



# MINUTES

## Plan Commission

Village of Port Barrington

69 S. Circle Avenue

Port Barrington, IL 60010

Tuesday, February 14, 2023

7:00 p.m.

**Note: This will be an in-person meeting with MASKS OPTIONAL of all attendees per current CDC recommendations**

### **I. Call to Order**

Meeting called to order at 7:03 pm.

### **II. Roll Call**

Roll call. Present Chairman Weiner, Benson, Bergbauer, and Kotarski. Alesi arrived at 7:08. Ashley absent.

### **III. Consideration of Approval of Minutes for October 18, 2022 and January 10, 2023 Planning Commission Meeting**

Motion: Benson moved to approve the October 18, 2022 minutes, seconded by Kotarski. Ayes: Benson, Alesi, Weiner, Kotarski. Abstained Bergbauer ( not present at the meeting

Motion carried, 4-0-1;

Motion: Bensen moved to approve the January 10, 2023 minutes, seconded by Weiner. Ayes: Benson, Alesi, Weiner, Bergbauer, and Kotarski.

Motion carried 4-0.

#### **IV. Discussion Only: Proposed Solar Panel Farm**

PC Kotarski, who was present in the audience at the Village committee meeting on February 1, gave an overview of the information provided by Surya Power, the potential developers. Accompanying paperwork from the potential developer was also reviewed. PC Kotarski highlighted the following: a conditional use permit would be required, the environmental impact, electromagnetic interference, potential leaching of pollutants into the ground, the necessary berm requirement between the residential property, the financial benefit for the Village, the financial particulars of Surya, the size of the panels, and the general appearance of the proposed project.

PC Kotarski stated the aesthetic appearance is a major concern. PC Alesi agreed that the general appearance is important. Chairman Weiner said the size of the panels would be considerable. Required fencing around the property would unlikely improve the general look of the property.

How would the property maintenance be handled. Chairman Weiner believed the project is more suited for a more remote location. The Village would need to stand firm on the earthen berm requirement.

PC Benon believed any EMI, electro magnetic interference, would be minimal, although there might be a slight audible hum. There might be some radiant heat near the panels. Chairman Weiner observed that the panels contain silicone, a harmful substance in the remote chance of a leak.

Surya Power claims the Village residents would benefit from reduced electricity cost if they signed up. PC Benson pointed out the major portion of eclectic bills is the delivery charge that would still be provided by Commonwealth Edison, not the electricity itself. PC Kotarski stated Commonwealth Edison customer can currently choose from a variety of third party suppliers. The power generated by these third parties is just fed into the overall electric grid. However, there is a social and environmental benefit by adopting and utilizing cleaner green technologies for power generation.

PC Kotarski pointed out the concerns of the Village Board about the financial position of Surya Power. It is a new start up business without much history behind their operations. They currently only have two pending projects in Crystal Lake and Hebron. There are no locations to physically visit and inspect. There are concerns of long-term viability. The Village would need to be protected from financial harm and liabilities.

After reviewing the above, the Planning Commission held an informal opinion poll. All members present believed this proposal would not be a good fit with the Village, the Comprehensive Plan, or the interest of the Village.

**V. Any and/or New Business**

**None**

**VI. Open to the Floor**

**None**

**VII. Adjourn**

*Motion: Bergbauer at 7:38 pm, seconded by Alesi. All ayes, motioned carried 5-0;*

*Respectfully Submitted,*



Elizabeth Schroeder  
*Deputy Clerk*

**Notes taken by PC Keith Kotarski**

**Chairman Michael Weiner**