Resolution of the County Board of Kankakee County, Illinois

RE: ZBA CASE #18-28; REZONING R1-SINGLE FAMILY RESIDENTIAL DISTRICT TO A1-AGRICULTURAL DISTRICT AND SPECIAL USE PERMIT #121-99.C.34 (SOLAR FARM) SECTION 27 ST. ANNE TOWNSHIP (FFP IL COMMUNITY SOLAR)

WHEREAS, an application pursuant to the terms of the Kankakee County Zoning Ordinance, has been filed James & Kathleen DeGroot and Paul & Cynthia DeGroot, property owners and FFP IL Community Solar, LLC, applicant, in the Office of the County Clerk of Kankakee County for a Rezoning from R1-Single Family Residential to A1-Agricultural District and a Special Use Permit #121-99.c.34 (Solar Farm), on a parcel legally described herein Exhibit A, a copy of which is attached; and,

WHEREAS, the Zoning Board of Appeals held a duly noticed public hearing, on the application on August 13, 2018 and from the testimony and evidence presented findings were made as described in Exhibit B, a copy is attached and the ZBA recommends that the request of James & Kathleen DeGroot and Paul & Cynthia DeGroot, property owners and FFP IL Community Solar, LLC, applicant, be approved with conditions; and,

WHEREAS, the Planning, Zoning, and Agriculture Committee (PZA), at its regularly scheduled and duly noticed meeting of August 22, 2018 having reviewed, discussed and considered the matter, has approved the request and adopted the findings and recommendation of the Zoning Board of Appeals, Exhibit B; and,

WHEREAS, all matters required by law of the State of Illinois and the Zoning Ordinance of Kankakee County have been completed; and,

WHEREAS the County Board at its regularly scheduled meeting of September 11, 2018 after review, discussion, and consideration, agrees with the findings of the Zoning Board of Appeals and committee minutes of the PZA Committee, and finds that the conclusions expressed are both reasonable and rationally supported by the evidence presented, and the rezoning and special use permit will not be detrimental to the public health, safety, and economic and general welfare.

NOW, THEREFORE, be it resolved by the Kankakee County Board, State of Illinois as follows:

1. The findings of the Zoning Board of Appeals are hereby approved, confirmed, ratified, and adopted and the conclusions of the Planning, Zoning and Agriculture Committee based upon those findings are rational and in the public interest.

2. The findings, conclusions and recommendation expressed in the minutes of the Planning, Zoning, and Agriculture Committee meeting of August 22, 2018 are also supported by the record and are in the public interest and are also approved, confirmed, ratified and adopted.
3. Rezoning from R1-Single Family Residential to A1-Agricultural District and a Special Use Permit #121-99.c.34 (Solar Farm), be approved with conditions on a parcel legally described in Exhibit A, a copy of which is attached herein and made a part hereof.

4. The conditions for the Special Use Permit Section 121-99.c.34 (Solar Farm) are as follows:

   a. All ground cover established on the site shall be of a type which is pollinator friendly to help support agriculture.

   b. All landscaping shall abide by any and all rules as outlined in the weed and grass control plan and is subject to the same penalties as weed and grass.

PASSED and adopted this 11th day of September 2018.

Andrew H. Wheeler, County Board Chairman

ATTEST:

Dan Hendrickson, County Clerk
LEGAL DESCRIPTION:
A TRACT OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 30 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1241.09 FEET TO A MAG NAIL; THENCE NORTH 01 DEGREE 20 MINUTES 10 SECONDS WEST A DISTANCE OF 615.55 FEET TO AN IRON ROD; THENCE NORTH 88 DEGREE 20 MINUTES 20 SECONDS EAST A DISTANCE OF 1241.90 FEET TO A MAG NAIL IN THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 15 MINUTES 15 SECONDS EAST A DISTANCE OF 608.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.43 ACRES. NEAREST CROSS STREETS: E 5000 S ROAD AND S 8500 E ROAD, ST. ANNE, IL 60964.
This is the findings of fact and the recommendation of the Kankakee County Zoning Board of Appeals concerning an application from property owners James, Kathleen, Paul, and Cynthia Degroot and applicant FFP IL Community Solar, LLC in **ZBA Case No. 18-28**. The applicant and owner are seeking rezoning from Ri-Single Family Residential to Al-Agriculture and a special use permit to allow the construction of a 2 MW community solar garden on property located at the northwest corner of the intersection of 8500 E Road and 5000 S Road. Please refer to the application packet for detailed information about the project.

