voice vote carried the motion. Public hearing Closed at 6:14 p.m.

Ms. Williams recommended that the Planning Commission move the Comprehensive Plan forward to the Town Board for approval.

Ms. Torres moved to recommend the Comprehensive Plan to the Town Board, seconded by Ms. Morken. Roll call vote carried the motion.

Chair Report

No report made.

Zoning Administrator Report

Ms. Williams stated there will be a ribbon cutting for the splash pad on August 11, 2023, at 12:30 p.m. at the Suppeland Park Shelter.

Adjournment

Mr. Lawson moved to adjourn, seconded by Ms. Torres. Voice vote carried the motion. Meeting adjourned at 6:17 p.m.

Next Planning Commission Meeting is September 7, 2023

Respectfully submitted,

Kaity Siewierski
Deputy Clerk

Approved:



Cultivate Power

Renewing the Grid, Fostering Economy, and Empowering Communities

WHO WE ARE

→ We are a dedicated distributed generation solar developer working across Illinois. In the industry since 2008, our team has a combined 100 years of experience developing and financing solar projects

COMMUNITY ENGAGEMENT



Workforce Development and Solar Training for formerly impacted citizens

A portion of the revenue from our projects goes toward workforce development programs. We work with partners to train and prepare system impacted citizens towards a career in the solar industry



Scholarships

We have created scholarship funds for seniors from local communities in various counties around Illinois such as the Illinois Valley Community College (Oglesby, IL), Black Hawk College (Moline, IL) and Sherrard High School (Sherrard, IL)



Engagement with Community-Focused Organizations

We work with local organizations to provide financial support depending on the needs of the communities. Ex. Better Together Foundation, Lifeline Food Pantry & Self-Help Project, Future Farmers of America, fire protection districts, environmental groups such as Living Lands and Waters and Western Illinois Beekeepers

Our Mission

To develop sustainable & locally impactful solar infrastructure

Our Vision

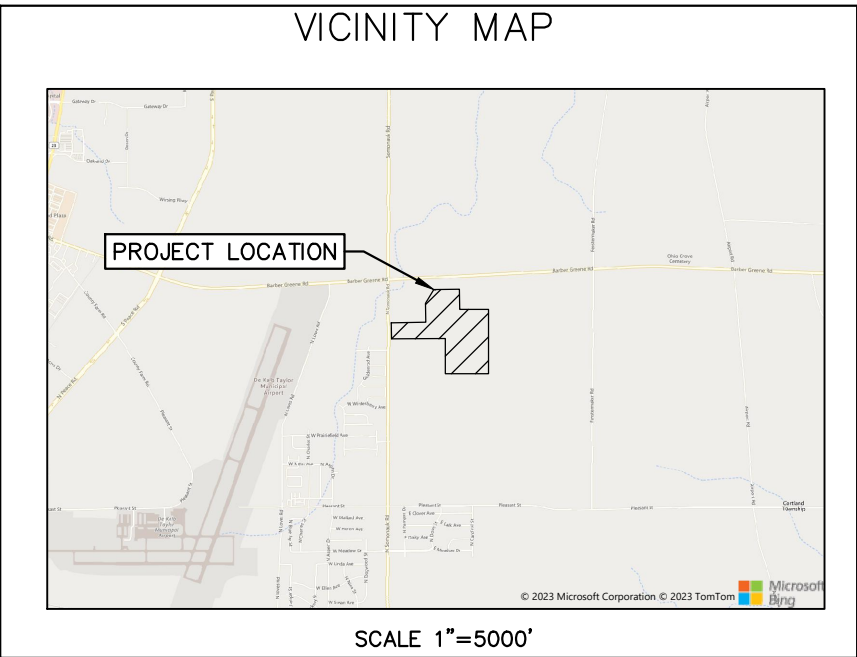
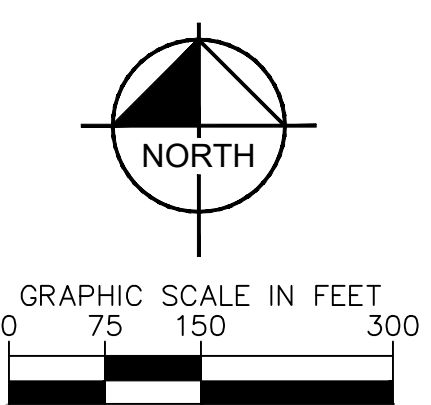
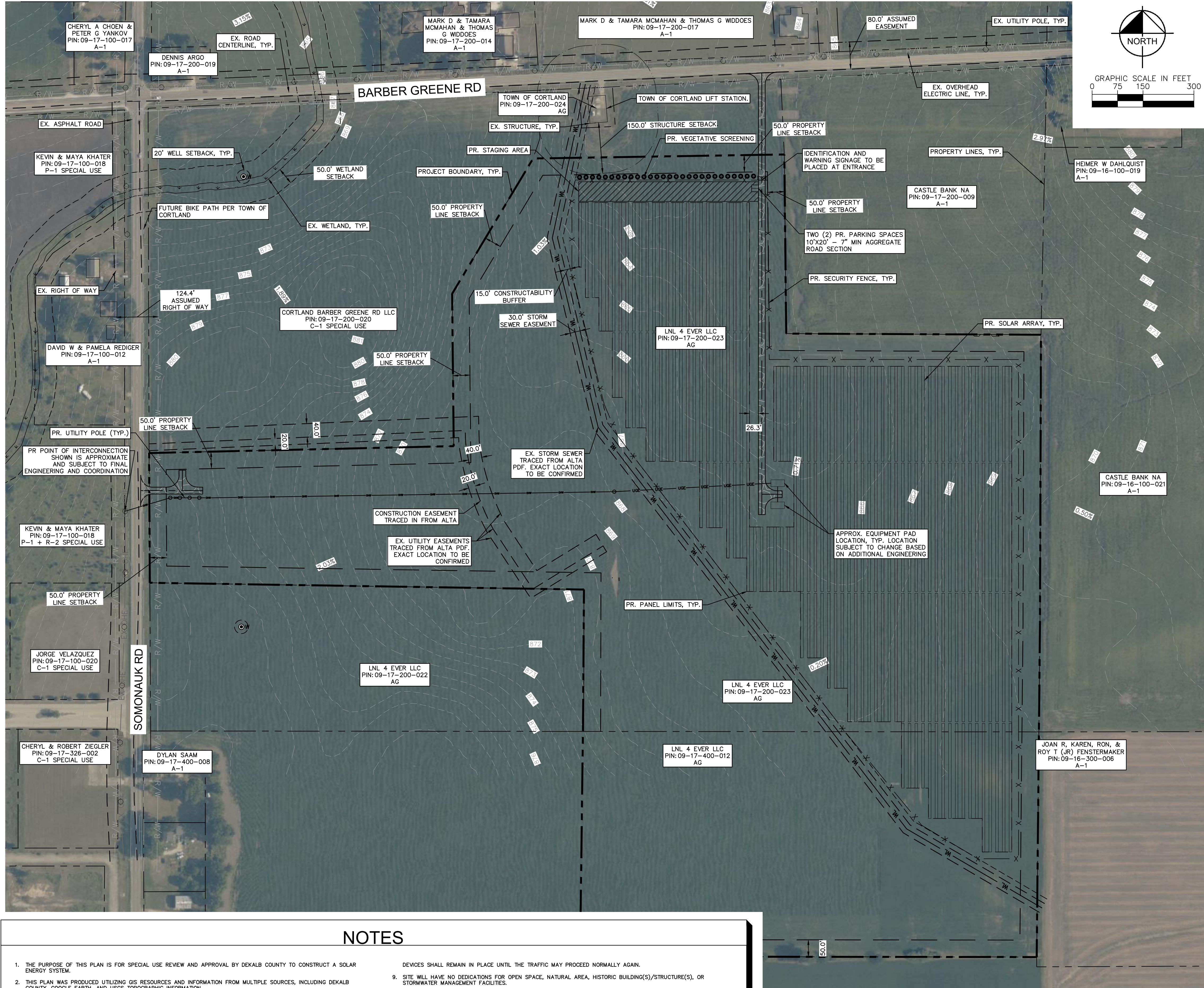
To build a business that serves as the standard-bearer for locally impactful distributed grid projects

Our Focus

We focus on delivering high-quality solar and storage projects and community benefits.



