



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 12th, 2018 6:30pm

Public Hearing for a Special Use Permit for Thelen Sand & Gravel, Inc. to Install a Solar Farm at 28955 W. Route 173, Antioch, Illinois

I. Call to Order

Chairman Gauger called to order the Public Hearing for a Special Use Permit to install a solar farm at 28955 W. Route 173 at 6:30pm.

II. Roll Call

Present

Commissioner David Schultz

Commissioner Stephanie Vermillion

Commissioner Niki Warden

Commissioner Debra Vander Weit

Commissioner Peter Fenneman

Chairman David Gauger

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Tim Foster

III. Hearing

Petition of Thelen Sand & Gravel, Inc. requesting a Special Use Permit to install a Solar Farm at 28955 W. Route 173

Tom Zanck, Attorney for Thelen Sand & Gravel, Inc., Dan Shepard, Executive Vice President of Thelen Sand & Gravel, Inc. and Dave Wilms, Representative of Sun Peak Solar presented the petition of Thelen Sand & Gravel, Inc. requesting a Special Use Permit to install a solar farm at 28955 W. Route 173. The proposed solar farm would be located in a mining pit that is no longer in operation and only electricity generated from the solar farm would be used solely for the mining operation. This would also give Thelen Sand & Gravel the opportunity to reduce the carbon footprint. Mr. Shepard provided details and timing of the project to the Commission.

- Located in the retired mining facility south of Route 173 and twenty- eight feet (28ft) below the surface of Route 173.

- The solar farm is approximately seven hundred sixty-three feet by five hundred thirty-nine feet (763'x 539') with each solar panel being approximately nine feet (9') tall and will not be visible from any residents adjacent to the property.
- The solar farm would be connected to the north mining facility by an underground tunnel.
- The two (2) megawatt solar farm would furnish seventy percent (70%) of the electrical needs for the north plant.
- All panels and maintenance would be done by Sun Peak Solar.
- The solar farm would be completely fenced in and secured.

IV. Commission Comments

The Commission gave positive feedback to the petitioners. Commissioner Warden discussed the future of solar farms, and by having one in the area could provide great educational opportunity to the surrounding communities.

Mr. Shepard agreed and informed the Commission that Thelen Sand & Gravel, Inc. currently provides bus tours for children at their facilities, so the solar farm would be an added benefit.

V. Commission Questions

Commissioner Schultz asked about the cleaning procedure for the panels, what the water usage requirements were for the system and if there were any other current projects in the area.

Mr. Wilms explained the different types of solar installations to the Commission Board.

The solar installation for Thelen Sand & Gravel would be using panels that have electrons that get energized and create electrical current, but they will not create enough heat that would require heavy water usage. Water and a small amount of surfactant would be required to clean and keep the dust off the panels. The surfactant helps the water run off the panels and prevents drops that would leave unwanted mineral deposits on the panels. The surfactant is not permanent and has a short life once exposed to the sun and elements. Mr. Wilms stated there are many projects currently in Lake County but this would be the biggest one. It would be a "leader" opportunity for Thelen Sand & Gravel, Inc. to demonstrate to the county how to reduce energy costs and do something positive for the environment.

VI. Public Comment

There are none.

VII. Motion

*Commissioner Fenneman made a **motion** to approve the Special Use Permit for Thelen Sand & Gravel, Inc. to install a solar farm at 28955 W. Route 173 in accordance with Special Standards 9-1-6-10, Seconded by Commissioner Warden.*

Discussion: None

Roll Call Vote:

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

VIII. Adjournment

Chairman Gauger closed the hearing at 7:51pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk