

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, September 10, 2018  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for September 10, 2018 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**PLEDGE OF ALLEGIANCE**

Chairman Tom Kibort led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

**COMMISSIONERS:** Commissioners Darci Chandler, Ron Hahn, Terra DeBaltz, Lori Nichols, Robert Chandler and Chairman Tom Kibort

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**COMMISSIONERS**

**ABSENT:** Vice Chair Dawn Ellison

**ALSO PRESENT:** Director of Development Services Charles Nordman, Development Engineer Scott Hajek and Planner James Williams

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the August 27, 2018 Plan Commission Meeting Minutes

**A MOTION was made to approve the August 27, 2018 Plan Commission Meeting Minutes with the following correction:**

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**Page 1, Line 17, add “Ron Hahn”**

**MOVED: Commissioner Hahn**

**SECONDED: Commissioner Darci Chandler**

**AYES: Commissioners Darci Chandler, Hahn, Nichols and DeBaltz**

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**NAYS: None**

**ABSTAIN: Commissioner Robert Chandler and Chairman Kibort**

**MOTION CARRIED 4:0:2**

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6. Public Hearing(s)

A. Petition No. 18-9.1, Thomas Manning, Michael Linder and Cathy Gyiraszin, petitioners, and Itasca Bank & Trust Co., as Successor Trustee to FNBC Bank & Trust, owner, 11804 Route 47 - Request is for a Special Use Permit for a Kennel (dba The Barking Lot dog daycare center) in the “M (PUD)” Manufacturing- Planned Unit Development District pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the request from the petitioners Thomas Manning, Michael Linder and Cathy Gyiraszin for a Special Use Permit for a Kennel in the “M” Manufacturing District for the property located at 11804 Route 47.

5 Development Summary

Planner Williams stated they are proposing to locate a dog daycare facility to be known as The Barking Lot within the Manufacturing District-zoned multi-tenant building at 11804 Route 47. The proposed dog kennel will occupy a ±9,750 square foot space at the rear portion of the building adjacent to Route 47.

10 Planner Williams continued noting the business plan for The Barking Lot indicates the facility will operate seven (7) days a week between the hours of 6:00 a.m. and 6:00 p.m., with the possibility of hosting special monthly or bi-monthly, one or two-hour after-hour events. The facility will initially operate with two (2) full-time and four (4) part-time employees and that the dog daycare will accommodate a maximum of forty (40) dogs, most likely averaging between 20 to 30 animals with no boarding of dogs accommodated over-night.

15 During the client’s first visit paperwork will be completed verifying required immunizations and performance of a temperament test to confirm the suitability of the pet to be housed with other dogs. Planner Williams stated that generally dogs will be fed prior to being dropped-off, therefore, no feeding of dogs will be necessary. Ample water for the dogs will be provided with the facility attempting to limit cross-use of water bowls. Blankets will be provided by the facility with daily washing of both the blankets and water bowls performed on-site.

20 The interior of the facility will include several white PVC-fenced areas for separation of dogs based on their sizes, with larger “play-areas” for both small/medium dogs and large dogs. Additionally, a fenced dog-run will be installed along the north side of the facility.

25 Staff Analysis

Planner Williams reviewed the Village’s history accommodating the kennel-use noting that Ordinance 97-01-23-002, approved January 23, 1997, amended the Zoning Ordinance to accommodate Kennel/boarding as a Special Use. In regard to the subject site, 11804 Route 47, Planner Williams stated it was rezoned from “B-2” Highway Service to “M (PUD)” Manufacturing - Planned Unit Development per Ordinance 2004-06.35 (June 10, 2004) and subsequently, the Final Planned Unit Development for the property was approved later that year by Ordinance 2004-10.63 (approved October 14, 2004).

30 More recently, in April of 2014, the Zoning Ordinance was amended to accommodate a “veterinary hospital” as a Special Use in the “M” Manufacturing District and the Special Use Permit for Huntley Veterinary Hospital was approved, per Ordinance 2014-04.07, permitting operation of that facility within the ±2,250 square foot front-portion of the subject building.

35 ***Parking***

40 Planner Williams review the parking on-site which includes nineteen (19) parking stalls, including a single accessible space, available to both the proposed Barking Lot Dog Daycare facility and the existing Huntley Veterinary Hospital each with their respective parking requirements as follows:

Use	Parking Ratio	SF	Required Parking
Huntley Veterinary Hospital	Five (5) per 1,000 SF	2,250	12
The Barking Lot	Three (3) per 1,000 SF	9,750	30
		Total	42

45 Therefore, Planner Williams stated that the Special Use Permit will require relief to allow for twenty-three (23) fewer parking spaces than required to accommodate both the proposed dog daycare facility and the existing veterinary hospital.

SPECIAL USE PERMITS – Standards for Special Use Permits.

Planner Williams stated that when reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Planner Williams noted that the packet outlining The Barking Lot request included the petitioner’s responses to the Special Use Permit Standards.

**ACTION REQUESTED**

Planner Williams concluded the presentation stating the petitioners’ request a motion of the Plan Commission to recommend approval of Petition No. 18-9.1, Thomas Manning, Michael Linder and Cathy Gyiraszin, petitioners, and Itasca Bank & Trust Co., as Successor Trustee to FNBC Bank & Trust, owner, 11804 Route 47 the request for a Special Use Permit for a Kennel in the “M (PUD)” Manufacturing- Planned Unit Development District pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
- 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 3. The parking lot shall be restriped to clearly identified parking stalls.
- 4. No Signage is approved as part of the Special Use Permit.

**A MOTION was made to open the public hearing to consider Petition No. 18-9.1.**

**MOVED: Commissioner DeBaltz**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler and Chairman Kibort**

**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 6:0:0**

5 Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Director of Development Services, Village of Huntley

10 James Williams, Planner, Village of Huntley

Michael Wurster, Attorney, Zanck, Coen, Wright & Saladin, P.C., 40 Brink St # 101, Crystal Lake, IL 60014

Michael Linder, petitioner, 1420 Manhata Trail, Algonquin, IL, 60102-3607

Carrie Curry, 11747 Woodcreek Drive, Huntley, IL 60142

15 Michael Wurster addressed the Plan Commission, thanked them for their consideration of the request and noted that The Barking Lot was happy to stripe the parking lot and was hopeful an agreement could be struck for co-locating their business on the existing veterinary monument sign.

20 Ms. Curry addressed the Plan Commission, noted that her residence faces the proposed dog daycare facility and expressed her concerns about the potential for noise, impact upon property values particularly if the proposed dog daycare business were to expand within the subject property. Ms. Curry noted that the existing noise of trucks moving in, out and within the subject property is one thing, but, the potential noise of 30 to 40 dogs may be more intrusive.

25 Mr. Wurster addressed the noise concern noting that the sound of the dogs would most likely not be heard over the sound of the existing truck traffic within the subject property and along Route 47. Additionally, Mr. Wurster noted that the exterior dog run, where noise may be of a particular issue, will be used sparingly.

30 Mr. Linder, operator of the proposed facility, acknowledged that the majority of the time the dogs will be inside the facility and that there were no plans to expand the dog daycare facility to other portions of the property.

Commissioner Darci Chandler had concerns about the site parking given how she envisions clients dropping-off and picking-up dogs at the same time with the limited parking.

35 Mr. Wurster noted that clients will be able to register their pet on-line, arrive at the facility for the first visit, spend approximately 15 to 20 minutes to confirm immunizations and temperament. Following that first visit, the clients can call to confirm appointment and drop-off/signing-in of dogs will take about five (5) minutes.

40 Commissioner Hahn appreciates the access to the facility is limited to a single entrance/exit point that is clearly signed.

45 Mr. Linder added that registration materials will note the requirement that all dogs will be leashed until they are inside facility. Mr. Linder further stated that employees will be educated about dog training and first aid and vigilant about monitoring dogs within the facility, with no more than ten (10) dogs per a single employee as recommended by the National Kennel Club.

50 Chairman Kibort noted that apart from the grass area at the front of the facility, the site offers little area for clients to walk their dogs and the petitioner acknowledged that the walking of leashed dogs could occur but is not encouraged and/or necessarily accommodated on the subject site.

Commissioner Nichols noted that her concerns have been addressed.

Commissioner DeBaltz stated that believes the proposed use is appropriate for the building.

Commissioner Robert Chandler asked where The Barking Lot staff was expected to park and Mr. Linder stated it was intended for employees to parking on the north side of the building and utilize a private entrance.

Commissioner Robert Chandler also encouraged the petitioners to establish a circulation pattern for traffic dropping-off and picking-up dogs that maximized the efficiency of the limited parking and drive aisle area.

Chairman Kibort asked if there had been any consideration for employees bringing their dogs to the facility and Mr. Linder noted that it is a possibility, but, in that instance employees would have to follow the same requirements that apply clients.

**A MOTION was made to close the public hearing for Petition No. 18-9.1.**

**MOVED: Commissioner DeBaltz**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 6:0:0**

**A MOTION was made to recommend approval of Petition No. 18-9-1, Thomas Manning, Michael Linder and Cathy Gyiraszin, petitioners, and Itasca Bank & Trust Co., as Successor Trustee to FNBC Bank & Trust, owner, 11804 Route 47 the request for a Special Use Permit for a Kennel in the “M (PUD)” Manufacturing- Planned Unit Development District pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:**

1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The parking lot shall be restriped to clearly identified parking stalls.
4. No Signage is approved as part of the Special Use Permit.
5. Future Expansions, including enlarging dog run area, will require approval of an Amended Special Use Permit.
6. All dogs must enter/exit through facility’s main doorway.
7. The outside area shall be regularly and thoroughly cleaned and maintained.

**MOVED: Commissioner Darci Chandler**  
**SECONDED: Commissioner Hahn**  
**AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler, and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**

**MOTION CARRIED 6:0:0**

5 B. Petition No. 18-9.2, ForeFront Power, LLC, as petitioner, and Huntley Community School District 158, as owner, Huntley Community School District 158 Harmony Road Campus, 13719 Harmony Road - Request is for (i) Text Amendments related to Solar Energy Systems to Section 156.011 “Definitions”, Section 156.026 “Residential Estate District”, and Section 156.068 “Special Use Permits” of Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances; (ii) a Special Use Permit for a Large Solar Energy System; and (iii) Site Plan Review for a proposed Large Solar Energy System and related site improvements, pursuant to the requirements of Sections 156.068 and 156.204 of the Zoning Ordinance. The application proposes to install a ±7.8-acre solar facility as an accessory use to a school campus on the RE-1 Residential Estate District zoned property.

Introduction

15 Director Nordman reviewed a PowerPoint presentation outlining the request from Forefront Power (“ForeFront”) and Huntley Community School District 158 (“District 158”) for the proposed installation of a ±7.8-acre solar panel field on the District’s Harmony Road Campus, 13719 Harmony Road, which is zoned RE-1 Residential Estate District. Director Nordman stated that similar solar panel installations are also proposed on the School District’s Reed Road and Square Barn Road campuses which are located in Lake in the Hills and Algonquin, respectively. The project is subject to the approval of various state and federal tax incentives for solar energy and the application requires local approvals to be in place prior to securing the incentives.

25 Director Nordman explained that the proposed solar panels would be located on the north side of the campus, adjacent to Harmony Road, and that the project would include a ±1.6-acre solar panel installation within an open field immediately west of the main campus entrance and a ±6.2-acre installation within the dry detention area used for stormwater management.

30 Director Nordman stated that the proposal by ForeFront and District 158 to install solar panels on the Harmony Road Campus is currently not accommodated by the Village’s Zoning Ordinance therefore it necessitates the requested text amendments to the Zoning Ordinance to provide for the installation of solar panels on a school campus. These amendments, Director Nordman points out, would accommodate a Large Solar Energy System as a Special Use in the RE-1 Residential Estate District, but only as an accessory use to a school campus. Subsequently, ForeFront and District 158 are requesting a Special Use Permit and Site Plan Review for the solar panels.

35 Staff Analysis

*Text Amendments*

40 Director Nordman stated that the proposed text amendments to the Zoning Ordinance are necessary to allow for solar panels as proposed by ForeFront and District 158 and that the amendments would also serve to define a School Campus, Solar Energy System and Large Solar Energy System as well as add a Large Solar Energy System as a Special Use in the RE-1 Residential Estate District, but only as an accessory use to a school campus.

