

## MINUTES

### **Members Present**

Mr. Stauffenberg, Mr. Tripp, Mr. Washington, Ms. Polk, Mr. Mulcahy, , Mr. Payton, Mr. Kinzinger, Mr. Tholen, Mr. Fairfield, Ms. Peters, and Mr. Ritter

### **Members Absent**

Mr. Olthoff, Mr. Hildebrand, Mr. Einfeldt,

### **In Attendance**

- **Board Members**

Mr. Liehr

- **Department Heads**

Delbert Skimerhorn, Michelle Sadler and Anita Speckman

- **Media**

Present

### **1. Call to Order/Roll Call**

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

### **2. Public Comment**

None

### **3. Approval of Minutes: September 19, 2018 and October 17, 2018**

Minutes are not ready for approval

### **4. Building**

- **Building Report: September 2018**

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

Mr. Skimerhorn reviewed and discussed the report with the committee.

- **Stormwater /MS4 Program Discussion**

Mr. Skimmerhorn asked the committee if there are any issues that they would like to discuss. Mr. SKimmerhorn advised that they are looking into a levy breach out at Williams Ditch at the State line. There are no details as of yet, they have not been to the site yet. Updates will follow; there was a report and locating the breach.

### **5. Historic Preservation**

- **HP2018-1; Local Historic Preservation Landmark of the Foerster House at 381 E Bourbonnais Street, Kankakee. Owners Aaron & Catherine Langlois.**

Michelle Sadler reviewed the petition for approval. Ms. Sadler advised the committee that the petition was approved unanimously on August 21, 2018 by the Historic Preservation committee and also on November 5, 2018 by City Council.

Ms. Sadler advised that the benefits for taxes with the County is neutral, it's a way to preserve the home and landmark the home.

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

## **6. Zoning**

- **Ex Parte Communications to Committee**

Mr. Skimmerhorn asked the board members if they have had any communications with anyone regarding zoning cases that they need to disclose. None.

- **ZBA Case#18-40; request for a Variance to Section 121-99.g.1 (Setbacks) on a parcel generally situated in Section 27 of Ganeer Township. The petitioners are Municipal Trust & Savings Bank Trust #2593, property owner and Roger & Kathryn Novak, applicant.**

Mr. Skimmerhorn reviewed the request for a setback variance. The applicant would like to change the use of the clubhouse to a residential property. The Zoning Board heard the case on October 29<sup>th</sup>, 2018 and voted 4-0 to recommend its approval. There were no objectors present at the hearing.

**Mr. Kinzinger made a motion to approve ZBA Case#18-40 and Mr. Tholen Seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-41; request for a Special Use Permit #121-99.c.34 (Solar Farm), known as Griggs PV I & II, in the A1-Agricultural District on a parcel generally situated in Section 12 of Ganeer Township. The petitioners are Roberta Griggs, property owner and AES Distributed Energy, Inc., applicant.**

Mr. Skimmerhorn reviewed the request for a special use permit for 2 Solar Farms, both 2MW. Total of 4MW. Mr. Skimmerhorn reviewed the presentation and maps with the committee. This case was heard on October 29, 2018 at the zoning board of appeals and it was recommended for approval with a 4-0 vote. They did not place any conditions on this case at that time. Mr. Skimmerhorn advised that it would be recommended to add the conditions. The same two conditions have been requested regarding ground cover and landscaping control plan. There were no objectors present at the hearing.

Mr. Tripp asked that the conditions are added into the motion.

**Mr. Tripp made a motion to approve ZBA Case#18-41 with two conditions added and Ms. Peters seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-42; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 35 of Rockville Township. The petitioners are Norman & Marjorie Schilling, property owners and SolarStone Illinois, LLC, (Bourbonnais Community Solar Farm) applicant.**

Mr. Skimmerhorn advised that this case is a request for a special use permit for a solar Farm, 2MW and is located on 6000 Road in Rockville Township. Mr. Skimmerhorn presented the maps and presentations to the committee. Will be located using the Eastern portion of the property. This was heard on November 5<sup>th</sup>, 2018 by the Zoning Board of Appeals, they recommended approval 6-0 with the standard conditions. There were no objectors present, Mr. Bloom, an adjacent property owner did have questions about noise and emissions and requested the inverters be moved further into the site. The applicant agreed to work with him to address that problem.

**Mr. Kinzinger made a motion to approve ZBA Case#18-42 and Mr. Fairfield Seconded it. Motion carried with a voice vote.**

Discussion:

Mr. Tripp inquired about how many Solar Farms we have so far.

Mr. Skimmerhorn advised about 48 when they are done. Countywide it is about 2 square miles.

Mr. Tripp expressed concern that the farm land is being taken out of use and that is concerning.

Mr. Skimmerhorn advised that the county is 680 miles. So far, outside of maybe 1 or 2, they are located on poor farming land.

Mr. Skimmerhorn also advised that only 1 in 7 will be approved by the State. The State is going to have a lottery starting in February and will issue approvals for 130Mega watts. Currently that state has over 700Mega Watts of applications. It could be possible that Kankakee County gets zero solar farms.

Mr. Washington commented that this is also a matter of owners' rights and ownership of home.

- **ZBA Case#18-43; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 24 of Aroma Township. The petitioners are Jeffery P. Geel and John R. Geel, Jr. subject to Life Estate of Patricia L. Geel, property owners and Peterman II Solar, LLC, applicant.**

Mr. Skimmerhorn advised this one is located outside of Aroma Park on VanderKarr Road. The map and presentation was shown to the Committee. Mr. Skimmerhorn continued to advise that this case was for a 2MW solar farm; recently the committee approved a solar farm to the East of this application. This case was heard on November 5<sup>th</sup>, 2018 by the Zoning Board of Appeals and recommended for approval 6-0 with the standard conditions. There were no objectors present or public comment submitted.

