

## MINUTES

### **Members Present**

Mr. Olthoff, Mr. Stauffenberg, Mr. Tripp, Mr. Washington, Ms. Polk, Mr. Mulcahy, Mr. Hildebrand, Mr. Payton, Mr. Kinzinger, and Mr. Fairfield

### **Members Absent**

Mr. Tholen, Mr. Einfeldt, Ms. Peters, and Mr. Ritter

### **In Attendance**

- **Board Members**

Mr. Wheeler

- **Department Heads**

Delbert Skimerhorn and Anita Speckman

- **Media**

Present

### **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**

Jay Kerouac commented on ZBA Case #18-22.

Christine Doud commented on ZBA Case #18-22.

Timothy Navratil commented on ZBA Case #18-22.

### **3. Approval of Minutes: June 20, 2018**

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

### **4. Zoning**

- **ZBA Case #18-22; 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 A1-Agricultural District on a parcel generally situated in Section 17 of Momence Township. The petitioners are the Estate of Gary Thyfault c/o Ray Simpson, Independent Executor, property owner and SV CSG Momence 1, LLC, applicant.**

Mr. Skimerhorn stated that the applicant will be giving the same presentation they gave at the Zoning Board of Appeals.

Jim Griffin, the zoning attorney for the project, stated that they are asking for rezoning from R1-Residential to A1-Agricultural and for a special use permit for a solar farm. They received unanimous approval from the Zoning Board of Appeals.

Patrick Dalseth, the project developer from SunVest Solar, provided a PowerPoint presentation on the project. He stated that this is a 2MWac project, with the array in the northwest corner of the parcel to be as far away from any neighboring residences as possible. It is a fixed tilt facility with no moving parts that will face south the entire time. They are using string inverters on the interior row, so no sound will be emitted from the project. There will be a 7 foot chain link security fence. For landscaping, they will provide a pollinator mixed grass habitat. The LESA score was 188 out of 300, a low rating for protection based on the Kankakee Soil & Water Conservation report.

Mr. Griffin stated that the rezoning is consistent with the Kankakee County Comprehensive Plan that has a directive to reduce the oversupply of unincorporated R1-Residential zoned land. It acknowledges that the county had zoned an excess of residential property, and one directive is to reduce it by rezoning the property to agricultural use. The property is located outside of Momence future growth areas inducted in the comprehensive plan.

Andrew Lines from Cohn Reznick stated that their impact study and presentation that was given to the Zoning Board of Appeals holds true today. The new solar farms will not have any adverse impact to any adjacent residential or farm property.

Mr. Washington stated that many of the solar projects have a rotating tilt. He asked why this one does not.

Mr. Dalseth stated that they decided to use a fixed tilt system to reduce the possibility of mechanical failure due to climate or long-term operation and maintenance problems.

Mr. Washington asked why they are asking for 49 acres instead of the 15 acres required for the solar farm.

Mr. Skimerhorn stated that they cannot rezone part of a parcel, and since the parcel is 49 acres, the rezoning must be the entire 49 acres, but special use permit only applies to 15 acres of the parcel.

Mr. Stauffenberg stated that the overview picture of the design shows the solar farm positioned right along the road. He asked why they wouldn't put it in the back corner where there is nothing.

Mr. Dalseth stated that they need to have access to the distribution lines.

Mr. Stauffenberg asked if the LESA score is based off of more than the quality of the farmland.

Mr. Skimerhorn stated that it is. There are probably about 30 other points that go into the score.

Mr. Olthoff asked what the landscaping will be.

Mr. Dalseth stated that the southwest corner of the project, the entire Southern boundary, and the northeast corner will be a combination of coniferous trees, low growth trees, arborvitae, and deciduous trees.

Mr. Skimerhorn stated that the Zoning Board of Appeals voted 4-0 to recommend approval of this case. He read the letters from the City of Momence and the Township of Momence, along with public comments, to the committee.

