

**RECOMMENDATION LETTER AND FINDINGS OF FACT  
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES  
PC 25-02**

**TO:** Cortland Board of Trustees  
**FROM:** Cortland Planning Commission  
**DATE:** December 31, 2025  
**SUBJECT:** PC 25-02: Request a Special Use Permit on the subject property to, upon annexation, construct operate, and maintain a Solar Garden on PINS 09-27-100-002 and 09-27-300-004 located at Illinois Route 38  
**APPLICANT:** SolarStone Partners  
125 SE Main St  
Minneapolis, MN 55414  
**OWNERS:** James R. Walter and James E. Walter  
16513 Lynch Rd  
DeKalb, IL 60115

The Cortland Planning Commission conducted a Public Hearing on December 4, 2025, 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 SolarStone Partners 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 Route 38, Cortland, Illinois. The 80.33-acre site is located on the north side of Route 38 between South Hahn Drive and Airport Road comprised of PIN 09-27-100-002 and PIN 09-27-300-004. The applicant is requesting a Special Use Permit on the subject property to, upon annexation, construct, operate, and maintain a Solar Garden as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code. The petitioner's application is attached as Exhibit A.

Correspondence in opposition to the request was read aloud. The letters from Brad and Candace Snow and Alex Robinson are enclosed.

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 Clerk Aldis. A motion was made and seconded to accept the Standards and Findings of Fact. The motion passed. A second motion was made and seconded to recommend that the Town Board approve the request for a Special Use Permit. The motion passed.

Yea: 5

Nay: 0

Absent: 0

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

The standards were read into the record by Clerk Aldis.

Commissioners deliberated, discussed, and reviewed the standards associated with approval of a special use, which 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, **Concurrence of the Planning Commission.**
- 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, **Concurrence of the Planning Commission.**
- 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. **Concurrence of the Planning Commission.**
- 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). **Not applicable to this application, concurrence of the Planning Commission.**

### **Findings of Fact**

Upon deliberation of the relevant standards with respect to the proposed special use to operate a solar garden at the subject location, the Commissioners find as follows:

- A. The Commission finds that the proposed use of the project at this location is desirable for use to the public. It will continue to improve the general welfare of the community.
- B. The Commission finds that the proposed structure 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 Commission agrees that the proposed structure will be defined, arranged, and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.
- D. Not applicable to this application.

Mr. Barnhart moved to approve Standards and Findings of Fact as read, seconded by Ms. Torres. Unanimous voice vote carried the motion.

**Recommendation**

Mr. Barnhart made a motion to recommend the Town Board approve the Special Use Permit request from SolarStone Partners on the Proposed Property located north of IL Route 38, an south of the Union Pacific Railroad, DeKalb County, PIN 09-27-100-002 and PIN 09-27-300-004 to construct, operate and maintain for the use of a solar garden as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code, seconded by Mr. Lawson.

Roll call vote as follows:

Yea: Commissioners Brad Lawson, Julie Steadman, Robert Barnhart, Mark Hedrick, and Vicky Torres  
Nay: None  
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 January 12, 2026 meeting.

Respectfully Submitted,



Mark Hedrick, Chairman  
CORTLAND PLANNING COMMISSION