VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, October 24, 2018 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts,
Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler

MINUTES

CALL TO ORDER
Chairman Jake Dkystra called the meeting to order at 7:00pm

ROLL CALL
PRESENT
Chairman Jake Dkystra
Commissioner Jessica Roberts
Commissioner Keith Richard
Commissioner Donald Sattler
Commissioner Ed Wethington
Commissioner George Fowler
Planner Gina Delrose
Attorney Aaron Szeto
Clerk Karri Anderberg
ABSENT
Commissioner Nate Sroka

APPROVAL OF MINUTES
1. Motion to approve minutes from the August 22, 2018 and September 26, 2018 meeting. Motion made by Commissioner Wethington, Seconded by Commissioner Sattler. Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

PUBLIC COMMENTS: *(General Comments)*

no public comment

NEW BUSINESS

2. The applicant, Poplar Grove Solar, LLC, PO Box 310, Highland Park, IL 60035 on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114 is requesting a map amendment (rezoning) on approximately 17 acres of land from the GB, General Business District to the LI, Light Industrial District located southwest of Illinois Route 173 and Illinois Route 76 in accordance with the Poplar Grove Zoning Ordinance, Section 8-5-5 Map Amendment. Part of PIN: 03-14-300-002.

   public hearing open 7:03pm Gina Delrose was sworn in and went through the background, finding of facts and recommendations. Staff recommends approval of case 2018-06 the applicant was sworn in at 7:08pm. the applicant, John Carson, had a power point that he presented to the commission members. **power point is on the record at village hall.** Public hearing was closed at 7:11pm Discussion between the commission members continued.

   Motion made by Commissioner Roberts, Seconded by Commissioner Fowler to approve the finding of facts.
   Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

   Motion made by Commissioner Roberts, Seconded by Commissioner Sattler to approve case 18-06.
   Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

3. The applicant, Poplar Grove Solar, LLC, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, eastern phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (pending rezoning) (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use). Part of PIN: 03-14-300-002.
   public hearing open 7:14pm Gina Delrose was sworn in and went through the background, finding of facts and recommendations. Staff recommends approval of case 2018-07 the applicants John Carson and James Svenstrup was sworn in at 7:23pm. the applicants had a power point that they presented to the commission members. .Mike Shultz, attorney for the Lindburg family who own lands next to the solar sites was sworn in at 7:44pm and had questions for the applicants. The lindburgs are concerned about the drain tiles getting damaged. They are concerned that the drain tiles are 40 years old and clay tiles and the lease is for 35 years and the Lindburg's will not know if they

damage the tiles until after it rains. They would like to see the village require the applicant to get a performance bonds and to require them to update the titles. They are also looking at set backs to be 100 feet with a waiver of either 50 to 300 feet from the ajected property owner. Donald Lindburg was sworn in at 8:01pm to answer questions from the commissioners.Gina Delrose stated that the drain titles and set back issues are only an issue for the special use permit case 18-08. Public hearing was closed at 8:30pm Discussion between the commission members continued. **The Power point and Attorney Schultz read is on the record at village hall.**

Motion made by Commissioner Wethington, Seconded by Commissioner Roberts to approve finding of facts as prestended by staff.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

Motion made by Commissioner Sattler, Seconded by Commissioner Fowler to approve case 18-07 as presented.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

Motion made by Commissioner Roberts, Seconded by Commissioner Richard to amend to add a 7th condisition to require the instillation of inspection risers between pins 03-14-300-001 and 03-14-300-002.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

4. The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, western phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use. Part of PIN: 03-14-300-002.
public hearing open 8:34 pm Gina Delrose was sworn in and went through the background, finding of facts and recommendations. Staff recommends approval of case 2018-08 the applicant John Carson was sworn in at 8:49 pm. Mike Shultz, attorney for the Lindburg family who own lands next to the solar sites was sworn in at 8:56pm. The lindburgs are concerned about the drain tiles getting damaged. They are concerned that the drain tiles are 40 years old and clay tiles and the lease is for 35 years and the Lindburg's will not know if they damage the tiles until after it rains. They would like to see the village require the applicant to get a performance bonds and to require them to update the titles. They are also looking at set backs to be 100 feet with a waiver of either 50 to 300 feet from the ajected property owner. The applicant had a power point that he presented to the commission members. Mike Shultz, attorney for the Lindburg family who own lands next to the solar sites was sworn in at 8:56 pm. **The Power point and Attorney Schultz read is on the record at village hall.**

Public Hearing closed at 9:09pm

Motion made by Commissioner Roberts, Seconded by Commissioner Fowler to approve finding of facts as prestended by staff.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler
Motion made by Commissioner Sattler, Seconded by Commissioner Roberts to approve case 18-08 as presented.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

Motion made by Commissioner Roberts, Seconded by Commissioner Wethington to amend condition to refelct the site plan amend the set back to 75 feet.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

ADJOURNMENT
Motion made by Commissioner Richard, Seconded by Commissioner Fowler.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Richard, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

meeting adjourned at 9:13pm