Please refer to the application packet for detailed information about the project.

After due notice required by law, the ZBA held a public hearing on this case on August 13, 2018 in the County Board Room, 4th Floor, Kankakee County Administration Building, Kankakee, Illinois, and hereby report their findings of fact and their recommendation as follows:

**Site Information:** See Staff Report (attached herewith).

**Public Comments:** (Refer to transcripts for full details)

**Zandra Cohen** - A nearby property owner asked how the trees in the area would affect the solar farm. The answer was that a study was conducted and the trees would not shade the solar farm. She also stated that she liked the idea of the security fence.

**Analysis of Ten Standards:** After considering all the evidence and testimony presented at the public hearing, the Board makes the following analysis of the ten (10) standards listed in Section 17.03.E3 (Standards for Map Amendments) of the **Kankakee County Zoning Ordinance** that must all be found in the affirmative prior to recommending granting of the petition.

1. **That the proposed rezoning is consistent with the purpose and intent of the Zoning Ordinance.**

   The Board finds that the proposed project is located approximately 1.4-miles from the nearest municipality (St. Anne, IL) and is located within an R-1 Residential Zoning District; however, FFP, IL Community Solar, LLC is proposing that the property be rezoned to A-1 Agriculture so that solar can be developed on site. According to the Kankakee County Solar Ordinance, "Solar farms, also known as solar power plants and solar energy generation facilities, shall be permitted in the..."
A1 district as a special use.” The proposed project will comply with all ordinances, requirements, and regulations set forth by Kankakee County and will obtain all necessary local and state permits.

2. That the proposed rezoning is consistent with the goals, objectives, and policies of the County Comprehensive Plan.

The Board finds that FFP IL Community Solar, LLC intends to develop the Project in conformance with the County’s comprehensive plan and the A-1 Agriculture Zoning District, should the proposed Project site be rezoned. The proposed Project is located within a rural, agricultural area of Kankakee County and would only remove the Project Area (10.98-acres) from agricultural production, the remaining lands located within the parcel can remain agricultural. In addition, no effects on surrounding agricultural fields or wooded lands are expected, preserving the agricultural character of the County.

According to the 2030 Kankakee County Comprehensive plan, “Kankakee County has experienced steady growth since 1989 with additional pressures occurring due to the growth and expansion of the greater Chicago-Metropolitan area.” With added residential and nonresidential investments within the County brings additional needs in terms of energy to power these new developments. The proposed Project would provide 1.875MW’s of clean, renewable energy to the local power grid which, according to the Solar Energy Industries Association (SEIA), is capable of powering approximately 300 homes within Illinois. Furthermore, allowing the property to be developed into a solar facility will help generate additional income for the landowner, contribute to job creation stimulation through new investments in energy efficiency, renewables, and innovation, and also help preserve the State of Illinois’ low energy rates for residents and businesses with the County. Also, the development of solar will provide additional review for the County through real estate tax and permitting requirements in order to develop and operate these facilities.

3. Explain how and if all required utilities, drainage, access to public rights-of-way, recreational facilities, educational facilities, and public safety facilities have been or will be provided, and possess adequate capacity or manpower.

The Board finds that the proposed Project would be situated on rural agricultural land, located away from public areas. Once constructed solar facilities require very little maintenance and no full-time on-site employees. As such, water and sanitary facilities, will not likely be required for the proposed solar Project. Any additional documentation required regarding the above referenced items will be provided by FFP IL Community Solar, LLC once additional site specific engineering and design components are determined for the Project.
4. That the proposed rezoning is compatible with the existing uses of property and the zoning classification of property within the general area.

