

## MINUTES

### **Members Present**

Mr. Olthoff, Mr. Washington, Ms. Polk, Mr. Hildebrand, Mr. Payton, Ms. Peters, Mr. Kinzinger, and Mr. Fairfield

### **Members Absent**

Mr. Stauffenberg, Mr. Tripp, Mr. Tholen, Mr. Mulcahy, Mr. Einfeldt, and Mr. Ritter

### **In Attendance**

- **Board Members**

Mr. Wheeler

### **Department Heads**

Delbert Skimerhorn and Erich Blair

### **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**

Sheryl Shane commented on ZBA Case #18-26.

Mike Dampitz commented on ZBA Case #18-26.

Don Kinzler commented on ZBA Case #18-26.

Kevin McRaven commented on ZBA Case #18-26.

## **3. Approval of Minutes: July 18, 2018**

**Mr. Washington made a motion to approve the minutes, and Mr. Hildebrand seconded it.**

**Motion carried with a voice vote.**

## **4. Building**

- **Building Report: June 2018**

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

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

- **Stormwater/MS4 Program Discussion**

Mr. Skimerhorn stated that they are looking into one stormwater issue in Momence Township and are working with the Health Department to possibly get either soil or water samples done.

## **5. Zoning**

- **Ex Parte Communications to Committee**

None

- **Certified Mail Return Receipt for Momence Mayor**

Mr. Wheeler stated that when we send out Certified Mail, we get a Return Receipt, which is part of our process when we have to notify people of solar farm or any other upcoming zoning hearing. The Momence Mayor came to the full board meeting and chastised the entire board, called us liars, and Mr. Skimerhorn a liar, because the Mayor said he never received a letter. Mr. Wheeler wanted to

show the committee the Return Receipt he brought to the committee today was signed by the Mayor's employee, Lori Schultz, 13 days prior to the meeting. The Mayor actually responded to the letter, so Mr. Wheeler doesn't know how he would have not gotten it. Mr. Wheeler didn't appreciate the tone and the accusations of the Mayor toward this body, and Mr. Wheeler would not do that in his chambers. Mr. Wheeler just wanted to let the board and the public know that the Mayor was notified in plenty of time for that hearing, and within the law.

Mr. Olthoff asked the committee if they wanted a presentation on the cases that have no objections. The committee agreed that they would not need a presentation on the cases without objections. Mr. Skimerhorn will give the background and then the committee can vote.

- **ZBA Case#18-24; request for a Rezoning from I2-General 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 Section 07 of Kankakee Township. The petitioners are Yonke Farms, LLC (Mr. Tim Yonke), property owner and SolAmerica Energy, applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint to the committee. The Zoning Board of Appeals recommended the approval of both the Rezoning and the Special Use Permit 4-0, but with conditions on the Special Use Permit.

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

**Discussion:**

Mr. Wheeler asked if the site had sewer and all utilities that would be appropriate for an industrially zoned property.

Mr. Skimerhorn stated that to his knowledge it does. The sewer and water lines running down Route 45 along the front of the property and there is electric down through there as well. Route 45 is a four lane road and is a truck route.

**Original motion carried with a voice vote.**

- **ZBA Case#18-26; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 10 of Pilot Township. The petitioners are Sharon H. Schiller and Ernest L Schiller, property owners and Borrego Solar Systems, Inc., applicant.**

Mr. Skimerhorn stated that, before he starts on this case, yesterday at about 3:00 p.m., he received a correspondence from Greenberg Farrow which is the engineering company for Borrego Solar on this project asking that the committee send this back to Zoning Board of Appeals as they do not feel they were given a proper chance at rebuttal after public comment, and would like to have more time to work with the residents and, hopefully, come up with a solution that is beneficial to all. At this time, the committee has a choice. They can either choose to send it back to the Zoning Board of Appeals based on this letter or can move forward as they normally would with a case.

**Ms. Peters made a motion to send this case back to the Zoning Board of Appeals, and Mr. Payton seconded it.**

**Discussion:**

Mr. Washington asked if the proposition had been rejected by the Zoning Board of Appeals.

Mr. Skimerhorn stated that, as of right now, yes. The vote was 4-1.

**Motion failed with a tied roll call vote of 5 ayes and 5 nays. Voting aye were Mr. Olthoff, Mr. Stauffenberg, Mr. Hildebrand, Mr. Payton, and Mr. Kinzinger. Voting nay were Mr. Washington, Ms. Polk, Ms. Peters, Mr. Fairfield, and Mr. Wheeler.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals recommended the denial of this proposal 4-1. There were many surrounding property owners who spoke against this.

**Mr. Washington made a motion to deny the request for a Special Use Permit, and Mr. Fairfield seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-28; 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 27 of St. Anne Township. The petitioners are James & Kathleen DeGroot and Paul & Cynthia DeGroot, property owners and FFP IL Community Solar, LLC, applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 7-0 to approve both the Rezoning and the Special Use Permit with conditions.

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

- **ZBA Case#18-29; request for a Rezoning from A1-Agricultural District to RE-Rural Estates District and Variance to Section 121-149.d (Lot Size) on a parcel generally situated in Section 15 of Essex Township The petitioners are Timothy & Caitlyn Wilkerson, property owners and applicants.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 5-0 to recommend approval on both the Rezoning and the Variance.

