

**RECOMMENDATION LETTER AND FINDINGS OF FACT
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES
PC 26-03**

TO: Cortland Board of Trustees

FROM: Cortland Planning Commission

DATE: June 16, 2026

SUBJECT: PC 26-03: Request a Special Use Permit on the subject property to, upon annexation, construct, operate, and maintain a Solar Farm on PIN 09-20-426-002 located east of Somonauk Road, generally bounded by East Meadow Lane on the north and East North Avenue on the south.

APPLICANT: Grand Parade Solar, LLC
Apex Clean Energy, LLC
120 Garrett Street Ste 700
Charlottesville, VA 22902

OWNERS: Andra L. Olson, Trustee of the Andra L. Olson Declaration of Trust
164 N Somonauk Road
Cortland, IL 60112

The Cortland Planning Commission conducted a second Public Hearing on June 4, 2026, at 6:30 p.m. at the Cortland Lions Den, 70 S. Llanos Street, Cortland, Illinois. The purpose of the Public Hearing involved consideration of the request by Apex Clean Energy as applicant, for request of a Special Use Permit on the property located at East North Avenue, DeKalb County, Illinois. The 77.54-acre site is located east of Somonauk Road, generally bounded by East Meadow Lane on the north and East North Avenue on the south and comprised of PIN 09-20-426-002. The applicant is requesting a Special Use Permit on the subject property to, upon annexation, construct, operate, and maintain a Solar Farm as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code.

The Planning Commission reviewed and considered the material, information, and testimony presented at the public hearing.

Review of Standards for Special Use Permit (9-10-3)

The standards were presented are as follows:

- 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.
- 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.

- 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.
- 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).

Findings of Fact

Commissioners deliberated, discussed, and reviewed the standards associated with approval of a special use. Upon deliberation of the relevant standards with respect to the proposed special use to operate a solar farm at the subject location, the Commissioners find as follows:

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 commission concurs that the project would provide property tax benefits, increase capacity on the grid, and upgrade infrastructure.

B. The proposed structure or use will not have 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 commission concurs that the project would provide adequate vegetative screening, scheduled maintenance on said property, and use of pollinator plants.

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 commission concurs that the project has accommodated current utilities and future road expansion.

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. 2008-23, 1-28-2008)
Not applicable.

Mr. Moser moved to approve the Findings of Fact, seconded by Ms. Kaminski

Roll call vote:

Yea: Commissioners Moser, Hedrick, Lawson, Steadman, Torres, and Kaminski

Nay: None

Absent: None

Motion carried.

Recommendation

Ms. Steadman made a motion to recommend the Town Board approve the request from Apex Clean Energy for a Special Use Permit, regarding property located at East North Avenue, DeKalb County, Illinois

(77.54 ac) PIN 09-20-426-002 to Construct, Operate and Maintain a Solar Garden as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code. Ms. Torres seconded the motion.

Roll call vote:

Yea: Commissioners Moser, Hedrick, Steadman, Torres, Kaminski

Nay: Commissioner Lawson

Absent: None

Motion carried, and the recommendation of approval of the proposed special use permit shall be forwarded to the Town Board for consideration at its July 13, 2026 meeting.

Respectfully Submitted,

Mark Hedrick, Chairman
CORTLAND PLANNING COMMISSION