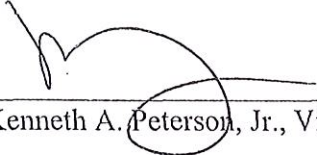


CALL FOR SPECIAL MEETING

The President for the Village of Steger, Illinois hereby issues this call for the purpose of requiring that a Special Meeting be held on Tuesday February 12, 2019 at 7:00 p.m. at the Village Hall to consider the matters on the attached Agenda.

In accordance with the foregoing, the Village Clerk or Village staff are hereby required to cause the attached Notice to be served upon the Village President and all Trustees.



Kenneth A. Peterson, Jr., Village President

VILLAGE OF
STEGER
BOARD OF TRUSTEES
SPECIAL
MEETING AGENDA
35 W. 34th Street, Steger IL 60475

Tuesday, February 12, 2019 7:00pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. PUBLIC COMMENT
- D. NEW BUSINESS:

ORDINANCE NO. 1209

AN ORDINANCE APPROVING/DENYING (CIRCLE ONE) A SPECIAL USE PERMIT TO CONSTRUCT AND MAINTAIN A SOLAR FARM IN THE VILLAGE OF STEGER, ILLINOIS

- E. ADJOURNMENT

The Village of Steger, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Human Resource Department at (708) 754-3395 to allow the Village to make reasonable accommodations for those persons

ORDINANCE NO. 1209

STATE OF ILLINOIS)
)
COUNTIES OF COOK)
)
)
)

AN ORDINANCE APPROVING / DENYING (CIRCLE ONE) A SPECIAL USE PERMIT TO CONSTRUCT AND MAINTAIN A SOLAR FARM IN THE VILLAGE OF STEGER, ILLINOIS

WHEREAS, the Village of Steger, Counties of Cook and Will, State of Illinois (the "Village") is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, the President and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to the health, safety and general welfare of the residents of the Village; and

WHEREAS, Community Power Group, LLC (the "Applicant") submitted a request to the Village for a special use permit to construct and maintain a solar farm at 1521 E. 231st Street, Steger, Illinois (the "Subject Property"); and

WHEREAS, to construct and maintain a solar farm at the Subject Property (the "Special Use"), a special use permit must be granted by the Village Board; and

WHEREAS, the the Village of Steger Combined Planning and Zoning Board of Appeals (the "PZBA") held a hearing, pursuant to proper notice, at which the Applicant provided an application and plans (incorporated herein by reference) and credible evidence demonstrating that: (1) the establishment, maintenance, or operation of the Special Use will / will not (circle one) be detrimental to or endanger the public safety, health, morals, comfort, or general welfare; (2) the Special Use will

/ will not (circle one) be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; (3) the establishments of the Special Use will / will not (circle one) impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; (4) adequate utilities, access roads, drainage, and/or other necessary facilities have / have not (circle one) been or are being provided; (5) adequate measures have / have not (circle one) been or will / will not (circle one) be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; (6) the Special Use shall / shall not (circle one) in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendations of the PZBA; and

WHEREAS, based on the testimony given at said public hearing, the PZBA made certain findings of fact and conclusions with respect to the Special Use and made a recommendation to the Village that the Special Use be approved (collectively, the "Findings of Recommendation"); and

WHEREAS, a copy of the Findings and Recommendation is attached hereto as Exhibit A and is incorporated herein by reference as if set forth in full; and

WHEREAS, the Corporate Authorities have made additional findings of fact based upon the evidence, testimony and statements of the Applicant and other interested parties made to the Corporate Authorities, a copy of which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, in light of the above, the Special Use is / is not (circle one) in furtherance of the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Steger, Counties of Cook and Will, State of Illinois, as follows:

SECTION 1: Recitals.

The foregoing recitals are herein incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2: Grant of Special Use Permit.

The Findings and Recommendation as stated in Exhibit A of the PZBA are hereby adopted, the additional findings made by the Corporate Authorities as stated in Exhibit B are hereby adopted, and a special use permit to construct and maintain a solar farm at the Subject Property is hereby granted / denied (circle one) (the "Special Use Permit"). If granted, the special use permit is subject to the conditions set forth in Section 3 of this Ordinance. If denied, Section 3 shall be removed from this Ordinance.

SECTION 3: Conditions.

The land use relief granted hereunder is subject to the restrictions that were specified by the PZBA. The Special Use Permit shall terminate if the Applicant deviates at all from the plans submitted to the Village. If the Applicant finds that deviation from the submitted plans is necessary, new plans reflecting such deviations must be resubmitted to the PZBA and the Village Board for approval. (This Section shall be eliminated and be inapplicable and ineffective with this Ordinance if the requested Special Use Permit is denied).

SECTION 4: Savings Clause.

This Ordinance shall not affect suits pending or rights existing at the time this Ordinance takes effect, but such suits and rights shall continue in force to the same extent and with like effect as if this Ordinance be taken, construed or held to avoid or

impair any cause of action now existing under any ordinance of the Village, or any amendment thereto, but as to any consideration of action now existing, such ordinance and amendment thereto, shall be continued in full force and effect.

SECTION 5: Effective Date.

This Ordinance shall be in full force and effect upon its passage and publication as provided by law

PASSED this ____ day of January 2019.

Joseph M. Zagone Jr., Village Clerk

APPROVED this ____ day of January 2019.

Kenneth A. Peterson, Jr., Village President

Roll call vote:
Voting in favor:
Voting against:
Not voting:

EXHIBIT A

EXHIBIT B

The Corporate Authorities hereby make the following additional findings of fact as it relates to the request for a Special Use Permit filed by the Applicant:
