MEMO

DATE: September 24, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation— Case 2020-06: Poplar Grove Solar, LLC, 4324 IL Route 173 (West Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, western phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use. Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northwestern part of the property, away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

RECOMMENDATION:
The Planning and Zoning Commission **approved** case number 2020-06 subject to the following *amended* conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.
3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. *A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during the term of the special use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners.*
6. The drainage way located in Phase II shall be left unobstructed.
7. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
8. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

The motion to amend condition 5 and approve case 2020-06 for a solar farm at 4324 IL Route 173 (west half) carried with a 4-0 roll call vote.

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Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission