

## Monee Township Plan Commission Meeting May 15<sup>th</sup> 2018

### *Meeting Minutes*

**MEETING DATE:** May 15<sup>TH</sup>, 5PM

**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  
Donna Dettbarn, Monee Township Supervisor  
Bobby Lathan, Monee Township Clerk  
David Deutsch, Monee Township Road Commssioner

**RE:** Upcoming Special Use Permit planned Will County Zoning Case ZC-18-010

### **MEETING DISCUSSION**

This meeting is in relation to an upcoming topic before Will County in relation to an Ordinance to amend the Will County, Illinois Zoning Ordinance Adopted and Approved September 9, 1947 as Amended for Zoning Case ZC-18-010, Louis J. Sloan, Owner of Record, Michael Borkowski , Community Power Group, LLC., Agent, requesting (S-18-004) Special use permit for a solar farm, for Pin # part of 21-14-32-400-004-0000 tracts 10, 11, 12, in Monee Township, commonly known as north east corner of IL-50 and West Offner Road. ( <https://willcountygazette.com/stories/511453831-will-county-land-use-and-development-committee-will-meet-june-12> )

A presentation was given by Nick Mento, Project Manager for Community Power Group, 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. This is a property located at the NE corner of IL-50 and W. Offner 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.

Community Power Group plans to be heard by the Will County zoning and planning, land use, and county board on June 5<sup>th</sup>, June 12<sup>th</sup> and June 21<sup>st</sup> respectively.

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The proposed solar installation is planned on a ~30 acre parcel of land of which approximately 10 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 moveable 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 "late in 2018", 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 Community Power Group finished their presentation and left the meeting.

The Monee Township Plan Commission voted to provide no objection to this installation for the Will County.

The Will County Board makes final decisions on this matter.

**TIME ADJOURNED: 6:00PM**