45 Director Nordman pointed out that the amendments to Section 156.068 Special Use Permits will provide further standards and application requirements for locating a Large Energy Solar System in the RE-1 zoning district and that the Special Use general standards applicable to Large Solar Energy Systems will include, but are not limited to, the following:

- A minimum lot area of 50-acres is required.
- The aggregate area of a Large Solar Energy System shall be no less than 5-acres and shall not exceed 8-acres.
- A setback of no less than 50 feet shall be required from all lot lines.

- The maximum height of a Large Solar Energy System shall not exceed twelve (12) feet.
- Perimeter fencing shall have a maximum height of eight (8) feet and a minimum height of six (6) feet.
- Evergreen landscaping shall be planted outside the perimeter fencing parallel to any right-of-way.
- Evergreen landscaping is required along any perimeter fencing that is adjacent to a side and/or rear lot line.

Additionally, Director Nordman stated that the proposed amendments require the owner or operator of the Large Solar Energy System to provide an operation and maintenance report to the Village within 14 days of it being requested in order for the Village to ensure the system is operational. Director Nordman pointed out that in the event that a system is out of service or not producing electrical energy for a period of twelve (12) months, it will be deemed nonoperational and decommissioning and removal of the system shall commence according to the decommissioning plan that must be provided to and approved by the Village.

***Special Use Permit***

In accordance with the proposed text amendment, ForeFront Power and Huntley Community School District 158 are requesting a Special Use Permit to allow a ±7.8-acre Large Solar Energy System as an accessory use on the Harmony Road campus. Director Nordman reviewed the following table summarizing the bulk regulations applicable to a Large Solar Energy System on a School Campus.

***General Standards – Bulk Regulations***

	Minimum	Maximum	Proposed
Lot Area	50-acres	--	50.4-acres
Aggregate Area of the Large Solar Energy System	5-acres	8-acres	7.8-acres
Setbacks	50 feet	--	50 feet
Height	--	12 feet	12 feet
Fence Height	6 feet	8 feet	8 feet

When reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.

(g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

5 Director Nordman noted that the petitioner provided a narrative as an attachment to this report addressing the Special Use general standards for a Large Solar Energy System.

***Site Plan Review***

10 Director Nordman reviewed the specifics of the project site plan noting that the aggregate ±7.8-acre Large Solar Energy System will be located on the north side of the campus, adjacent to Harmony Road. It consists of ±1.6-acre solar installation within an open field immediately west of the main campus entrance and a ±6.2-acre solar installation within the dry detention area used for stormwater management immediately east of the main campus entrance. Each of the locations will be enclosed by an eight (8) foot tall fence. The fence material will be decorative aluminum along the Harmony Road frontage and black vinyl coated chain link for the remaining portions of the fence enclosure. The decorative fencing along Harmony Road will be supplemented with evergreen trees that will be planted to provide screening from the roadway. The trees are proposed to be planted every 25 feet on center along Harmony Road. Additional evergreen trees will also be placed along the westernmost and easternmost perimeter of the site. The total number of trees to be planted is approximately 50.

20 Director Nordman pointed out that the proposed lighting and signage for the project are both minimal, noting that the only proposed lighting will be a motion-sensing security light at the entrance gate to each of the two sites. In regard to signage, Director Nordman stated that proposed signage is limited to warning signs posted at each ingress/egress point for each site and that the project emergency contact information and 911 addresses will be posted on all signs.

25 As noted, the ±6.2-acre portion of the proposed Large Solar Energy System is to be constructed within a stormwater management area that is located east of the main campus entrance. Development Services has confirmed the calculations provided by the petitioner's engineer that there will be minimal impact to the stormwater management on the school campus and the existing stormwater basin. The panels will be mounted to frames that are supported on 968 steel beams driven into the ground. Each beam will displace about ½ gallon of the stormwater required to be stored in the basin during a storm event. The total volume of stormwater displaced by all of the beams necessary for the construction of the system is roughly the equivalent of a 5-foot diameter pool filled 4 feet deep. This amounts to about 0.005% of the total storage available in the detention basin. Furthermore, the entire stormwater basin was constructed with a surplus of 3.4 acre-feet, which is about 10% of the total volume required.

