

## MINUTES

### **Members Present**

Mr. Olthoff, Mr. Tripp, Mr. Washington, Mr. Mulcahy, Mr. Payton, Ms. Peters, Mr. Kinzinger, and Mr. Fairfield

### **Members Absent**

Mr. Stauffenberg, Mr. Tholen, Ms. Polk, Mr. Hildebrand, Mr. Einfeldt, and Mr. Ritter

### **In Attendance**

- **Board Members**

Mr. Wheeler and Mr. Liehr

### **Department Heads**

Delbert Skimerhorn

### **Media**

None

## **1. Call to Order**

- **Roll Call**

The meeting was called to order by the Committee Chairman, Mr. Olthoff, at 9:00 a.m. Quorum present.

## **2. Public Comment**

None

## **3. Approval of Minutes: August 22, 2018**

**Mr. Washington made a motion to approve the minutes, and Fairfield seconded it. Motion carried with a voice vote.**

The minutes from the September 19, 2018 are not ready.

## **4. Building**

- **Building Report: August 2018**

Mr. Skimerhorn reviewed and discussed the Building Report with the committee.

**Mr. Mulcahy made a motion to approve, and Ms. Peters seconded it. Motion carried with a voice vote.**

- **Stormwater/MS4 Program Discussion**

There were no issues to discuss at this time.

## **5. Zoning**

- **Ex Parte Communications to Committee**

None

- ZBA Case#18-37; request for a Rezoning from A1-Agricultural District to A2-Agricultural Estate District on a parcel generally situated in Section 07 of Yellowhead Township on parcel number 01-04-07-100-023. The petitioner is Dan Ekhoﬀ, property owner and applicant.

Mr. Skimmerhorn advised that this is a rezoning request of a 10 acre parcel and they would like to build a home on this property. Currently have a pole barn and a driveway on the property.

Zoning Board of Appeals held a meeting on September 24, 2018 and held a public hearing on the matter, the approval vote was 6-0

Mr. Skimmerhorn advised that the adjoining property on the map is already zoned A2

**Mr. Tripp made a motion to approve, and Mr. Fairfield seconded it.**

Mr. Kinzinger asked for clarification from A-1 to A-2, Mr. Skimmerhorn advised that the A-2 zoning will authorize a home to be built on 2-15 acres.

**Motion carries with a voice vote.**

- ZBA Case#18-38; a request for a Rezoning from I1-Light Industrial District to A1-Agricultural District and a Special Use Permit #121-99.c.34 (Solar Farm), in the A1-Agricultural District on a parcel generally situated in Sections 13 of Kankakee Township on parcel numbers 16-16-13-200-003. The petitioners are Silk Road Holdings V, L.P. c/o Rob Rotering, property owner and Gar Creek Solar, LLC c/o Trajectory Energy Partners, LLC, applicant.

Mr. Skimmerhorn commented that this is a request for rezoning from light industrial to A-1 agriculture and a request for special use permit solar farm on a 40 acre parcel, just west of the city of Kankakee on 2000S Road. This would be a 2MW solar facility with access off of 2000S Road. This matter went to the Zoning Board of Appeals on September 24, 2018 and recommended approval 6-0 on both the rezoning and special use permit. There were no conditions placed on the approval.

Mr. Skimmerhorn stated that we have been adding conditions to each and this may have been an oversight. So, if the committee recommends, two conditions could be added. The first is all ground cover on the site shall be a type that is pollinated or friendly to help support agriculture and two, all landscaping should abide by the rules outlined by the Weed and Grass control plan and is subject to the same penalties.

Mr. SKimmerhorn advised that there were no objectors present at the meeting and that only the applicant was present.

Mr. Kinzinger asked if this is the same farm as presented before, or is this different.

Mr. Skimmerhorn that this particular case is a different operator. This is the first for this specific company, but all the details are the same.

**Ms. Peters made a motion to approve with two conditions as noted above, and Mr. Washington seconded it. Motion carries with a voice vote.**

- ZBA Case#18-39; request for a Special Use Permit #121-99.c.34 (Solar Farm), Known as Sandy Farm Solar Farm, in the A1-Agricultural District on a parcel generally situated in Section 08 of Aroma Township on parcel number 12-18-08-200-007. The petitioners are Standard Bank & Trust Tr#6970, property owner and Community Power Group, LLC, applicant.

Mr. Skimmerhorn stated that this case may be recognized as it is the same company and property as ZBA Case 18-01 known as the Hieland Road Solar Farm that was the first one that the committee heard this year. This is a request for a special use permit for the solar farm on the property. The old site that was denied in July is outlined in blue. Mr. Skimmerhorn continued to present the map and presentation to the committee. They pushed the entire solar farm back to the Southeast corner of the tree line and will extend the access drive. The applicant will be using an agricultural style fence that is 8 feet tall and landscaping the entire perimeter and contracting with Snyder Nursery for Landscaping.

The zoning board heard this case on September 24, 2018 and voted to recommend approval 6-0 with conditions. Those conditions are same as before regarding ground cover and landscaping. There were no objectors present at the hearing, there were a few adjoining property owners that attended and did ask questions. There were adjoining property owners present that gave their approval and others were satisfied with the answers to their questions.

**Mr. Washington made a motion to approve, and Mr. Wheeler seconded it. Motion carried with a voice vote.**

## **6. Historic Preservation**

- Intergovernmental Agreement with City of Mokenca

**Mr. Mulcahy made a motion to approve and authorize the Chairman to sign the agreement, and Mr. Payton seconded it. Motion carried with a voice vote.**

## **7. Transportation**

- Rural Transit Section 5311 Agreement

The Committee reviewed the agreement, no discussion or questions necessary.

**Mr. Tripp made a motion to approve, and Mr. Fairfield seconded it. Motion carried with a roll call vote. Motion carries with 9 ayes and 0 nays. Present to vote aye were Mr. Olthoff, Mr. Tripp, Mr. Washington, Mr. Mulcahy, Mr. Payton, Ms. Peters, Mr. Kinzinger, Mr. Fairfield, and Mr. Wheeler.**

- Rural Transit DOAP Agreement

It was advised that this agreement has been postponed. Down State Operating Assistance Program is what the acronym is for this agreement as clarified by Mr. Olthoff.

## **8. Old Business**

None

## **9. New Business**

- Re-appointment of David Bergdahl, Kankakee County Regional Planning Commission
- Re-appointment of Chad Miller, Kankakee County Regional Planning Commission
- Re-appointment of Jeff Jarvis, Kankakee County Regional Planning Commission
- Re-appointment of George Washington, Kankakee County Regional Planning Commission
- Re-appointment of Gene Rademacher, Kankakee County Zoning Board of Appeals

Mr. Olthoff announced the above openings.

**Mr. Wheeler made a motion to combine and approve, and Mr. Payton seconded it. Motion carried with a voice vote.**

## **9. Adjournment**

**Ms. Peters made a motion to adjourn the meeting at 9:17 a.m., and Mr. Mulcahy seconded it. Motion carried with a voice vote.**

Bill Olthoff, Committee Chairman  
Kelly Bylak, Executive Coordinator