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

- **ZBA Case#18-30; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 30 of Otto Township. The petitioners are Frank L Barbieri and Jerome Barbieri, property owners and Solar Provider Group IL, LLC (Bur Creek Community Solar), applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 4-0 to deny the Special Use Permit.

**Mr. Wheeler made a motion to deny the Special Use Permit, and Mr. Kinzinger seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-31; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 12 of Norton Township. The petitioners are Gross Gross Family Farm LLC, property owners and Solar Provider Group IL, LLC (Granary Creek 1 Community Solar), applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 4-0 to approve the Special Use Permit with conditions.

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

- **ZBA Case#18-33; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 36 of Rockville Township. The petitioners are Sunshine Limited Partnership, property owner and McGee Solar, LLC, applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 5-0 to recommend granting the Special Use Permit with conditions.

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

- **ZBA Case#18-34; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 34 of Manteno Township. The petitioners are Sunshine Limited Partnership, property owner and Nostrand Solar, LLC, applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 5-0 to approve the Special Use Permit with conditions.

**Mr. Wheeler made a motion to approve with the stipulation that the developer put in appropriate landscaping should 6000 Road be extended, along with the other standard conditions, and Mr. Payton seconded it. Motion carried with a voice vote.**

- **ZBA Case#18-35; request for a Special Use Permit #121-99.c.10 (Community Residential Home) in the A1-Agricultural District on a parcel generally situated in Section 24 of Momence Township. The petitioners are JAVD Illinois LLC Series Conservation an IL Series LLC, property owner and Garden of Prayer, applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals voted 7-0 to approve the Special Use Permit.

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

- **ZBA Case#18-36; request for a Special Use Permit #121-99.c.34 (Solar Farm) in the A1-Agricultural District on a parcel generally situated in Section 01 of Pilot Township. The petitioners are Kacija Living Trust, property owner and Irwin Solar, LLC, applicant.**

Mr. Skimerhorn provided the background on this case and showed a PowerPoint presentation to the committee. The Zoning Board of Appeals recommends approval 7-0 to approve the Special Use Permit with the same standard conditions.

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

## **6. Transportation**

- **SHOWBUS – Section 5311 Grant Agreement FY2019 (5006)**

Mr. Skimerhorn stated that last fall we submitted the Intercity Bus Grant Application to IDOT for service from Momence to the Greyhound stop in Kankakee and two bus shelters, one in Sun River Terrace and one in Momence. This grant will have no local match coming from the county, and all funds are State and Federal. IDOT sent two agreements for the grant. One agreement is for providing service between Momence and Greyhound, expanding the current Momence commuter

route, with \$14,684.30 in Federal funds, and \$10,594.70 in State funds. The other agreement is to install the two bus shelters at a cost of \$16,000 in State funds. We're asking today for permission for the Chairman to sign these agreements.

**Mr. Payton made a motion to approve the first agreement, and Mr. Kinzinger seconded it. Motion carried with a roll call vote of 10 ayes and 0 nays. Voting aye were Mr. Olthoff, Mr. Stauffenberg, Mr. Washington, Ms. Polk, Mr. Hildebrand, Mr. Payton, Ms. Peters, Mr. Kinzinger, Mr. Fairfield, and Mr. Wheeler.**

- **SHOWBUS – Capital Assistance Grant Agreement**

**Mr. Washington made a motion to approve the second agreement, and Mr. Payton seconded it. Motion carried with a roll call vote of 10 ayes and 0 nays. Voting aye were Mr. Olthoff, Mr. Stauffenberg, Mr. Washington, Ms. Polk, Mr. Hildebrand, Mr. Payton, Ms. Peters, Mr. Kinzinger, Mr. Fairfield, and Mr. Wheeler.**

- **Rural Transit Update**

Mr. Skimerhorn stated that for the fourth quarter for 2018, the total number of trips is 8,866, which is an 8% increase over last year's fourth quarter. Demand response had 4,266 trips, which is a 4% increase over last year's fourth quarter. Mومence commuter had 4,600 trips, a 12% increase over last year, and overall trips for FY2018 has been 36,704, which is a 21% increase over last year.

- **SHOWBUS Branding – Chairman**

Mr. Wheeler stated that this is something that's been bothering him for the past 4-6 years, but it's been more so lately since we do actually fund money out of the General Fund into this endeavor. The brand is SHOWBUS when it's really the Kankakee County Rural Transit System, and he thinks the public is missing an opportunity to realize that we do this. He realizes there's a cost to rebranding and the logo that goes on the buses, but he would like to ask this committee if we could at least go forward to determine what it would cost to rebrand those buses to a to-be-determined name. There are other townships that contribute to this, but it's the Kankakee County Transit System. He thinks we're missing an opportunity and the public's missing an opportunity to know who's really behind this and the efforts out of the Planning Department.

**Mr. Kinzinger made a motion to investigate the cost to rebrand the buses, and Mr. Washington seconded it. Motion carried with a voice vote.**

## **7. Old Business**

None

## **8. New Business**

- One Opening on Kankakee County Zoning Board of Appeals
- Two Openings on Kankakee County Historic Preservation Commission
- Six Openings on Kankakee County Regional Planning Commission

Mr. Olthoff announced the above openings.

## **9. Adjournment**

**Ms. Peters made a motion to adjourn the meeting at 10:21 a.m., and Ms. Polk seconded it. Motion carried with a voice vote.**