35 ***Special Village Legal Counsel Opinion on Precedent of Proposed Zoning Text Amendment***

40 Regarding the legal precedent that would be set by the draft text amendment, Director Nordman stated that as written it is intended to be very limited in scope and application. Specifically, the draft amendment provides that Large Solar Energy Systems would be allowed only pursuant to special use permit and only as an accessory use to a school campus that is at least 50 acres in size and located in the RE-1 District. It appears only the Huntley High School property would satisfy the criteria to apply for a special use permit for a Large Solar Energy System.

45 Furthermore, Director Nordman explained that if another property, such as a commercial or industrial property, wanted to install a Large Solar Energy System, they would be required to petition the Village for a text amendment to the Zoning Code to broaden the circumstances under which Large Solar Energy Systems are allowed within the Village. Whether or not to amend the Zoning Code in response to such a petition is a legislative matter within the Village Board's discretion, and the Village Board's decision need only be supported by a rational basis. There are many conceivable reasons why the Board might allow Large Solar Energy Systems at a school campus but not commercial/industrial properties. For example, the school is publicly-funded, rather than a for-profit venture, so there is a direct public benefit from saving energy costs. Additionally, there may be educational aspects to installing and maintaining solar technology on a high school campus.

**VILLAGE BOARD CONCEPT REVIEW**

Director Nordman stated that the Village Board conceptually reviewed the proposed solar installation at their August 9, 2018 meeting and provided the following comments:

- How quickly would a damaged panel be replaced? *A representative of ForeFront stated the panels are monitored in real-time therefore a replacement could take place the next day.*
- If approved, when would the solar panels be installed? *A representative of District 158 stated that construction would take place in Spring 2019.*
- It was stated that a decorative fence would be preferred adjacent to Harmony Road. *The application was modified to provide a decorative fence along Harmony Road. It was also stated that evergreen trees would be planted along the Harmony Road frontage.*

**ACTION REQUESTED**

Director Nordman concluded the presentation stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 18-9.2, ForeFront Power, LLC, as petitioner, and Huntley Community School District 158, as owner, Huntley Community School District 158 Harmony Road Campus, 13719 Harmony Road - Request is for (i) Text Amendments related to Solar Energy Systems to Section 156.011 “Definitions”, Section 156.026 “Residential Estate District”, and Section 156.068 “Special Use Permits” of Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances; (ii) a Special Use Permit for a Large Solar Energy System; and (iii) Site Plan Review for a proposed Large Solar Energy System and related site improvements, pursuant to the requirements of Sections 156.068 and 156.204 of the Zoning Ordinance.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. The manufacturer’s specifications and recommended installation methods for all major equipment, including solar panels/collectors, mounting systems, and foundations for poles and racks shall be complied with.
2. Appropriate or required signage for security and safety shall be placed on solar panels, all electrical equipment, and the perimeter fence. No additional signs, advertising, or logos shall be permitted on or attached to any Large Solar Energy Systems.
3. If lighting is provided, it shall be shielded and downcast such that the light does not spill onto any adjacent parcel or the night sky. No solar collectors shall have supplemental external lighting.
4. Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.
5. Upon request from the Village of Huntley, the owner or operator of a Large Solar Energy System must submit, within 14 days, a current operation and maintenance report to the Development Services Department.
6. The Large Solar Energy Systems shall be subject to the Village’s stormwater management, erosion, and sediment control provisions and NPDES permit requirements.
7. The petitioner will comply with all final engineering revisions to be approved by the Development Engineer.

8. The Owner of the Large Solar Energy System shall maintain a current general liability policy covering bodily injury and property damage and name the Village as an additional insured with limits of at least one million dollars (\$1,000,000.00) per occurrence and five million dollars (\$5,000,000.00) in the aggregate with a deductible of no more than five thousand dollars (\$5,000.00).
9. The fire protection plan for the construction and the operation of the facility, and emergency access to the site requires the approval of the Huntley Fire Protection District.
10. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
11. Landscaping shall be maintained in accordance with the approved Landscape Plan. Landscaping must be replaced immediately upon decline.
12. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
13. The decommissioning plan shall be approved by the Development Services Department prior to the installation of the Large Solar Energy System.
14. Any future expansion or addition to the Large Solar Energy System shall require an amendment to the Special Use Permit.

**A MOTION was made to open the public hearing to consider Petition No. 18-9.2.**

**MOVED: Commissioner Robert Chandler**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 6:0:0**

Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Director of Development Services, Village of Huntley  
 Scott Hajek, Development Engineer, Village of Huntley  
 Doug Renkosik, Huntley School District #158, 13719 Harmony Road, Huntley, IL 60142  
 Scott Rowe, Huntley School District #158, 13719 Harmony Road, Huntley, IL 60142  
 Ed Switzer, ForeFront Power, LLC, 200 E. Randolph Drive, Suite 5200, Chicago, IL 60601  
 Brian Schaffer, TRC Solutions, 202 Albert Drive, Vernon Hills, IL 60061  
 Judy Peterson, 7412 Shields Rd, Harvard, IL 60033  
 Lonni Oldham, 11618 Second St., Huntley, IL 60142  
 Pat Lawler, 24308 Tomlin Rd., Marengo, IL 60152

Scott Rowe, Superintendent of Huntley School District #158, addressed the Plan Commission, thanked them for their consideration of the request, and noted the projected \$4.2 million in energy savings the proposed project will provide to the community over twenty (20) years, and if energy costs rise, the savings could exceed \$6.0 million.

Lonni Oldham, retired Huntley School District #158 teacher and Huntley resident addressed the Plan Commission and expressed her support of the proposed project.

5 Pat Lawlor, retired Huntley School District #158 teacher and Marengo resident addressed the Plan Commission and expressed her support of the proposed project and encouraged pollinator and natural garden plantings within and around installation to improve the soil as well as the aesthetic of the subject site. Also, Ms. Lawlor lauded the proposed project for its potential as a learning tool for students providing a real-time, on-campus example of the value of renewable energy sources.

10 Judy Peterson, Harvard resident and owner of property adjacent to the subject Huntley High School site noted her concerns regarding the proposed project including:

- Installation of solar panels within the stormwater detention area.
- Why the school district property on the north side of Harmony Road was not utilized?
- 15 • Proposed evergreens and maintenance/replacement of the plant material in the future.
- What happens when tax credits expire?
- Impact upon area property values.

20 Ed Switzer with ForeFront Power began to address Ms. Peterson’s concerns noting that a drain tile survey would be performed to ensure the project will have no detrimental impact on drainage.

Mr. Switzer noted that the property on the north side of Harmony Road was considered but the requisite interconnectivity of the system made utilizing this area too expensive. Furthermore, Mr. Rowe pointed out that District #158 also did not want to encumber the property on the north side of Harmony Road in order to retain the value of that vacant property as an asset for the future.

25 In regard to the proposed evergreens, Chairman Kibort asked for additional details regarding the height of proposed evergreens and Director Nordman pointed out that the site landscape plan specified species of evergreen trees. As far as trees and/or plantings associated with the proposed project, Mr. Switzer acknowledged any future issues with dead or declining would be a code enforcement issue and subject to the required replacement of plant materials.

30 Regarding tax credits, Ed Switzer explained the credit is a “one-time” credit, received at the beginning of the project rather than over the expected twenty (20) years span of the proposed solar field project.

35 Chairman Kibort asked about the issue of property values raised by Ms. Peterson and Mr. Switzer cited research performed on other solar array projects in Illinois and Indiana which found no conclusive evidence that they have a negative impact on adjacent property values.

40 Chairman Kibort asked about the approximate height of the solar panels and Director Nordman explained that proposed solar panels within the stormwater detention area are mounted at a height above the high-water mark.

Ms. Peterson questioned what athletic activities would be displaced with the solar installation proposed on the west side of the high school entrance.

45 Mr. Rowe noted that this area is used sparingly for physical education activities that can be conducted in other more suitable locations on the school campus.

50 Ms. Peterson asked about the proximity of the existing natural gas pipeline and Director Nordman noted that the pipeline is located approximately one-half mile to the west of the subject site.

Commissioner Robert Chandler stated his concerns regarding the proposed installation's susceptibility to vandalism.

5 Mr. Rowe noted that the high school campus has security cameras with one specifically focused on the main entrance/exit to the school campus.