The Board finds that as the proposed Project is situated on agricultural land, away from public areas, municipalities, businesses, and industrial sites, there are no anticipated effects from the construction or operation of the facility. The proposed solar facility will be maintained in association with all applicable ordinances set forth by Kankakee County and is small enough in size (1.875MWs) to not significantly impact the current and/or future operations conducted at the adjacent properties. Furthermore, the solar array will be strategically sited to avoid glint and glare reflecting towards adjacent roadways and surrounding areas. The proposed Project would remove the land from agricultural production on the Subject Property only, and no effects to the surrounding agricultural fields or wooded areas are expected.

5. That the permitted uses in the zoning classification being requested will not substantially increase the level of congestion on public rights-of-way.

The Board finds that due to the rural location and relatively small-size of the Project (1.875MWs), traffic impacts are expected to be minimal. Once constructed, traffic conditions on site will be limited to approximately one utility vehicle per month accessing the site. Please refer to the Traffic Impacts above for additional information.

6. That the subject property is suitable for the permitted uses under the existing zoning classification.

The Board finds that the proposed Project is located approximately 1.4-miles from the nearest municipality (St. Anne, IL) and is currently located within an R-1 Residential Zoning District; however, FFP IL Community Solar, LLC is proposing to rezone to property to A-i Agriculture. According to the Kankakee County Solar Ordinance, “Solar farms, also known as solar power plants and solar energy generation facilities, shall be permitted in the A1 district as a special use.

7. That the subject property is suitable for the permitted uses under the proposed zoning classification.

The Board finds that according to the Kankakee County Solar Ordinance, “Solar farms, also known as solar power plants and solar energy generation facilities, shall be permitted in the A1 district as a special use. As a result, re-zoning of the property will be required for solar development.”

8. What is the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification?
The Board finds that due to the rural location of the proposed Project within Pembroke Township and prior use of the Project area for agricultural production, no significant development trends have been observed in the general area since at least 1998.

9. **Is the proposed rezoning/amendment within one and a half miles of a municipality?**

The Board finds that the proposed Project Area to be rezoned is located approximately 1.4 miles from St. Anne, which is the closest in proximity to the proposed Project.

10. **Does the LESA report reflect the suitability of the site for the proposed amendment requested and uses allowed therein?**

The Board finds that the LESA report accounting for the proposed Project is currently pending; however, the findings of the report will be provided to the County as soon as it is received by FFP IL Community Solar, LLC.

**Recommendation:** We find that the proposed rezoning requested does meet all the standards for recommending granting as found in Section 17.03.E3 of the Kankakee County Zoning Ordinance and that such request is in the public interest. Therefore, the Zoning Board of Appeals hereby recommends that the zoning district classification of the property described above be changed from R1-Single Family Residential to A1-Agriculture.

**Analysis of Six Standards:** After considering all the evidence and testimony presented at the public hearing, the Board makes the following analysis of the six (6) standards listed in Section 17.03.F4 (Standards for Special Uses) of the Kankakee County Zoning Ordinance that must all be found in the affirmative prior to recommending granting of the petition.

1. **That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

The Board finds that the proposed Project would be situated on rural agricultural land, located away from public areas. Because there are no significant traffic impacts associated with the construction and maintenance of the solar farm and no dangerous or hazardous chemicals contained within the PV modules, there are no anticipated effects to public health, safety, comfort, convenience, morals, or general welfare to the citizens of the County.

