

VILLAGE OF NORTH UTICA
248 W. Canal St., North Utica, IL 61373

Special Board Meeting

November 21, 2024

www.utica-il.gov

AGENDA

- I. **6:30 p.m.** - Call to Order Special Board Meeting
- II. Pledge of Allegiance
- III. Roll Call
- IV. Village President
- V. Village Attorney:
 - 1.) Summary of Public Hearing held on 11-21-24 for the Petition of Gerhard Ward, Patricia Ward, and Hawk-Attollo, LLC., as Petitioner and Contract Purchaser of property owned by Covia Solutions, Inc. (formerly Unimin Corporation). Petitioners are seeking a Special Use to install and operate a Ground Mounted Solar Energy System on property consisting of approximately 226 acres, more or less, and generally located along the south side of 2803rd Rd, east and west of E. 11th Rd., in the Village of North Utica, IL 61373; The property is currently zoned A-1 (Agriculture District)
 - a) Consideration and Possible Action on an Ordinance granting a Special Use to construct and operate a Ground Mounted Solar Energy System in the A-1 (Agricultural District), under the Zoning Ordinance, upon such conditions and Variances, as requested and imposed, on property consisting of approximately 226 acres, more or less, and generally located along the south side of 2803rd Rd, east and west of E. 11th Rd., in the Village of North Utica, 61373; and
 - b) Consideration and Possible Action on granting such other relief as may be necessary to allow the Petitioners' intended use of the property
- VI. Public Comment
- VII. Adjournment

Posted: 11-19-2024

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MINUTES

At 7:00 pm the meeting was called to Order by Village President David Stewart who then led the Pledge of Allegiance. Village Clerk Laurie Gbur recorded the meeting attendance. Present at the meeting were Trustees, Nate Holland, Kylie Mattioda, Debbie Krizel, Pete Pawlak and Jim Schrader. Also present were Village Attorney Herb Klein, Engineer Kevin Heitz, Director of Village Affairs Jamie Turczyn, Police Chief James Mandujano and Public Works Director / Zoning Enforcement Officer Curt Spayer. Trustee John Schweickert and Village Treasurer Jill Margis were absent from the meeting.

Village Attorney: Attorney Klein provided a Summary of the Public Hearing held before the Planning Commission earlier in the evening, for the Petition of Gerhard Ward, Patricia Ward, and Hawk-Attollo, LLC., as Petitioner and Contract Purchaser of property owned by Covia Solutions, Inc. (formerly Unimin Corporation). Petitioners are seeking a Special Use to install and operate a Ground Mounted Solar Energy System on property consisting of approximately 226 acres, more or less, and generally located along the south side of 2803rd Rd, east and west of E. 11th Rd., in the Village of North Utica, IL 61373; The property is currently zoned A-1 (Agriculture District)

The Special Use to install and operate a Ground Mounted Solar Energy System on approx. 226 acres of property.

The systems would be 5 megawatts each with a total of 20 megawatts.

Each panel would be 12 ft. in height tilting both east and west; they would be approx. 12 to 15 ft. apart.

There would be Pollinator grasses planted to cover the area, approx. 18” – 24” tall as a natural habitat.

There will be a 6 ft. fence installed with a lock box and two contact numbers will be supplied to the Village and Utica Police Department, as well as the Utica Fire Department.

A Decommission Plan and a Bond will be provided to the Village and all State Laws will be adhered to.

Panels will generally last approximately 35 to 40 years and the company has stated that they will remove them when they are no longer in use.

The northern tree line will remain as screening to the properties located adjacent to the site.

A brief discussion was held regarding the subscriptions offered to residents in order to purchase the power, thus reducing their annual electric bills. The Village of North Utica, zip code 61373, will be given the first opportunity to purchase a subscription and notification will be made to the Village at that time.

Attorney Klein also stated that there was no opposition to the Petition and the Planning Commission was unanimous in their recommendation to grant a Special Use to the Petitioner for the operation of a Ground Mounted Solar Energy System on the property, on 226 acres, and generally located along the south side of 2803rd Rd, east and west of E. 11th Rd., in the Village of North Utica, IL 61373; The property is currently zoned A-1 (Agriculture District) as presented.

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It was motioned by Trustee Schrader, seconded by Trustee Holland to approve an Ordinance granting a Special Use to construct and operate a Ground Mounted Solar Energy System in the A-1 (Agricultural District), under the Zoning Ordinance, upon such conditions and Variances, as requested and imposed, on property consisting of approximately 226 acres, more or less, and generally located along the south side of 2803rd Rd, east and west of E. 11th Rd., in the Village of North Utica, 61373; ORD 2024-39

5 Yes

Motion Carried

Public Comment: NONE

With no additional business, the meeting was adjourned at 7:20 pm; Motioned by Trustee Schrader, seconded by Trustee Mattioda.

All in Favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk