

MINUTES

Members Present

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

Members Absent

Mr. Tholen, Ms. Polk, Mr. Einfeldt, Mr. Tripp, Mr. Hildebrand, 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

Scott Dummer commented on the solar farm issue.

Walter Marcotte commented on the solar farm issue.

Kim Basham commented on the solar farm issue.

3. Approval of Minutes: March 21, 2018

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

4. Building - Delbert Skimerhorn

- **Building Report: March 2018**

Ms. Peters made a motion to approve the report, and Mr. Payton seconded it. Motion carried with a voice vote.

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

- **Stormwater/MS4 Program Discussion**

None

5. Zoning

Mr. Skimerhorn reviewed the existing solar farm ordinances with the committee.

- ZBA Case #18-01; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 08 of Aroma Township. The petitioners are Standard Bank and Trust Tr#6970, property owner and Community Power Group, LLC (Hieland Sun Solar Farm)

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 4-1 to recommend approval, and one member voted present.

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

- ZBA Case #18-12; a request for a Variance to Section 121-281.c (Accessory Structure Location) on a parcel generally situated in Section 04 of Bourbonnais Township. The petitioner is Homestar Land Trust #920, property owner and applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

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

- ZBA Case #18-13; request for a Rezoning from R1-Residential District to A1-Agricultural District and a Special Use Permit #121-99.c.34 (Solar Farm) in the A-1 Agricultural District on a parcel generally situated in Section 07 of Kankakee Township. The property is located at the northeast corner of the intersection of W 2000 S Road S 1000 W Road. The petitioners are Donald A. Werner Jr., Donald A. Werner Sr., and Dawn Krantz property owners and Gar Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Cav Solar, LCC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

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

- ZBA Case #18-14; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A-1 Agricultural District on a parcel generally situated in Section 11 of Salina Township. The property is located at the northeast corner of W 4000 N Road, and N 9000 W Road. The petitioners are Robert & Joan Butz, property owners and Cav Solar Farm (formerly Butzridge Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Cav Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

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

- ZBA Case #18-15; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 14 of Salina Township. The petitioners are Alan & Bonita Buckley, property owners and Ailer Solar Farm (formerly Butzridge III Solar, LLC (Cypress Creek Renewables Development, LLC is the sole and managing member of Ailer Solar, LLC), applicant.

Mr. Skimerhorn discussed this case and answered questions from the committee. The Zoning Board of Appeals voted 5-0 to recommend approval.

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

6. Historic Preservation-Michelle Sadler

- **Annual Report & History**

Ms. Sadler reviewed and discussed the report with the committee.

Mr. Stauffenberg made a motion to approve the report, and Mr. Payton seconded it. Motion carried with a voice vote.

7. Old Business

None

8. New Business

None

9. Adjournment

**Mr. Washington made a motion to adjourn the meeting at 10:00 a.m., and Ms. Peters seconded it.
Motion carried with a voice vote.**

Bill Olthoff, Committee Chairman
Diane Owens, Executive Coordinator