Drawing name: K:\GIS_DECA\368262030_Cultivate_Aspasia_ILV2_Design\CAD\Exhibits\Aspasia_Zoning_Site_Plan.dwg Layout1 Oct 25, 2023 9:44am by: JannaElliott
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE	
PIN #	0917200023 & 0917200022
PROPERTY OWNER	LNL 4 EVER LLC
SITE ADDRESS	BARBER GREENE RD, CORTLAND, IL 60112
ZONING JURISDICTION	TOWN OF CORTLAND
CURRENT LAND USE	AG
PROPOSED USE	SOLAR ENERGY SYSTEM
PROJECT BOUNDARY AREA	82.2 ± AC
AREA WITHIN FENCE	33.1 ± AC
PRELIMINARY SOLAR AREA	26.2 ± AC
PROPERTY LINE/RIGHT OF WAY SETBACK	50'

LEGEND

ROAD CENTERLINE (TRACED PER AERIAL)

ROAD LABEL

PROJECT BOUNDARY (PER KMZ FILE, PROVIDED BY CULTIVATE POWER ON 03/06/2023)

ROAD RIGHT OF WAY (TRACED PER DEKALB COUNTY GIS ON 08/08/2023)

PROPERTY LINE (TRACED PER DEKALB COUNTY GIS ON 08/08/2023)

PROPERTY LINE/STREET SETBACK (PER ILLINOIS HOUSE BILL 4412)

EXISTING RESIDENCE/STRUCTURE (TRACED PER AERIAL)

EXISTING PIPELINE

EXISTING EASEMENT

STRUCTURE SETBACK (ASSUMED)

EXISTING OVERHEAD ELECTRIC (TRACED PER AERIAL)

UTILITY POLE (TRACED PER AERIAL)

EX. WELL (PER UI WATER GIS, DOWNLOADED 08/08/2023)

WELL CONSTRUCTABILITY BUFFER (ASSUMED)

EX. WETLAND (DOWNLOADED PER NWI ON 08/07/2023)

CONSTRUCTABILITY BUFFER

PR. FENCE

PR. PANEL LIMITS

PR. OVERHEAD ELECTRIC

PR. UNDERGROUND ELECTRIC

PR. GRAVEL ACCESS ROAD

PR. UTILITY POLE

PR. EQUIPMENT PAD

PR. SOLAR ARRAY

PR. STAGING AREA

PR. VEGETATIVE SCREENING

EX. ASPHALT ROAD (TRACED PER AERIAL)

N 2200TH ST

R/W

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EX OHE

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*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM ENERGY FARM

- NOTES
1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE REVIEW AND APPROVAL BY DEKALB COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.

2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING DEKALB COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.

3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17037C0260E) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.

5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.

6. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.

7. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

8. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE

DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.

9. SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.

10. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.

11. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.

12. COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.

13. THERE SHALL BE NO EXTERIOR LIGHTING.

14. SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE TOWN OF CORTLAND SOLAR ORDINANCE.

15. THE NATIONAL WETLAND INVENTORY WAS SEARCHED AND WETLANDS WERE FOUND ON THE PROPERTY. A MORE DETAILED WETLAND INVESTIGATION WILL BE DONE DURING FINAL ENGINEERING.

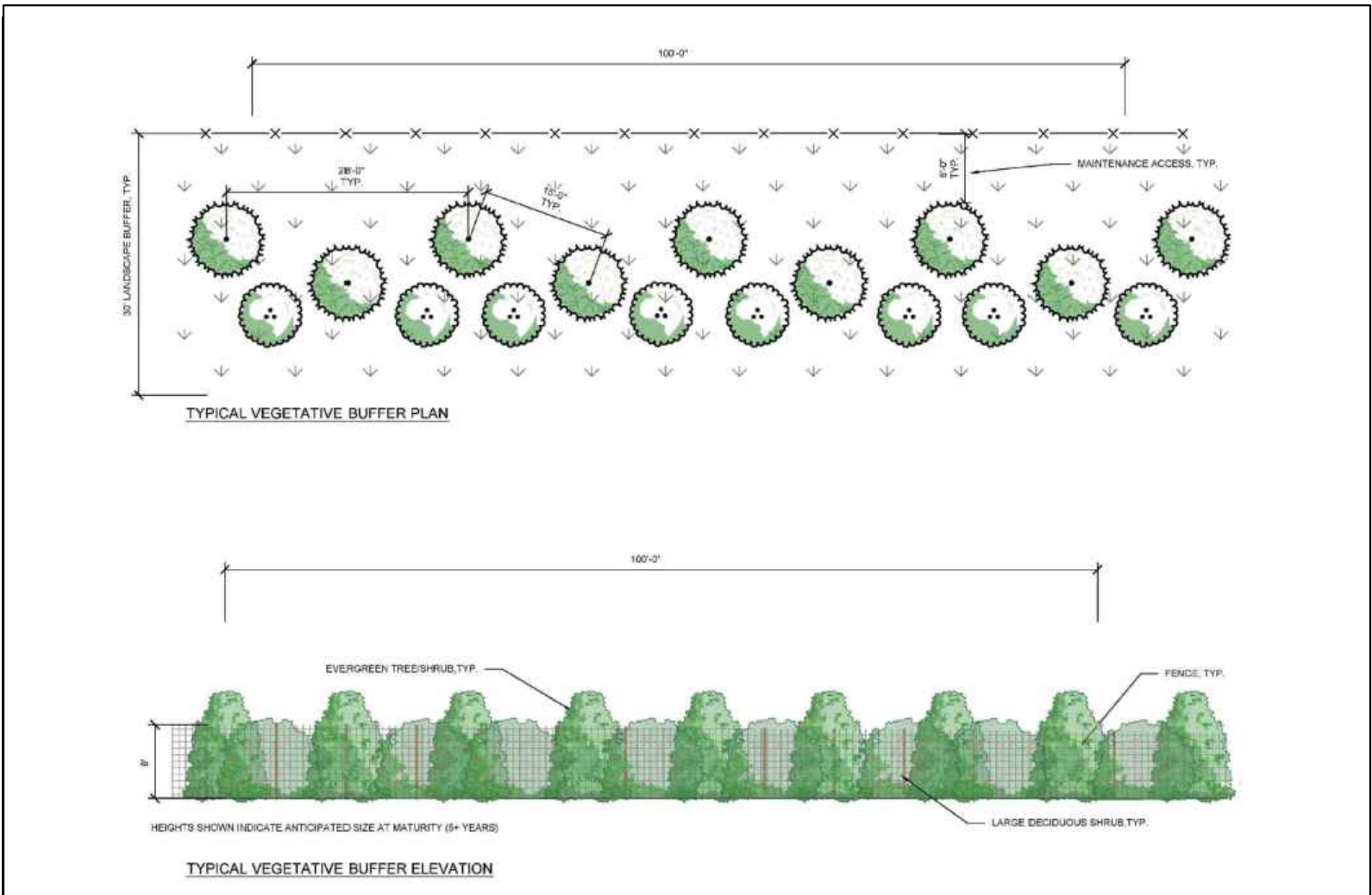
16. SITE WILL SEEK AND OBTAIN ALL NECESSARY ROAD-USE AGREEMENTS FOR ANY COUNTY OR TOWNSHIP ROAD-USE PRIOR TO START OF CONSTRUCTION.

17. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION. SITE WILL MEET THE TOWN OF CORTLAND STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PROVISIONS DURING THE FINAL ENGINEERING.

18. PANELS SHALL NOT EXCEED 10 FEET IN HEIGHT WHEN ORIENTED AT MAXIMUM TILT. ALL OTHER EQUIPMENT SHALL NOT EXCEED 15 FEET IN HEIGHT.

19. A QUALIFIED ENGINEER SHALL CERTIFY THE FOUNDATION AND DESIGN OF THE SOLAR PANELS RACKING DURING FINAL ENGINEERING.

20. SITE TO CONSIST OF NATIVE PERENNIAL VEGETATIVE GROUND COVER.



Item 2.

DATE

REVISIONS

No.

CULTIVATE POWER

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DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT

ORIGINAL DATE
08/10/2023

SCALE AS SHOWN

DESIGNED BY
HAS

DRAWN BY
MLL

CHECKED BY
JCC

ZONING SITE PLAN

ASPASIA SOLAR, LLC

TOWN OF CORTLAND, IL

SHEET NUMBER
EX-1

4