



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

December 3, 2024, 1:00 P.M.
Zion-Benton Public Library
2400 Gabriel Ave., Zion, IL 60099

ZBA Members Present:

Gregory Koeppen	Present	Dalila Mondragon	Present
Maria Peterson	Absent	Maggie Roche	Present
Judy Garcia	Present	Linda Starkey	Present
Thaddeus Henderson	Absent	Ronald Traub	Present

Full comments on all agenda items are included in the audio recording of this meeting.

1. CALL TO ORDER

The hearing was called to order at 1:08 P.M.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. DEFERRED MATTERS

5. OTHER BUSINESS

CUP-001023-2024: *On the petition of Cramy, LLC, Jack B. Winters Amended and Restated Trust Agreement Dated August 12, 2014, and the Joseph F. Cantore Living Trust Dated March 9, 2016, record owners, who seek a Conditional Use Permit to establish a Commercial Solar Energy System.*

The subject property is located at 12977 W 9th Street, Zion, Illinois, and is approximately 70.76 acres.

Ms. Kate Duncan, representing ASD Green Bay IL Solar LLC, introduced herself and the team representing the project.

Mr. Keenan Austin, representing PureSky Energy, presented the PureSky company's background and current operations. Additionally, he explained how community-scale solar farms operate and the benefits that residents can take from them.

Mr. Michael Larkin, representing PureSky Energy, presented the proposed development location on Green Bay Road and the maintenance plan for the site.

Member Ron Traub inquired about the grading of the site. Mr. Larkin noted that the only change to grading on the site is the compaction of soil for the equipment pad. Additionally, he asked about issues with runoff on the site and how drainage is impacted by the site.

Ms. Anne Raleigh, representing TRC, presented the site plan and decommissioning plan for the project.

Mr. Larkin discussed the landscaping requirements for the site.

Member Garcia asked about the projected tax revenue from the project. Mr. Larkin estimated around \$30,000 in tax revenue per year.

Member Traub again inquired about the runoff and drainage. Ms. Raleigh noted that there are currently no issues with runoff, but a drain tile study will be performed prior to any construction. Member Traub asked if the development of the site will cause any changes to runoff. Ms. Raleigh noted that construction plans are needed prior to development and will ensure no runoff issues will occur. Member Traub asked about the presence of reflection or glare from the panels. Ms. Raleigh noted that the panels have coatings on them to prevent any reflection, and instead, absorb the light. Mr. Austin noted that as a result of several reflection studies have been conducted that have shown that glare is a minimal issue as a result of the panels. Member Traub asked about the other projects that are occurring in Illinois. Mr. Larkin noted that there are 12 projects currently operating in Illinois, including McHenry and Dekalb County.

Chair Koeppen asked about who is owning the land and noted that typically companies sell the land after the CUP is granted. Mr. Austin noted that PureSky is the owner of the parcel, although most of their projects are leased land.

A motion to approve CUP-001023-2024 was introduced by Member Starkey, seconded by Member Roche. Motion passed unanimously at 2:02 P.M.

VAR-001024-2024: On the petition of Cramy, LLC, the Jack B. Winters Amended and Restated Trust Agreement Dated August 12, 2014, and the Joseph F. Cantore Living Trust Dated 3/9/2016, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1) Modify the required transition landscape requirement to locate a 6-foot fence within the 30-foot transition yard to 275 feet away from the transition yard along and parallel to the north, south, and east property lines.*

The subject property is located at 12977 W 9th Street, Zion, Illinois, and is approximately 70.76 acres.

Ms. Kate Duncan, representing ASD Green Bay IL Solar LLC, introduced the variance application.

Mr. Larkin, representing PureSky Solar, introduced the proposed variation from the zoning requirements of the Lake County Code of Ordinances regarding landscaping.

Member Traub stated that the placement of landscaping between the location of the required fence and existing neighboring fence lines could cause trees to lose access to sunlight and water, creating maintenance issues. Additionally, he asked about what the applicants plan to do about the wider space that they propose between the landscape buffer and the proposed fence location and any public use of that land. Mr. Austin noted that the proposed location of the fence versus the originally required area of the fence would not cause a difference in public use of the open space.

Motion to approve VAR-001024-2024 introduced by Member Starkey, seconded by Roche. Motion passed unanimously.

6. PUBLIC COMMENT

7. ANNOUNCEMENTS

8. ADJOURNMENT

Meeting adjourned at 2:29 P.M.