

Monee Township Plan Commission Meeting June 7th 2018

Meeting Minutes

MEETING DATE: JUNE 7th 2018

TIME STARTED: 5:00PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLE CALL, ATTENDANCE:

Jeff Reiter, Monee Township Plan
Paul Zakrzewski, Monee Township Plan
Calvin Lacefield, Monee Township Plan
Gerald Crockett, Monee Township Plan
Donna Dettbarn, Monee Township Supervisor
James Young, Monee Township Trustee
Bobby Lathan, Monee Township Clerk
Karen Haave, Russell Publication
Dorothy Margraf, WPAL-TV

RE: Upcoming Will County Land Use action in Monee Township referred to as the Zappai Site

MEETING DISCUSSION

This meeting is in relation to an upcoming topic before Will County in relation to a proposed request to come before the Land Use the Zappai Site, located at

A presentation was given by Jonathan Roberts, Director of Development for Soltage, a development company who is planning a solar “farm” or solar “garden” to generate electricity from solar power and send it into the ComEd power grid. Also presenting was Robert Mack, Senior Engineer for Knight Engineers & Architects. This is a property located at the NE corner of Pauling Rd and Will Center Rd.

Questions were asked by the attendees of the nature of the installation, timeline, and concerns of the Plan Commission including the development itself, landscaping, shielding from residences, impact to wildlife, useful life of the installation, end of life expectations, and similar concerns. One added concern by the Plan Commission was to have a visual barrier of non-deciduous trees surrounding the entire property, and not just the road-facing sides of the property, due to the nearby housing development to the northwest of the site.

Soltage plans to be heard by the Will County zoning and planning, land use, and county board but those dates are not yet set.

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The proposed solar installation is planned on a ~25 acre parcel of land of which approximately 9 acres will be used for the solar installation, currently zoned A1 and which is vacant. The solar installation will use panels mounted on steel beams driven into the earth with fixed panels with an output production of 2000 kW AC.

The site will be fenced in, unmanned, and will adhere to all rules and regulations set forth by Will County and Monee Township, respectively, for land use, permits and other requirements of the Road District as required.

Construction timeline is unknown at this time, with estimates “early in 2019”, following special use processes and future requirements and permits having been met.

A twenty-five year lease is being obtained from the landowner, with options to extend in five year increments.

Discussion by the Plan Commission was conducted after the vendor Soltage finished their presentation and left the meeting.

The Monee Township Plan Commission voted to defer comment on this installation and seek input from the homeowner’s association of a nearby housing development.

The Will County Board makes final decisions on this matter.

TIME ADJOURNED: 6:00PM