

Village of Lily Lake
Plan Commission Minutes
(Continuation of the September 10, 2018 meeting)
Monday September 17, 2018

1. Roll Call:

The Plan Commission was called to order at 7:02 PM by Chairperson, Steve Zahn. Dan Turner, Tim Dell, and Glenn Bork were present.

Guests

Mae Strobel, Karl Pollak, Cheryl Pollak, Bill French, and Rick Overstreet

2. Approve Agenda:

Motion to approve the agenda for the September 17th Plan Commission meeting by Glenn Bork and second by Dan Turner - all in favor. Motion passes.

3. Approve the Meeting Minutes from the August 6th Plan Commission Meeting

No action taken. The meeting minutes from the August 6th Plan Commission meeting were approved at the September 10th Plan Commission meeting.

4. Public Comment:

Karl Pollak asked Sunvest representative Bill French and land owner Dan Turner if both proposed solar projects, Lily Lake #1 and Lily Lake #2 can be relocated to the southern third of the Turner farm.

5. Old Business

a. Review Sunvest Special Use Application

Bill French responded that relocation of the proposed solar projects would remove the highest quality crop land from production and thereby reducing the amount of rent that could potentially be collected from tenant farming. Dan Turner also noted that relocating the solar project to the south would create two separate farming areas, due to the drainage swale dividing the northern section of the property. The divided farming areas are less attractive to farming operations, particularly due to the resulting small areas created by the drainage divide. Therefore, the least productive area of the Turner farm was sited for the proposed solar projects.

Chairperson Steve Zahn asked if only Lily Lake #1 (solar array proposed for the northeast area of the farm) be considered, leaving Lily Lake #2 for a later proposal following the development of Lily Lake #1. Mr. Zahn noted that this is consistent with the initial proposal made in May of 2018 and removes solar construction from the frontage of the Pollack property. Mr. French responded that this may not make the project viable. Mr. Zahn asked that if the project as proposed in May was viable, how is it no longer viable today? Mr. French stated that the interconnection agreement with Commonwealth Edison was considerably greater in cost than anticipated making the second solar proposal essential to the success of the project.

Cheryl Pollack asked if the proposed solar projects provide anything to the Village beyond general taxes. Mrs. Pollack noted that the discussion of what is best for the Village, landowner and the solar developer but does not consider the effect the development has upon adjoining land owners. Mr. French commented that to date only two people oppose the solar project.

Glenn Bork reported that he contacted Bill Walsh of Burlington concerning Sunvest proposals in the Burlington area. Mr. Bork noted that the Village of Burlington has secured an agreement that

addressed concerns and a “green” project was suitable for the area. Mr. Bork noted that such an agreement for Lily Lake should include fees that would help address local road maintenance.

Mr. French commented that Sunvest was not opposed to consideration of funding or impact fees required by the Village within the special use request. Chairperson Steve Zahn requested that discussion of fees and perhaps other financial components be suspended.

Mr. Pollack commented that moving the entire solar proposal to the southern part of the Turner farm would eliminate the need for landscaping the north line of the solar array. That would result in a savings that should off-set the cost of the relocation. Mr. Zahn noted that the tree line at the north line of the Turner farm stead would shade the relocated solar array and that some considerable distance from the south edge of the property would be required to keep the solar array in an open, southern exposure.

Steve Zahn asked if Sunvest would consider painting or anodizing the solar panel framing to reduce the visual effect of reflective metal and thereby better blending with the adjacent plantings. Tim Dell also noted that a dark brown would be equally effective at reducing metallic glare. Bill French noted that this has never been done before and no one has complained of such effects in past proposals. The framing or “racking” as Mr. French as described is produced from galvanized steel and is installed without coloration.

Mr. Zahn attempted to recap the evening’s meeting progress by noting that the proposal continue as presented and relocation was not an option. Mr. Zahn commented that the rural surroundings we enjoy require that agriculture remains strong and in lean times as now, landowners will be in need of means to supplement farming income. Likewise, the Village’s actions in the special use permit will establish a form for future solar proposals. Given the proposal’s debut in Lily Lake, Mr. Zahn favor’s a “model” project that can prove viability and appearance before moving forward with other proposals. Therefore the proposal should be limited to Lily Lake #1 for the present time.

Chairperson Zahn asked if the Commission was at a point where a vote on the proposal can be conducted. Glenn Bork stated that the proposals should be considered together and that the opportunity to file for solar projects be made under the present filing window.

Dan Turner and Bill French requested a temporary halt to the meeting as they conduct a private conversation. Mr. Zahn granted a recess of 15 minutes at 8:22 PM.

The Plan Commission meeting reconvenes at 8:31 PM.

Dan Turner proposes relocating Lily Lake #2 to the southern and western part of the Turner farm. Lily Lake #1 remains as initially proposed. Mr. Turner comments that the relocation maintains much of the middle tract for optimal crop production and removes solar development from the frontage of the Polack property. While less than optimal, crop production will continue on the northwest part of farm as Mr. Turner is confident that he can maintain a tenant farmer in the reduced areas. With the relocation, Mr. Turner will now enjoy a full-time view of the solar array as much as travelers will temporarily see as they enter Lily Lake.

Mr. Zahn asked Mr. French what effect the relocation will have upon this stage of the stage of the special use request process. A drainage review of the proposed relocation will be required and a utility line (one to two pole spans) will be needed to connect the southwest segment of the project.

Mr. Zahn thanked Mr. Turner and Mr. French for their efforts to remove a roadblock to negotiation and establish a spirit of compromise. Mr. Zahn favored the proposal, reducing the visual impact from 40 acres to 20 acres at the north end of the property, essentially returning to the May 2018 project

proposal. For the Polack property, solar development is removed from the southerly view and 50% of the Pollack request for project relocation is realized.

Mr. Pollack stated that while Mr. Turner's relocation is a step in the right direction, it does not address the negative visual impact one will experience as they enter the Village on Route 47. Mr. Pollack expects to endure a daily exposure to this incorrectly located commercial development traveling to and from his property.

Glenn Bork read a comment concerning solar development to the Commission. The comment included the changing environment and the need for green energy production to supplement traditional land use.

Chairperson Steve Zahn requested a Commission vote per the following:

The Plan Commission accepts the amended Sunvest Solar Project as Lily Lake #1 and Lily Lake #2 as presented. In general, the amended proposal places 20 acres of solar array development at the northeast area of the Turner farm and 20 acres of solar development at the southwest area of the Turner farm, west of the Turner farmstead. The remaining areas of the Turner property will be retained in crop production.

All in favor of the proposal – Glenn Bork, Tim Dell and Steve Zahn voting - the proposal as amended and presented is accepted by the Plan Commission and now moves to the Village Trustees.

b. Review Accessory/Temporary Structures Ordinance

Review of Accessory/Temporary Structures Ordinance is tabled and to be discussed at the October Plan Commission meeting.

6. New Business

None

7. Adjourn:

Chairperson Steve Zahn calls for a motion to adjourn the meeting. Motion to adjourn by Dan Turner and second by Tim Dell – all in favor. Motion passes. Meeting adjourns at 8:55 PM.