10 Commissioner DeBaltz stated despite being in favor of the project given the energy costs savings, she acknowledges that the installation within the area at the front entrance to the school campus is not ideal and the aesthetic of chain-link fencing may be questionable. Additionally, Commissioner DeBaltz noted she would appreciate knowing more about how the screening elements will obscure the solar array fields from the adjacent roadway.

15 Referring to the proposed landscape plan for the project, Director Nordman noted evergreen trees are to be planted twenty-five (25') on-center in the buffer area along the Harmony Road, the eastern school campus drive-aisle and along the west property line of the western portion of the installation.

20 Commissioner Nichols reiterated the concern regarding the potential of vandalism, particularly the possibility of individuals climbing the fence surrounding the solar panel fields. Additionally, Nichols asked if the school district had any additional property anticipated for future parking areas.

25 Mr. Rowe pointed out that the District's overall enrollment has declined, plans for future school sites have been shelved, and it is anticipated that existing parking capacity will be sufficient for forecasted high school levels of enrollment unless an unforeseen increase in the residential building market changes that enrollment forecast.

Chairman Kibort asked if native plantings could be integrated into the site design and Mr. Switzer stated that they would certainly consider pollinator plantings provided that they do not negatively impact stormwater.

30 Director Nordman also noted that the stormwater feature must adhere to the Kane County Stormwater Ordinance requirements and that appropriate plantings will be part of the engineering review of the proposed installation.

35 Brian Schaffer, TRC Solutions, consultant engineer on the project, addressed issue of native plantings noting that selection of plant type mixes needs to weigh many factors including viability in a very wet environment in an area where controlled-burning is not feasible.

Commissioner Hahn asked how often the solar panels require maintenance and Mr. Schaffer noted that maintenance of the solar panels, including cleaning with a mild vinegar and water solution, is required relatively infrequently.

40 Chairman Kibort noted his concerns about the impact upon the streetscape aesthetics with the facility located along the front of the campus, however, provided the stormwater basin is not negatively impacted, all opportunities for native plantings are explored, proper top soil depths are confirmed and all other existing conditions are appropriate, he can support the request.

45 Additionally, Chairman Kibort asked if the length of the directional bore required from the solar field to the rear of the school building posed any unusual challenges and Mr. Switzer confirmed that this element of the project was relatively routine.

50 Chairman Kibort asked for additional specifics regarding the projected electric energy cost savings resulting from the proposed project.

Doug Renkosik, Director of Maintenance and Operations for Huntley School District #158, noted that they expect to save between 15% and 20% on their electric bill.

5 Chairman Kibort asked if a geo-thermal energy alternative had been considered and Mr. Rowe noted that in 2010, when an expansion to the high school was done, this energy alternative had been researched and it was found that the return did not justify the required investment.

10 Chairman Kibort asked about the maintenance schedule and Mr. Switzer noted that while rain helps substantially, cleaning with the vinegar/water solution is recommended three or four times per year with regular mowing around the panel supports and routine checks to determine all wiring is in sufficient condition. In regard to any necessary panel replacement, Mr. Switzer stated that this would generally be performed within 24 hours following notification that there is a problem.

15 Commissioner Hahn also expressed his preference that the installation had been located on the north side of Harmony or at the rear of the school campus, and while he appreciates the “green energy” the project will provide, he had questions about how the energy savings correlates to savings for an individual tax payer.

20 Mr. Rowe pointed out that at the end of the twenty (20) year agreement term the School District could remove the installation, restore the site or purchase the installation equipment. Mr. Rowe added that while the energy savings realized by the proposed solar array project may not immediately reduce the tax burden it may assist with not contributing to it in the future.

25 Commissioner Darci Chandler requested additional information on how the system will provide the projected energy savings throughout the year particularly in the winter months.

30 Mr. Renkosik offered that return on investment for the proposed project was based on projections for the weather patterns throughout the year and Mr. Switzer added that despite energy production fluctuating throughout the year projections for the energy savings are expected to remain consistent through the twenty-year term of the project contract.

Commissioner Darci Chandler asked if a specific solar energy curriculum had been developed for students.

35 Mr. Rowe stated that while a specific solar energy curriculum had not been developed, he noted that there will be kiosks within the main entrance of each school building where a solar array field has been installed to provide students, staff and visitors the ability to see real-time data of the energy output. Additionally, a ForeFront Power partner will have information available for instructors to incorporate into classroom lessons on the use and generation of solar energy.

40 Chairman Kibort asked how wind power energy generation technology compares with the solar energy generation and Mr. Ed Switzer offered that the cost of solar energy generation is much less expensive compared to the current costs associated with wind power generation.

**A MOTION was made to close the public hearing for Petition No. 18-9.2.**

- 45 **MOVED:** Commissioner Darci Chandler
- SECONDED:** Commissioner Nichols
- AYES:** Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler and Chairman Kibort
- NAYS:** None
- 50 **ABSTAIN:** None
- MOTION CARRIED 6:0:0**

5 A MOTION was made to recommend approval of Petition No. 18-9.2, ForeFront Power, LLC, as petitioner, and Huntley Community School District 158, as owner, Huntley Community School District 158 Harmony Road Campus, 13719 Harmony Road - Request is for (i) Text Amendments related to Solar Energy Systems to Section 156.011 “Definitions”, Section 156.026 “Residential Estate District”, and Section 156.068 “Special Use Permits” of Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances; (ii) a Special Use Permit for a Large Solar Energy System; and (iii) Site Plan Review for a proposed Large Solar Energy System and related site improvements, pursuant to the requirements of Sections 156.068 and 156.204 of the Zoning Ordinance, subject to the following conditions:

- 10 1. The manufacturer’s specifications and recommended installation methods for all major equipment, including solar panels/collectors, mounting systems, and foundations for poles and racks shall be complied with.
- 15 2. Appropriate or required signage for security and safety shall be placed on solar panels, all electrical equipment, and the perimeter fence. No additional signs, advertising, or logos shall be permitted on or attached to any Large Solar Energy Systems.
- 20 3. If lighting is provided, it shall be shielded and downcast such that the light does not spill onto any adjacent parcel or the night sky. No solar collectors shall have supplemental external lighting.
4. Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.
- 25 5. Upon request from the Village of Huntley, the owner or operator of a Large Solar Energy System must submit, within 14 days, a current operation and maintenance report to the Development Services Department.
- 30 6. The Large Solar Energy Systems shall be subject to the Village’s stormwater management, erosion, and sediment control provisions and NPDES permit requirements.
7. The petitioner will comply with all final engineering revisions to be approved by the Development Engineer.
- 35 8. The Owner of the Large Solar Energy System shall maintain a current general liability policy covering bodily injury and property damage and name the Village as an additional insured with limits of at least one million dollars (\$1,000,000.00) per occurrence and five million dollars (\$5,000,000.00) in the aggregate with a deductible of no more than five thousand dollars (\$5,000.00).
- 40 9. The fire protection plan for the construction and the operation of the facility, and emergency access to the site requires the approval of the Huntley Fire Protection District.
10. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 45 11. Landscaping shall be maintained in accordance with the approved Landscape Plan. Landscaping must be replaced immediately upon decline.
12. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 50 13. The decommissioning plan shall be approved by the Development Services Department prior

to the installation of the Large Solar Energy System.

14. Any future expansion or addition to the Large Solar Energy System shall require an amendment to the Special Use Permit.

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**MOVED:** Commissioner Nichols  
**SECONDED:** Commissioner Darci Chandler  
**AYES:** Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler,  
and Chairman Kibort

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**NAYS:** None  
**ABSTAIN:** None

7. Discussion

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Director Nordman stated the next Plan Commission meeting is scheduled for Monday, September 24, 2018 and three (3) public hearing items will be considered that evening.

Commissioner Hahn noted that he will not be able to attend the September 24<sup>th</sup> Plan Commission meeting.

20

8. Adjournment

**At 8:21 pm, a MOTION was made to adjourn the September 10, 2018 Plan Commission meeting.**

25

**MOVED:** Commissioner Darci Chandler  
**SECONDED:** Commissioner Nichols  
**AYES:** Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler,  
and Chairman Kibort

**NAYS:** None  
**ABSTAIN:** None

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**MOTION CARRIED 6:0:0**

Respectfully submitted,

*James Williams*

Planner

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Village of Huntley