



## Town of Cortland

### Board of Trustees Town Board Meeting

Town Hall, 59 S. Somonauk Road Cortland, IL 60112

February 09, 2026 at 7:00 PM

#### MINUTES

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#### CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Mayor Pietrowski called the regular meeting of the Board of Trustees to order at 7:00 p.m. The Pledge of Allegiance was recited and roll was called showing as present Trustees Corson, Fioretto, Stone and Olson. Shown as absent Trustees Haier and Siewierski. Quorum was present. Also present were Town Clerk Cheryl Aldis, Attorney Emily Moore, Zoning Administrator Brandy Williams, Director of Public Works Joel Summerhill, and Deputy Clerk Catherine Koks.

#### APPROVAL OF AGENDA

Trustee Corson moved to approve the agenda as presented, seconded by Trustee Fioretto. Unanimous voice vote to carry the motion.

#### PUBLIC WISHING TO SPEAK

There was no public wishing to speak.

#### CONSENT AGENDA

1. Approval of Regular Town Board Minutes from January 26, 2026; Approval of December 2025 Treasurer Report; Approval of Cash Farm Lease between Town of Cortland and Steve Swanson for a one Year Term; 123.0 Acres

Clerk Aldis read the consent agenda into the record; Approve Town Board Minutes of January 26, 2026; Approve December 2025 Treasurer Report, Approve Cash Farm Lease between Town of Cortland and Steve Swanson for a one year term - 123.0 Acres.

Trustee Stone moved to approve the Consent Agenda as presented, seconded by Trustee Olson.

Roll Call vote:

Yea: Trustees Stone, Corson, Fioretto, Olson

Nay: None

Absent: Trustees Haier, Siewierski

Motion Carried

#### UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

There was no unfinished business to discuss.

#### NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

2. Consideration of Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E., Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois. *This ordinance, if*

*passed, would annex 2 parcels identified as 09-27-100-002 and 09-27-300-004 into the Town of Cortland as part of the process associated with the request for a Special Use permit to operate a Solar Farm being brought by Solarstone Partners pending next on the agenda. The property must be annexed in order for the Special Use permit to be considered.*

Mayor Pietrowski introduced the Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E., Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois

Trustee Corson moved to Approve Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E., Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois, seconded by Trustee Olson

Board members briefly asked if any new information was being presented since the last meeting for these two parcels. There was no information brought forward.

Roll Call vote:

Voting Yea: Trustees Stone, Corson, Olson

Voting Nay: Trustee Fioretto

Absent: Trustees Haier, Siewierski

Motion Carried

**O-2026-02**

3. Consideration of Ordinance 2026-XX, An Ordinance Granting A Special Use Permit to SolarStone Partners To Operate A Solar Farm On 80.33 Acres Of Land Located North Of Illinois Route 38 And South Of The Union Pacific Railroad, Pins 09-27-100-002 And 09-27-300-004, In The Town Of Cortland, DeKalb County, Illinois. *This ordinance, if passed, would approve the request for a special use permit to allow Solar Stone Partners to construct and operate a solar farm on 2 parcels identified as 09-27-100-002 and 09-27-300-004 within Town of Cortland limits*

Mayor Pietrowski introduced An Ordinance Granting A Special Use Permit to SolarStone Partners To Operate A Solar Farm On 80.33 Acres Of Land Located North Of Illinois Route 38 And South Of The Union Pacific Railroad, Pins 09-27-100-002 And 09-27-300-004, In The Town Of Cortland, DeKalb County, Illinois.

Trustee Corson moved to Approve An Ordinance Granting A Special Use Permit to SolarStone Partners To Operate A Solar Farm On 80.33 Acres Of Land Located North Of Illinois Route 38 And South Of The Union Pacific Railroad, Pins 09-27-100-002 And 09-27-300-004, In The Town Of Cortland, DeKalb County, Illinois, seconded by Trustee Olson

Board members asked about the decommissioning process and timeline. Williams stated that a decommissioning plan is required based on the size of the farm. An estimate cost of decommissioning is completed by a professional engineer and re-visited at the 10 year mark.

Trustees asked if the Town had reached out to a neighboring farm (Yaeger's) regarding the land use proposal. Yaeger's did not submit any communication about the proposal.

There was a brief discussion on unsightliness and a plan to screen the array.

Roll Call vote:

Voting Yea: Trustee Olson

Voting Nay: Trustees Fioretto, Corson, Stone

Absent: Trustees Haier, Siewierski                      Motion Failed

Attorney Moore explained that the Trustees had several options to reconsider either the motion to annex pins 09-27-100-002 And 09-27-300-004, which passed, or the motion to approve the special use permit, which failed. Trustee Stone asked if the two absent board members should be included in the reconsideration. Board members discussed doing nothing with the motions, with some confusion as to process and consequences. Mayor Pietrowski moved to the next agenda item

4. Consideration of Ordinance 2026-XX, An Ordinance Amending Title 8, "Building Regulations," Chapter 1, "Building Codes", Section 8-1-11 "National Electrical Code" Of The Cortland Town Code. *This ordinance, if passed, would approve a local amendment to the previously adopted National Electrical Code which would modify the requirements for arc fault protection of circuits to enhance safety.*

Mayor Pietrowski introduced An Ordinance 2026-XX, An Ordinance Amending Title 8, "Building Regulations," Chapter 1, "Building Codes", Section 8-1-11 "National Electrical Code" Of The Cortland Town Code.

Trustee Stone moved to Ordinance 2026-XX, An Ordinance Amending Title 8, "Building Regulations," Chapter 1, "Building Codes", Section 8-1-11 "National Electrical Code" Of The Cortland Town Code. , seconded by Trustee Corson.

Trustees reviewed the proposed amendment and asked Williams for clarification on the change. She explained that the amendment is to create more leniency within the current code.

Roll Call vote:

Yea: Trustees Stone, Corson, Fioretto, Olson

Nay: None

Absent: Trustees Haier, Siewierski                      Motion Carried                      **O 2026-03**

5. Consider a motion to RATIFY the Mayor's appointment of Mariann Kaminski to the Planning Commission filling a vacancy with a term to expire May 2027.

Mayor Pietrowski introduced his recommendation to Mariann Kaminski to one of the vacant Planning Commission seats.

Trustee Corson moved to ratify the appointment of Mariann Kaminski to the Planning Commission with a term to expire in May 2027.

Roll Call vote:

Yea: Trustees Stone, Corson, Fioretto, Olson

Nay: None

Absent: Trustees Haier, Siewierski     Motion carried

## **DEPARTMENT HEAD REPORTS**

Trustee Corson asked if more information could be provided about the Use Tax line item from the Financial Notes. He asked if the loss of Camping World and NI Fence contributed to the decrease in the amount of this tax collected. Mayor Pietrowski responded that he would reach out to the Finance Department for more information.

## **COMMENTS**

There were no comments.

## **MAYOR'S REPORT**

Mayor Pietrowski reported that he would like to keep the fourth Monday of each month as the business meeting date, with the second Monday of each month as a pending meeting date based on need. He intends to cancel the second meeting if there is not immediate business to attend to.

He also reported that some residents have been asking about an emergency alert system. He asked Chief Dargis to begin looking into some programs to get an idea for cost. There was a brief discussion on what options may be out there and how to encourage residents to opt-into whatever notification program may be made available.

## **ADJOURNMENT**

Trustee Fioretto moved to adjourn, seconded by Trustee Olson. Unanimous voice vote carried the motion. The meeting adjourned at 7:32pm

Respectfully submitted,

Cheryl Aldis

Town Clerk