



Town of Cortland

Board of Trustees Town Board Meeting

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

January 12, 2026 at 7:00 PM

MINUTES

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 Stone, Fioretto, Haier, Siewierski and Olson. Shown as absent was Trustee Corson. Quorum was present. Also present were Town Clerk Cheryl Aldis, Attorney Kevin Buick, Zoning Administrator Brandy Williams, Director of Public Works Joel Summerhill, and Deputy Clerk Catherine Koks

APPROVAL OF AGENDA

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

PUBLIC WISHING TO SPEAK

There was no public comment.

PUBLIC WISHING TO SPEAK

1. Approval of Town Board Minutes of November 24, 2025; Accept Treasurer Report and Approve Expenditures of November 2025

Clerk Aldis read the consent agenda into the record; Approve Town Board Minutes of November 24, 2025, Approve Expenditure Reports of November 2025, Accept Treasurer's Report of November 2025.

Trustee Olsen, seconded by Trustee Siewierski moved to approve the Consent Agenda as presented.

Roll Call Vote:

Yea: Trustees Stone, Siewierski, Fioretto, Olson, Haier

Nay: None

Absent: Trustee Corson Motion Carried

NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

2. Consider a motion to Approve the Deputy Town Clerk, Catherine Koks, as an additional General FOIA Officer.

Mayor Pietrowski asked the board to approve Town Deputy Clerk Catherine Koks as an additional General FOIA Officer.

Trustee Siewierski made a motion, seconded by Trustee Fioretto to approve Town Deputy Clerk Catherine Koks as an additional General FOIA Officer.

Roll Call Vote:

Yea: Trustees Stone, Siewierski, Fioretto, Olson, Haier

Nay: None

Absent: Corson Motion Carried

3. Consider a request from Police Chief Dargis to accept a proposal to purchase a 2026 Ford Explorer from Tera Ford in the amount not to exceed \$59,000.00

Mayor Pietrowski introduced the request from Police Chief Dargis for a proposal to purchase a 2026 Ford Explorer.

Trustee Fioretto made the motion, seconded by Trustee Haier to accept a proposal to purchase a 2026 Ford Explorer from Tera Ford in the amount not to exceed \$59,000.00

Commander VanWankum was present to answer questions from the board. He stated that there were plans in this year's budget to purchase two vehicles to replace vehicles that had experienced mechanical issues. The Police Department would like to purchase a Ford Explorer this year with the hope it would have improved performance over the Chevy Tahoe. The vehicles to be replaced would be used as administrative vehicles and stripped of police equipment. The Commander also stated that there were no plans to purchase any additional vehicles in the next fiscal year to reduce costs and maintain an every-other-year purchase schedule.

Trustees asked why a slightly used, low-mileage vehicle was not being considered for purchase and the Commander stated they did not want to inherit someone else's problem vehicle.

Trustees asked Public Works Director Summerhill if the Town staff would still be maintaining the vehicles. He stated that maintenance would be continued but that the issues that were identified could be avoided by not allowing the vehicles to sit and idle for extended periods of time, as the oil had run out of the vehicle more than once. The Commander replied that he and the Chief had been working with their staff to not idle vehicles above and below certain temperature thresholds during their shifts.

Roll Call Vote:

Yea: Trustees Stone, Siewierski, Fioretto, Olson, Haier

Nay: None

Absent: Corson Motion Carried

4. Review of Planning Commission Recommendation (PC25-01) and Consideration of Ordinance Allowing Domesticated Hens and Chicken Coops/Enclosures Subject to Certain Regulations

Mayor Pietrowski introduced the Planning Commissions recommendation on text amendments to Title 9 of the Town Code as well as a proposed Ordinance, which would allow domesticated hens and chicken coops.

Trustee Siewierski made a motion, seconded by Trustee Stone, to accept the Planning Commission recommendation (PC25-01) modifying Title 9, Zoning regulations and to approve the proposed Ordinance, An Ordinance Allowing Domesticated Hens and Chicken Coops/Enclosures Subject to Certain Regulations.

The board discussed the coop size limitations including the 10ft coop height maximum recommended by the Planning Committee.

Trustee Fioretto asked what percentage of residents would qualify to apply for a permit based on the 11,000 sq lot size limitation. The board discussed that residents would need to check their lot size before applying for a permit for keeping chickens.

Roll Call Vote:

Yea: Trustees Stone, Siewierski, Olson, Haier

Nay: Trustee Fioretto

Absent: Trustee Corson Motion Carried. **Ord No. 2026-01**

5. Review of recommendation from the Cortland Planning Commission (PC25-02) regarding a Special Use Permit Request from SolarStone Partners – no action contemplated, pending annexation petition submittal.

Town Engineer Williams introduced a recommendation to the Town Board from the Planning Commission regarding the request from SolarStone Partners for a special use permit to construct a solar farm. The two parcels of land in the application have yet to be annexed, so no vote will be taken on this request.

Attorney Buick outlined the process required, first to annex the property and then to accept the recommendation to grant the special use permit to construct the solar farm. Board members asked questions about if the parties involved have other solar farms being constructed within the county. Board members commented on the conditions and general unsightliness of other farms in the area.

Board members asked what the incentive was for the Town to approve the request. Engineer Williams and Attorney Buick responded that there are property tax incentives. Trustee Siewierski asked Engineer Williams to put together numbers to show financial benefits to the Town. Clerk Aldis suggested board members call the County Assessor about the formula they use to generate tax numbers and Williams stated the County's formula also considers the megawatts produced by the farm.

Buick explained that if the Town chooses not to annex the property and approve the special use permit request, DeKalb County could permit construction anyway. He stated

that if the Town chooses to annex the parcels and the applicant meets the minimum standards set in the municipal code, they are entitled to approval for the project.

UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

There was no unfinished business to address.

PARKS ADVISORY COMMITTEE REPORT

There was no report.

DEPARTMENT HEAD REPORTS

6. Police and Permit Reports for November 2025

Public Works Report for October and November 2025

Zoning Administrator Report

The board reviewed the Police and Permit Reports from November 2025. There were no questions.

The board reviewed the Public Works Reports for October and November 2025. Trustee Siewierski thanked Public Works Director Summerhill and his staff for a job well done clearing the streets of ice and snow so far this winter.

Town Engineer Williams presented information for another solar farm applicant beginning preliminary talks with the Town on a parcel located at PINs 09-20-401-006 and 09-20-426-002. She gave information about the proposed location and stated that the applicant was interested in entering into an Annexation Agreement as part of the development contract, which she and Attorney Buick are reviewing. Attorney Buick explained that this request deviated from the normal application and approval procedure that other solar companies have had to follow, including annexation and then application for a special use permit to the Planning Commission with approval by the Town Board, and that he and Williams questioned the terms listed in the proposed annexation agreement.

Williams asked the board for guidance to communicate with the applicant if the Board is or is not interested in moving forward with an annexation agreement. After brief discussion, the board came to a consensus that they would like to see the applicant follow the procedure prescribed in the Town Code.

COMMENTS

There were no comments.

MAYOR'S REPORT

Mayor Pietrowski did not have a report.

ADJOURNMENT

Trustee Siewierski moved to adjourn, seconded by Trustee Stone. Unanimous voice vote carried the motion. The meeting adjourned at 7:55pm

Respectfully submitted,

Cheryl Aldis
Town Clerk