**Mr. Kinzinger made a motion to approve ZBA Case #18-22, and Mr. Fairfield seconded it. Motion carried with a voice vote.**

- **ZBA Case #18-25; request for a Special Use Permit #34 (Solar Farm), known as Spring Creek Solar Farm in the A1-Agricultural District on a parcel generally situated in Section 04 of Aroma Township. The petitioners are David A. Deyoung, property owner and Community Power Group, LLC, applicant.**

Mr. Skimerhorn stated that this is another 2MWac community solar garden. The property is 76.11 acres in size and is currently zoned A1-Agriculture. He stated that 13 acres of the property would be the solar farm.

A public hearing was held with one public comment, and the ZBA voted 4-0 to recommend approval with 3 conditions.

**Mr. Tripp made a motion to approve ZBA Case #18-25, and Mr. Mulcahy seconded it. Motion carried with a voice vote.**

- **Ex Parte Communications to Committee**

Mr. Skimerhorn stated the he would like to keep this on the agenda each month for any ex-parte communication that the committee members might receive.

## **5. Building**

- **Building Report: May 2018**

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

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

- **Stormwater /MS4 Program Discussion**

Mr. Stauffenberg asked if this would include issues regarding stormwater that is affecting his farm property. There is a creek that floods what they farm.

Mr. Skimerhorn stated that it would definitely be something they should discuss.

- **Flood Damage Property Buyout**

Mr. Skimerhorn stated that Illinois DNR has a flood hazard mitigation program that provides money that pays to remove structures that are deemed to be a flood hazard. The state has \$12 million for this program that focuses on the acquisition of real property. They buy the property, remove all of the structures, and render it vacant. The county then owns the property. The program is 100% reimbursable, meaning the county must front the money first. They currently have four properties in Aroma Township that they are interested in, and the total cost would be \$399,000 that the county would have to front. The average turnaround time is about a month for the reimbursement.

Mr. Tripp asked if the county is responsible for taking care of it once it becomes our property.

Mr. Skimerhorn stated yes, and he is talking with the township to see if they would maintain it.

Mr. Fairfield asked if the county would ever be able to sell the property.

Mr. Skimerhorn stated that they cannot, but they can transfer it to another governmental agency or a conservancy oriented group. The property could have a boat dock, gravel parking area, or an open lot playground.

Mr. Tripp asked if it can be filled to prevent flooding.

Mr. Skimerhorn stated that it cannot. It has to be left in its natural state.

**Mr. Tripp made a motion to move this item to the full board, and Mr. Washington seconded it. Motion carried with a roll call vote of 10 ayes and 0 nays. Voting aye were Mr. Olthoff, Mr. Stauffenberg, Mr. Tripp, Mr. Washington, Ms. Polk, Mr. Mulcahy, Mr. Hildebrand, Mr. Payton, Mr. Kinzinger, and Mr. Fairfield.**

## **6. Transportation**

- **Transportation Grant Agreement for FY2019**

Geoff Olson reviewed and discussed the Transportation Grant Agreement with the committee. The grant is going to be paid by federal and state funds.

**Mr. Washington made a motion to approve the Transportation Grant Agreement for FY2019, and Ms. Polk seconded it. Motion carried with a voice vote.**

## **7. Old Business**

None

## **8. New Business**

- **Kankakee River Discussion**

Anita Speckman stated that Chairman Wheeler asked her to speak to the committee regarding a conversation with multi-jurisdictional groups that are working on flood issues. He would like to bring a member of an engineering firm to present their work to the Finance Committee and possibly explore something similar in this area. The representative will be at the Finance Committee meeting next Wednesday.

## **9. Adjournment**

**Mr. Stauffenberg made a motion to adjourn the meeting at 10:07 a.m., and Mr. Mulcahy seconded it. Motion carried with a voice vote.**

Bill Olthoff, Committee Chairman  
Diane Owens, Executive Coordinator