

PLANNING & DEVELOPMENT COMMITTEE
OCTOBER 25, 2011

Stephen Appell called the meeting to order at 7:04 pm.

Committee members present: David Schroeder, President Jim Claeysen

Also present: Attorney Jim Stevens, Trustee, JoAnn Hudson Administrator,
David Nord, Trustee, Scott Kramer,

Absent: Gary Maitland

Stephen Appell moved to adopt the amended agenda switching the order of business so that Unfinished Business items would follow New Business and deleting "Baxter Road / I-39" under Unfinished business. David Schroeder seconded. Motion carried by voice vote.

Stephen Appell moved to approve the minutes of September 27, 2011. David Schroeder seconded. Motion carried by voice vote.

PROPOSED DEVELOPMENT; CV 180 LLC 30 Megawatt Solar Farm

Mr. Florian Guski addressed the committee concerning his proposal for a 180 acre solar farm located in unincorporated Boone County; adjacent to East Valley Subdivision. After discussing the topic of alternative energy, Mr. Guski stated that his proposed solar farm would offer the benefits of no noise, a longer operational life than other energy options and be far less likely to break down than windmills. There would be no need for any accessory structures on the site.

This location would ultimately generate 30 megawatts of power. It was noted that 10 megawatts could supply the entire needs of the Chrysler Auto Plant in Belvidere. Mr. Guski noted that the structures only stand four feet tall and would be less invasive to nearby homes. Mr. Guski provided an overview of the project and the possible mechanism for benefit to the village's government.

It is expected that the initial phase would take six to ten months to build. Construction would begin on the north portion of the property which would allow this site to interconnect with commonwealth Edison's power lines. Mr. Guski stated he would be willing to construct a berm / buffer along the west side of his site to minimize impact on the adjoining residential subdivision. Mr. Guski does not have plans to fence the site or install any public streets. Road access to the site would be off of Cherry Valley Road in Boone County.

Mayor Claeysen noted that if this proposal were to occur, the Village would need to amend it's zoning code as solar farms are not currently listed.

After further discussion it was decided to place this on the agenda for the November Planning & Development Committee meeting tentatively scheduled for November 22nd at 6:45 PM. In the mean time, the committee asked Mr. Guski to provide additional information concerning, a site plan, proposed landscaping, specifics on the berm and picture of what the inter connect pole on the north west side of the property would look like. Once this information is received, efforts will be made to contact the surrounding neighborhood about this proposal.

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At 7:41 PM Stephen Appell so moved to recess until after the Personnel Compensation and Benefits Committee meeting as to allow for an invited guest in the audience to address the Personnel Committee meeting without having to sit through the balance of this committee meeting. Dave Schroeder seconded the motion. Motion carried by unanimous voice vote.

At 8:54 PM Stephen Appell so moved to come out of recess and resume the Planning and Development Committee. Dave Schroeder seconded the motion. Motion carried by unanimous voice vote. Committee members present: David Schroeder, President Jim Claeysen. Also present: Attorney Jim Stevens, Trustee, JoAnn Hudson Administrator, David Nord, Trustee, Scott Kramer,

REQUEST FOR ANNEXATION; 2133 MILL ROAD

Mayor Claeysen reported that he had sent a letter the property owner concerning her request for annexation. As of tonight, he has not received a response from the owner.

At 8:56 PM, Stephen Appell so moved to go into executive session under 5ILCS 120/2 (c) (6) the setting of a price for sale or lease of property owned by the public body. David Schroeder seconded the motion. Motion carried by unanimous voice vote.

At 9:43 PM, Stephen Appell so moved to go out of executive session. David Schroeder seconded the motion. Motion carried by unanimous voice vote. Committee members present: David Schroeder, President Jim Claeysen. Also present: Attorney Jim Stevens, Trustee, JoAnn Hudson Administrator, David Nord, Trustee, Scott Kramer,

At 9:44 PM Steve Appell so moved to adjourn. David Schroeder seconded the motion. Motion carried by unanimous voice vote.

Recorded by: Village Administrator, David Nord
P&D minutes approved by Chairman Stephen Appell November 2, 2011