

NOTICE OF PUBLIC HEARING/MEETING
PLAN COMMISSION / ZONING BOARD OF APPEALS

AGENDA

THURSDAY, MAY 23, 2024

7:00 P.M.

1. CALL TO ORDER / ROLL CALL

2. MINUTES:

Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes of May 8, 2024.

3. PUBLIC COMMENT *Any person may address the Commission on any matter.*

4. PUBLIC HEARING AGENDA ITEMS

A. AC Power 46 LLC proposal for a 7.5 MW DC, 5 MW AC solar project on the BFI landfill located at 541 E. Mundhank Road.

1) Motion to Open Public Hearing

2) Presentation of Applicant: Gina Wolfman and Bill Trimarchi

3) Public Comment on Application

4) Questions/Comments from the Commission

5) Motion to Close/Recess Public Hearing

6) Motion to Recommend: Approval/Denial of a Petition from AC Power 45 LLC to Amend the Special Use Permit.

Exhibits:

1. Developer Application

2. Legal Notice (Applicant to Submit)

3. Return Receipts from Mailed Notifications (Applicant to Submit)

4. April 29, 2024 Letter from Village Engineer – Carissa Smith, P.E.

5. Civil Permit Plan Set (Full Size Plan Set Previously Distributed)

6. Landscaping Plan Set (Full Size Plan Set Previously Distributed)

7. Info Sheet on Community Solar

8. Power Point Presentation: Application for Special Use Permit

9. Q&A email with AC Power

10. Email objecting to proposed use

11. Letter from AC Power to Mayor McCombie requesting referral to the Plan Commission (2/27/24)

12. Power Point: Introduction to AC Power LLC Solar Development

13. Cook Viewer (two pages): Landfill Site

14. AC Power Statement of Qualifications

15. Section 11-6 'Fees' highlighting discretion to have consultant review

16. Section 2-10 Alternative Energy Systems, existing Village Code on sound, odor, vibration and documentation required.

17. List of Questions on Proposed Solar Project

Note: Section 2-10. B.1 of the Zoning Ordinance currently states that freestanding and/or ground mounted solar panels are not allowed. This would mean the amendment to the Special Use Permit that allows the landfill would need to include a provision to allow the ground mounted solar panels at this location should the project proceed.

B. Continuation of Public Hearing – Proposed Forest View Estates.

- 1) Village Engineer is seeking input from MWRD, Cook County DOTH, Hoffman Estates and Forest Preserve District of Cook County in regard to the Membrane Bioreactor (MBR) wastewater treatment system being proposed for the development.
- 2) Todd Shaffer, Haeger Engineering, will be in attendance to provide an update on discussions with outside agencies.

Exhibits:

1. Cover email and Letter from Village Engineer regarding discussions with MWRD, Cook County DOTH and Hoffman Estates.
2. Memo RE MBR System in Hawthorn Woods IL.
3. Hoffman Estates email RE ROW on Freeman.
4. Projades statement RE MBR system.
5. Projades response to Haeger Review Memo.
6. Projades response to Manhard Review Memo.
7. Projades response to Hey & Associates Memo.
8. Gary Weber response to Landscape Plan Review.
9. Projades list of Variances being requested.
10. Projades list of Lot Sizes, Home Sizes and Sale Price.
11. Lot area summary.
12. Note: CC&Rs under review.

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT