

## REPORT OF FINDINGS

In accordance with 9-10-6. – Procedures, C. Report of Hearing; Within thirty (30) days following the hearing, the plan commission shall transmit to the town board a written report giving its findings as to compliance of the proposed special use with the standards governing special uses and giving its recommendation for action to be taken by the town board.

### 9-10-3. – Standards

A special use permit shall be granted only if evidence is presented to establish that:

A. The proposed structure or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

The Planning Commission prepared the following statement;

The proposed structure or use at the particular location requested is **NOT** necessary or desirable to provide a service or a facility which is in the interest of the public and will **NOT** contribute to the general welfare of the neighborhood or community.

B. The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

The Planning Commission prepared the following statement;

The proposed structure or use will ~~not~~ have a ~~substantial~~ adverse effect upon the adjacent property, the character of the neighborhood, ~~traffic conditions~~, ~~utility facilities~~ and other matters affecting the public health, ~~safety~~ and general welfare.

C. The proposed structure or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

The Planning Commission agreed this standard would be met.

D. Such other standards and criteria as are established by the ordinance for a particular special use as set forth in section 9-10-4 of this chapter and as applied to planned developments as set forth in chapter 7 of this title (Ord. 2008-03, 1-28-2008)

The Planning Commission deemed this standard not applicable.

### 9-10-5. – Conditions

The plan commission may recommend and the town board may impose such conditions or restrictions upon the location, construction, design and operation of a special use including, but not limited to, provisions for off street parking spaces and the duration of such permit, as they shall respectively find necessary or appropriate to secure compliance with the purpose an intent of this title and other standards set forth herein. (Ord. 2008-03, 1-28-2008)

The Planning Commission deemed conditions not applicable.

**REPORT OF FINDINGS AND RECOMMENDATION  
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES  
PC 24-01**

**To:** Cortland Board of Trustees  
**From:** Cortland Planning Commission  
**Date:** March 15, 2024

**Subject:** Request for Special Use Permit for a Solar Energy System on PIN 09-17-200-023 and PIN 09-17-400-012, both located south of Barber Greene Road and east of Somonauk Road Cortland, IL

**Applicant:** Aspasia Solar Project, LLC  
30 W. Hubbard, Suite 400  
Chicago, IL 60654

The Cortland Planning Commission conducted a Public Hearing on March 7, 2024, at 7:00 p.m. at the Cortland Town Hall, 59 S Somonauk Road, Cortland, Illinois. The purpose of the Public Hearing involved consideration of the request by Aspasia Solar Project, LLC as applicant, for request of a Special Use Permit in accordance with Title 9, Chapter 10, Section 6B of the Cortland Town Code regarding the property located at East Barber Greene Road, Cortland, Illinois. The 103.49-acre site is located south of Barber Greene Road and east of North Somonauk Road comprised of PIN 09-17-200-023 and PIN 09-17-400-012. The applicant is requesting a Special Use Permit on the subject property to construct, operate, and maintain a Solar Farm as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code.

Public notice was given through publication in the Daily Chronicle.

The Planning Commission reviewed and considered the material and information presented at the public hearing. The Standards and Conditions set forth in Title 9, Chapter 10 were evaluated and read into the record by Brad Lawson. A motion was made and seconded to accept the Report of Findings. The motion passed. A second motion was made and seconded to recommend that the Town Board deny the request for a Special Use Permit. The motion passed.

Yea: 5

Nay: 0

Respectfully Submitted,



Mark Hedrick, Chairman  
CORTLAND PLANNING COMMISSION