**Mr. Mulcahy made a motion to approve ZBA Case#18-43 and Mr. Kinzinger Seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-44; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 02 of Aroma Township. The petitioners are Carol E. Cyrier Trust, property owner and Sunrise Development LLC, applicant.**

ZBA Case#18-44 was pulled and continued to December 17, 2018 as the case didn't make it out of zoning due to notification problems.

- **ZBA Case#18-45; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 35 of Rockville Township. The petitioners are Rockville Farms, LLC, property owner and Kankakee Solar 2, LLC, applicant.**

Mr. Skimmerhorn advised that this is a special use solar farm application presented the map to the Committee. The Committee recently approved a solar farm to the property to the South. The Zoning Board of Appeals heard this case on November 5<sup>th</sup>, 2018 and recommended approval 6-0 with the same standard conditions. There were no objectors or public comment.

Mr. Tripp asked what happens if these cases are not able to move forward with the solar farm, are they able to put something else with the special use permit.

Mr. Skimmerhorn advised that the special use permit is specific to that specific use of a solar farm.

Currently, the special use permits are only good for 12 months at the time of approval. They must start

construction within 12 months. Mr. Skimmerhorn advised that they will be coming back to amend the text of that ordinance to lengthen that timeframe because many of the approved cases will not meet that criteria.

**Mr. Payton made a motion to approve ZBA Case#18-45 and Ms. Polk Seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-46; request for a Rezoning from R1-Single Family Residential District to A1-Agricultural District and Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 13 of Kankakee Township. The petitioners are Flageole Land Trust #2, property owner and Legacy Solar, LLC c/o Trajectory Energy Partners, LLC, applicant.**

Mr. SKimmerhorn stated that this case is requesting a rezoning component and special use permit. Mr. Skimmerhorn presented the maps and information to the committee; this is also a 2MW facility. The applicant is requesting that the zoning be changed from A-1 to A-1-Agricultural to facilitate the solar farm. This was heard on November 19<sup>th</sup>, 2018 by the Zoning Board of Appeals and recommended approval 6-0 with conditions. Mr. Skimmerhorn believed there was an extra condition added to this specific case. Outside of the two standard conditions, they also added that white pine shall be planted along the frontage of 2000S Road which was discussed by the applicant that they were willing to do that.

Mr. Kinzinger asked to clarify that the farmhouse still qualifies for A-1 zoning. Mr. Skimmerhorn advised that was correct and the property boundary are not changing.

Mr. Skimmerhorn added that there were public comments, all positive. Mr. Steve McGruder discussed and spoke in favor of the application. Mr. McCorkle had questions because the road had been surveyed in front of his house. That was in regards to a road improvement from the Township at that location and has nothing to do with the solar farm.

Mr. Tholen advised that there was a typo on the cases 18-46 and 18-47, the name is Flageole and that was updated.

**Mr. Tholen made a motion to approve ZBA Case#18-46 and MS. Polk Seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-47; request for a Rezoning from R1-Single Family Residential 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 Section 16 of Kankakee Township. The petitioners are George L & Suzette E. Flageole Family Trust, property owners and Iroquois River Solar, LLC c/o Trajectory Energy Partners, LLC, applicant.**

Mr. Skimmerhorn stated the property was zoned R-1 Single family since 1967 and the applicant is requesting the zoning be changed to A1-Agricultural to facilitate the installation of a 2MW solar garden and a special use permit. City of Kankakee is adjacent to this property, shown in brown on the map presented to the committee. This is the Kankakee Valley Airport property. Site plan is using the northern portion up in the corner for the 2MW facility. The zoning Board of Appeals heard this case on November 19<sup>th</sup>, 2018 and recommended approval 6-0 and also added an extra condition on this case. An agricultural style fence will be used with landscape added, as requested by an adjacent property owner.

Mr. Kinzinger asked if the lottery does not approve the solar farm does the zoning that we are changing stay into effect.

Mr. Skimmerhorn advised that the special use permit would disappear, but the zoning would not. The zoning would stay until another request comes before the committee. Mr. Skimmerhorn also added that if something changed into the future, the property could always be rezoned again.

**Mr. Tholen made a motion to approve ZBA Case#18-47 and Mr. Fairfield Seconded it. Motion carried with a voice vote.**

## **7. Transportation**

### **• Rural Transit Update**

Mr. Geoff Olson reviewed the updates for the inner city bus grant agreements had been executed by IDOT. Staff will be reaching out to Sun River Terrace and Momence for the location of their shelters. For the shelters, the size and design will be dictated by the grant amount, which was \$16,000. As a reminder, the inner-city grants does not have local match coming from the County, it is all State and Federal Funds. For ridership, there has been an 8% increase over last year. Reasoning for that is a new service contract that Show Bus entered into with social service provider in the area.

In January 2019, there will be letters of interest sent out. This begins the application process for next fiscal year.

Mr. Payton asked about the shelter in Sun River Terrace. Mr. Olson advised that letters will be going out to them. The agreement is executed by IDOT, so the project can begin.

Mr. Tripp asked if the contractor can put the shelters wherever they want to.

Mr. Olson advised that they will be working directly with the Village and Sun River Terrace for the location site. As of now, there are no specific locations.

Mr. Skimmerhorn advised that it will likely be placed on public property. A couple factors go into the location decision, like the best location for the riders and also the availability of the property itself. That search has not begun.

## **7. Old Business**

None

## **8. New Business**

None

## **9. Adjournment**

**Mr. Tripp made a motion to adjourn the meeting at 10:24 a.m., and Mr. Ritter seconded it. Motion carried with a voice vote.**

George Washington, Jr., Committee Chairman  
Kelly Bylak, Executive Coordinator