

PLANNING COMMISSION
City of LaSalle – City Council Chambers
July 22, 2024

Meeting was called to order at 5:05 pm.

ROLL CALL

Present: John Sienkiewicz, Charlie Faletti, John Fletcher, Larry Happ, Bart Hartauer, Don Spayer, Nicole Girton, Mike Nieslawski

Absent: Tom Pigati, Tyler Ketter

Others Present: City Attorney Jim McPhedran, Deputy City Clerk Brent Bader

A quorum was present.

Committee Member John Fletcher moved to appoint Committee Member as Pro-Tem Chair Larry Happ, due to absence of Chairman Pigati, seconded by Committee Member Charlie Faletti.

ROLL CALL

AYE: Sienkiewicz, Falletti, Fletcher, Happ, Hartauer, Spayer, Girton, Nieslawski

NAY: NONE

MOTION CARRIED: 8-0

Attorney McPhedran asked for a motion to make a copy of the application for the special use permit and a copy of the notice of publication that went into the newspaper as part of the record. McPhedran also explained how this property of discussion is a part of premises commonly known as Starved Rock Family Campgrounds, 757 E 3029th Rd, La Salle, aka Four Brothers Road. The plan is to put a solar farm on a portion of the Northwest portion of the premises, Northwest of the present campground structures. The portion that is being requested for this special use permit is to be approx. a half acre of the parcel.

Moved by Committee Member C. Falletti and seconded by J. Fletcher to make a copy of the application for the special use permit and a copy of the notice of publication that went into the newspaper as part of the record.

ROLL CALL

AYE: Sienkiewicz, Falletti, Fletcher, Happ, Hartauer, Spayer, Girton, Nieslawski

NAY: NONE

MOTION CARRIED: 8-0

Public Notice Regarding Request for Special Use Permit

Pro-Tem Chair Happ swore in Mark Voss before he discussed his plan of solar panels on portion of the Starved Rock Family Campground property. Mr. Mark Voss discussed that there has been recent rising cost on property at the campground, with one of the biggest costs being power. He continues by discussing his goal of installing solar panels to reduce power costs for their RV Park. He mentioned they won a federal grant to help fund the project. Voss also provided details on the company they are working with, Legacy Solar Company, and how they are working to keep the project on track. He stated how it will also be on an area of land that no one will be able to see and it will be fenced in. Mr. Voss explained that his business name is Starved Rock Family Campground with MAV Restoration being the property owner.

Pro-Tem Chair Happ asked how much of the amount will the federal grant cover. The solar panel coverage will provide about only 50% of the power usage on the campground. They have 107 sites with potentially 300-400 people on a weekend.

Mr. Voss verified the location of the solar panels, northwest of the campground structures, about half acre to the south of the northernmost tip of the parcel.

Voss stated that it will get started, if voted on, in the next two weeks and will take about 2-3 weeks.

Committee Member Fletcher if there would any additional panels added later. Voss stated that they do not have any more land and not feasible with the current land at this point.

Questions about grant coverage, future plans, and potential impact on nearby campgrounds.

Moved by C. Falletti and seconded by J. Fletcher regarding petition of MAV Restoration, LLC, by its owner, Mark Voss, in request for special use permit related to the proposed construction and operation of approximately one-half acre solar farm on the portion of the premises commonly known as Starved Rock Family Campground, 757 East 3029th Road, LaSalle, Illinois, AKA Four Brothers Road, with the specific location of the proposed solar farm to be the Northwest of the present campground structures and to be further more specifically described as being approximately one half acre to the south of the northernmost tip of the parcel and move that they find the petitioners request to be the overall public good and further consistent with the proposed purpose and intent of the LaSalle Comprehensive Plan and zoning ordinance that is further compliant with the City of LaSalle ordinances in regard to granting special use permits. Thus, I also

recommend that the petitioners request be granted subject to such other terms and provisions as the LaSalle City Council deems just inappropriate.

ROLL CALL

AYE: Sienkiewicz, Falletti, Fletcher, Happ, Hartauer, Spayer, Girton, Nieslawski

NAY: NONE

MOTION CARRIED: 8-0

Moved by Nicole Girton and seconded by Bart Hartauer to adjourn the meeting.

Voice vote, all ayes. Motion is carried.

ADJOURNED

5:18

pm

A handwritten signature in black ink that reads "Amy Quinn". The signature is fluid and cursive, with "Amy" on the first line and "Quinn" on the second line, slightly overlapping.

Amy Quinn, City Clerk

Exhibit 1

LEGAL

Public Notice Regarding Request for Special Use Permit

Notice is hereby given that the City of La Salle Planning Commission will hold a meeting for a Public Hearing in the La Salle City Council Chambers at 745 Second Street, La Salle, Illinois, on the 22nd day of July 2024 at 5 p.m. At that time, potentially amongst other things, the Planning Commission will consider the request of Mav Restoration, LLC for issuance of a Special Use Permit related to the proposed installation of a half-acre solar farm at premises commonly known as Starved Rock Family Campground, 757 E. 3029th La Salle, IL, a.k.a. Four Brothers Road northwest of the campground structures, and presently owned by aforementioned Mav Restoration, LLC. Said premises are presently zoned M-1. Light Industrial, which real estate premises, including all improvements thereon and all appurtenances thereto, located in the County of La Salle and State of Illinois, are more specifically described as follows:

That part of the Southwest Quarter of Section 32-34-2, East 10 acres of Described Tract, Beginning Southeast Corner Southwestern quarter of Section 32, N 2620.69 feet, Northwestern 2641.29 feet, Southeastern 2606.30 feet to North Right of Way Route Interstate 80 Northeastern 465.68 feet, Southeastern 403.03 feet, South 32.39 feet, Northeast 1756.12 feet to Point of Beginning.

The proposed solar farm would be specifically located one acre to the south of the northernmost tip of the aforementioned parcel.

That in regard to said premises, the La Salle County Real Estate PIN Number is 12-32-302-000

At the time of the LaSalle Planning Commission Hearing, which will be conducted in accordance with applicable law, all interested persons will be provided an opportunity to be heard, and all parties and all witnesses called may be examined and cross examined in accord with applicable law; at which hearing the City of LaSalle Planning Commission will take such action and make such recommendations as the Planning Commission deems appropriate in accordance with applicable law in such proceedings.

Thomas Pigati, Chairman
City of LaSalle Planning Commission