

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
June 11, 2019

The meeting was called to order at 6:02 p.m.

Roll Call: Present: Todd Creek, Dan McGowan, George Weiland, Sherri Crawford; and Francis Smith  
Absent: Jerry Dole, Emily Fisher-Gentry

Attendance: Ryan Marion, Building Official; Trustee Diane Dole; Earl & Janet Giroux; Rich Baltimore, Sol Systems; Keith Mulholland, Aqua Illinois; Court Report with Eunice Sachs

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Crawford, second by Weiland, to waive the reading and approve the meeting minutes of April 9, 2019 as presented with no corrections or deletions. Motion approved 5-0. Dole and Gentry absent.

Chairman Smith opened the Public Hearing portion of the meeting.

**PUBLIC HEARINGS:**

**PC-SUP 19-01** - A Public Hearing is being held to consider a request by Aqua Illinois Inc., (owner) and Rich Baltimore DBA Sol Systems LLC (petitioner) for a special use permit to allow the installation of ground mounted solar array system on Aqua Illinois property located at 1737 East Amberstone Road, Manteno, IL in the OS-1, open space zoning.

The court reporter swore in Rich Baltimore with Sol Systems and Keith Mulholland with Aqua Illinois.

Deputy Village Clerk Hurley reported that all required notifications have been completed.

Sol Systems, LLC from Washington D.C. will be the company that installs and maintains the solar array system. Mr. Baltimore stated that the installation of the system would allow Aqua to reduce their operating costs which would then allow Aqua to keep them out of the rate increase arena for a longer period of time. The project would be located just south of the treatment plant on Aqua property which is currently used for agricultural purposes. Most of the energy created will be used by the treatment plant with the potential that a small amount may be sold back to the electrical grid.

Chairman Smith stated that the commission members received plans and pictures in their packets, but the adjoining property owners, Mr. & Mrs. Giroux, may not have had the opportunity to see the plans. Mr. Marion presented a copy of the pictures to Mr. & Mrs. Giroux.

Mr. Marion asked about the maintenance schedule for grass cutting, etc. Mr. Baltimore stated that it is typically on a bi-weekly schedule. Sol Systems does not want the vegetation to shade the panels. Mr. Marion also asked about what type of fence will be around the project. Typically, the fencing is a 6 – 8 foot chain link fence. Mr. Baltimore stated that once the project is complete, they will meet with fire department and building department personnel to determine the preference on locks and to also walk through the emergency shut down procedures.

Commissioner Creek asked if there was a landscape plan. Mr. Baltimore stated there will be grass under the panels. There are no plans for a berm or trees along Amberstone Road. Commissioner Creek asked Mr. Mulholland if there would be more run off due to the panels. Mr. Mulholland stated that with the grass under the panels there is no more run off than it would typically have with a crop in the ground.

Mr. Mulholland stated that Aqua was approached by several solar companies about a year ago. There are credits and incentives available. Mr. Mulholland stated that there are three things that drive Aqua to a rate case: labor, power and chemical. On the power side, Aqua is looking at adding this type of system in three of their facilities. If all three sites are approved, the savings could be about 1% or \$100,000 to \$200,000 of electrical savings. Mr. Mulholland feels this would be a positive for the community and Aqua customers.

Commissioner Creek asked if the array is movable. Mr. Baltimore stated that the rows will run north and south and the panels will track the movement of the sun, east to west. The solar panels are engineered to absorb sunlight. There can be a glint and glare study completed, but this is usually only completed near a densely populated area or near an airfield.

Commissioner Creek would like to see a berm or vegetation along Amberstone for potential future development near the area.

Mr. Marion stated that the creek would stop any close development from the north and the area to the south is zoned Industrial.

Commissioner McGowan also would like to see berm or tree/bushes along Amberstone.

Mr. Baltimore stated that a berm would be more costly but adding vegetation would not add much to the project.

Mr. Baltimore stated Aqua and Sol Systems have a contractual agreement where Sol Systems will own and operate the solar array system. Aqua owns the property. Sol Systems will sell Aqua power at a fixed rate that is less than the local utility.

Trustee Dole asked if Sol System has a local office. Mr. Baltimore stated that his company does not have an office in Illinois, but Illinois has become a strong state for solar due to legislation in 2016. There are incentives to help proliferate solar industry in Illinois.

Commissioner Creek also asked if there was any tax implication for selling the power to Aqua or back to the grid. Mr. Baltimore could not answer that question. Mr. Mulholland stated that he could get the answer and send it to the Commission.

Mr. Marion recommends the approval of the special use permit.

There were no further comments from the commission, public or staff.

Chairman Smith closed the public hearing.

### **NEW BUSINESS:**

Chairman Smith stated that the recommendation before the commission does not have the requirement to have some sort of landscaping along Amberstone, but the commission would like to see Sol System and Aqua work with the village on this idea.

**MOTION:** A motion by Weiland, second by Creek, to approve Plan Commission Recommendation 19-01, A Recommendation approving a Special Use Permit to allow for installation of a ground mounted solar panel array on Aqua Illinois Inc. property located at 1737 E. Amberstone Road, Manteno, Illinois. Motion approved 5-0. Dole and Gentry absent.

Comments:

Mr. Marion stated there will be meeting in July for a sign variance and a presentation for development of the Hamilton property on the northeast side of the village.

**MOTION:** A motion by Creek, seconded by McGowan, to adjourn the meeting at 6:28 p.m.  
Voice vote: all ayes.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*