The existence of this solar project is not expected to affect the value of land and buildings surrounding the Project Area. According to the National Renewable Energy Laboratory, once constructed, solar projects require little maintenance and no on-site employees. FFP IL Community Solar, LLC.
Solar, LLC intends on utilizing PV modules for this system which use a non-reflective glass and are designed to absorb light rather than reflect it, thus reducing glint and glare to adjacent roadways and residences. Furthermore, the noisiest components of the solar farms are the inverters, which generate a low buzzing sound as they convert electricity from direct current to alternating current. This noise is generally not audible above ambient noise outside of the perimeter fence.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The Board finds that due to the rural location of the proposed Project, adverse impacts to the surrounding areas are expected to be negligible. The general land use surrounding the Project is comprised predominantly of agricultural farmland under cultivation of row crops and undeveloped, wooded land. The proposed solar facility will be maintained in association with all applicable ordinances set forth by Kankakee County and is small enough in size (1.875MWs) to not significantly impact the current and/or future operations conducted at the adjacent properties. Furthermore, the solar array will be strategically sited to avoid glint and glare reflecting towards adjacent roadways and surrounding areas. As a result, the solar facility is not anticipated to result in any undesirable impacts to the adjacent properties and will provide the local electrical grid with 1.875MWs of clean, renewable energy.

In addition, according to the “Solar Energy Development Information Report to the Kankakee County Board,” Across the country there is limited research on the impact of utility scale solar projects on property values. As such, an alternative approach may be needed to address these concerns; one possible option would be to look at the impact of large-scale wind projects on property values although the differences between these two types of power generation facilities may be too great to make an adequate comparison. The existing research regarding wind farms, which examined the property values of residential homes located near or with views of wind turbines, provides little or no evidence that home values are affected (positively or negatively) before or after the construction of a facility.

3. That the establishment of the special use will not substantially impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The Board finds that the proposed Project is located on rural land, away from public areas, municipalities, businesses, and industrial sites, there are no anticipated effects from the construction or operation of the solar facility. The proposed Project would remove the land from agricultural production on the Subject property only, and no effects on surrounding agricultural fields or wooded areas are expected.
4. That adequate utilities, access roads, drainage, or necessary facilities have been or will be provided.

The Board finds that FFP IL Community Solar, LLC will provide all required documentation associated with the above referenced items once additional site specific engineering and design components are determined.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The Board finds that due to the rural location of the Project Area and relatively small-size of the proposed solar project (1.875MWs), traffic impacts are expected to be minimal. Once constructed, traffic conditions on site will be limited to approximately one utility vehicle per month accessing the site for maintenance purposes.

6. That the special use will, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board.

The Board finds that the proposed solar facility will comply with all ordinances, requirements, and regulations set forth by Kankakee County and FFP IL Community Solar, LLC will obtain all necessary local and state permits. In addition, solar development is an approved special use in the A-1 Agriculture Zoning District, which the Project Area is currently proposed to be rezoned as.

Conditions: The Board has recommended the placement of the following conditions on the approval of this special use permit.

1. All ground cover established on the site shall be of a type which is pollinator friendly to help support agriculture.
2. All landscaping shall abide by any and all rules as outlined in the weed and grass control plan and is subject to the same penalties as weed and grass.

Recommendation: We find that the proposed special use requested meets all the standards for recommending granting as found in Section 17.03.F4 of the Kankakee County Zoning Ordinance and that such a request is in the public interest. Therefore, the Zoning Board of Appeals hereby recommends that the special use permit to establish a solar farm in the A1-Agriculture District on the property described in the application hereby be granted.

Roll Call Vote: A motion was made to approve the rezoning and the special use permit. The roll call vote was seven (7) members for the motion to recommend granting, zero (0) opposed.
Respectfully submitted this 13th day of August, 2018 by the Kankakee County Zoning Board of Appeals.

John Fetherling, Chairman – Aye
David Deyoung – Aye
William Sawyer – Aye
Edwin Meents – Aye
William Hemm – Aye
Beth Scanlon – Aye
Gene Raedemacher – Aye

Exhibit A – Site Map, St. Anne Township
STAFF REPORT

ZBA CASE 18-28
The applicant, FEPIL community Solar LLC and owners James, Kathleen Paul, and Cynthia DeGroot, are seeking a map amendment to change the zoning on the property from R1-Single Family Residential to AL-Agriculture and a special use permit to allow the construction of a 2 MW community solar garden on the northeast corner of the intersection of 8500 E Road and 5000 S Road. Please refer to the application packet for detailed information about the project.

An aerial photograph of the general area can be seen above.
The following section highlights the Petitioner's responses to the findings and the Planning Department's comments for the proposed rezoning from R1-Single Family Residential to A1-Agriculture.

**How is the proposed rezoning/amendment consistent with the goals, objectives, and policies of the County Comprehensive Plan?**

**Petitioner's Response:**

PEPIL Community Solar intends to develop the Project in conformance with the County's comprehensive plan and the A-1 Agriculture Zoning District. The proposed project site, located within a rural, agricultural area of Kankakee County, would only remove the Project Area (10.98 acres) from agricultural production. The remaining land located within the parcel can remain County and would only remove the Project Area from agricultural production, the remaining lands located within the parcel can remain agricultural. In addition, no impacts on surrounding agricultural lands or wooded areas are expected, preserving the agricultural character of the County and would only remove the Project Area from agricultural production. The remaining lands located within the parcel can remain agricultural. According to the 2030 Kankakee County Comprehensive Plan, "Kankakee County has experienced steady growth since 1980 with additional pressures and incentives driving development in the area." The proposed project is located in an area serviceable by existing electric distribution service, and does not change the use of the property. The proposed project is consistent with the goals, objectives, and policies of the County Comprehensive Plan.
Planning Department Analysis:

The County's Comprehensive Plan designates this property an Agricultural Conservation area which means the property should remain in agriculture or agriculturally compatible uses. As such, the zoning of this property would be consistent with the County's Comprehensive Plan.

Although the subject property and properties to the north, east, and west are zoned residential, the area surrounding the subject property is predominately agricultural. The proposed Project is situated on agricultural land, away from public areas, municipal/business, and industrial sites. No adverse effects from the construction of the facility will be manifested in association with the proposed solar facility. Although the subject property and properties to the northeast, and west are zoned residential, the areas surrounding these properties are predominantly used for agricultural purposes with a few scattered large lot residential uses which are likely related to agriculture. As such, the siting of a solar array in these residential areas will have little to no impact on existing residents or on development plans for the area.

Petitioner's Response:

The proposed Project would be located on rural agricultural land, away from public areas, public areas, businesses, and industrial areas. There are no anticipated effects from the construction or operation of the facility. The proposed solar facility would be strategically sited to avoid glare and glare reflecting toward adjacent roads and surrounding areas. The proposed Project would not have an adverse impact on the current and future use of the subject property. The proposed Project is situated on agricultural land, away from public areas, municipal/businesses, and industrial sites. No adverse effects from the construction of the facility will be manifested in association with the proposed solar facility.

Planning Department Analysis:

The County's Comprehensive Plan designates this property an Agricultural Conservation area which means the property should remain in agriculture or agriculturally compatible uses. As such, the zoning of this property would be consistent with the County's Comprehensive Plan.

Although the subject property and properties to the north, east, and west are zoned residential, the area surrounding the subject property is predominately agricultural. The proposed Project is situated on agricultural land, away from public areas, municipal/business, and industrial sites. No adverse effects from the construction of the facility will be manifested in association with the proposed solar facility. Although the subject property and properties to the northeast, and west are zoned residential, the areas surrounding these properties are predominantly used for agricultural purposes with a few scattered large lot residential uses which are likely related to agriculture. As such, the siting of a solar array in these residential areas will have little to no impact on existing residents or on development plans for the area.

Petitioner's Response:

The proposed Project would be located on rural agricultural land, away from public areas, public areas, businesses, and industrial areas. There are no anticipated effects from the construction or operation of the facility. The proposed solar facility would be strategically sited to avoid glare and glare reflecting toward adjacent roads and surrounding areas. The proposed Project would not have an adverse impact on the current and future use of the subject property. The proposed Project is situated on agricultural land, away from public areas, municipal/businesses, and industrial sites. No adverse effects from the construction of the facility will be manifested in association with the proposed solar facility.
E. Explain how the permitted uses in the zoning classification being requested will not substantiatively increase the level of congestion on the public right-of-way.

Planning Department Analysis:

Petitioners' Response: Due to the rural location and relatively small size of the project (1.875 acres), traffic impacts are expected to be minimal. Once constructed, traffic on-site will be limited to approximately one utility vehicle per month accessing the site. Please refer to the traffic impact analysis below for more detailed information.

Planning Department Analysis:

The site appears to be suitable for the permitted uses listed in the R-1 district, however, none of these uses have been established on the property over the past 50 years. The property has held this designation since it was originally designated as a special use. According to the Kankakee County Solar Ordinance, solar farms, also known as solar power plants and solar energy generation facilities, shall be permitted in the R-1 District as a special use. The proposed project is located approximately 1.4 miles from the nearest multiple-use (50 acre) land use. Staff feels that it may be time for a change.

Planning Department Analysis:

Staff feels that it may be time for a change. The property is currently and historically been used for agricultural purposes and because a solar farm is a use that is largely compatible with agriculture, staff feels the property would be suitable.

Planning Department Analysis:

The petitioner is currently and has historically been used for agricultural purposes and because a solar farm is a use that is largely compatible with agriculture, staff feels the property would be suitable.

Planning Department Analysis:

F. Is the subject property suitable for the permitted uses under the existing zoning classification?

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:

Planning Department Analysis:
The planning staff agrees with the petitioner.

Planning Department Analysis:

To the County as soon as it is received by the Community Solar, LLC.

1. The LESA report reflects the suitability of the site for the proposed rezoning / amendment requested and uses allowed thereon.

The planning staff agrees with the petitioner. It should be noted that the Village of St. Anne does not possess an adopted comprehensive plan.

Planning Department Analysis:

Petitioner's Response: "Yes, the proposed Project Area to be rezoned is located approximately 1.4 miles from St. Anne, which is the closest in proximity to the proposed project.""

1. Is the proposed rezoning / amendment within one and a half miles of a municipality?

Planning Department Analysis:

Petitioner’s Response: "Due to the rural location of the proposed project within Pompeka Township and poor use of the proposed area for agricultural production, no significant development trends have been observed in the general area since at least 1998."

Petitioner’s Response: "Due to the rural location of the proposed project within Pompeka Township and poor use of the proposed area for agricultural production, no significant development trends have been observed in the general area since at least 1998."

Property in question was placed in its present zoning classification.

1. What is the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the
The following sections highlight the Petitioner's responses to the findings and the Planning Department's comments for the proposed special use permit.
ZBA Case 18-28

Finding of Fact Responses - Special Use Permit

Planning Department Analysis:

The project does not require sewer or water and it does not appear that there will be any effect on drainage or drainage patterns. Due to the limited traffic utilizing the site, staff does not anticipate issues with access.

Planning Department Analysis:

Throughout the many different public hearings that the County has conducted regarding solar farm development and research by staff, there has been no evidence that has come to light that would indicate the siting of a solar facility will have any negative impacts on its surroundings in any manner. In fact, the evidence supports the position of the applicant and staff firmly believes the solar farm will not have any negative impacts by staff. There has been no evidence that has come to light that would indicate the siting of a solar facility will have any negative impacts on its surroundings in any manner. In fact, the evidence supports the position of the applicant and staff firmly believes the solar farm will not have any negative impacts.

Staff agrees with the applicant. Throughout the many different public hearings that the County has conducted regarding solar farm development and research by staff, there has been no evidence that has come to light that would indicate the siting of a solar facility will have any negative impacts on its surroundings in any manner. In fact, the evidence supports the position of the applicant and staff firmly believes the solar farm will not have any negative impacts.

Planning Department Analysis:

The project does not require sewer or water and it does not appear that there will be any effect on drainage or drainage patterns. Due to the limited traffic utilizing the site, staff does not anticipate issues with access.

Planning Department Analysis:

The project does not require sewer or water and it does not appear that there will be any effect on drainage or drainage patterns. Due to the limited traffic utilizing the site, staff does not anticipate issues with access.
It appears that the proposed solar facility will comply with all ordinances, requirements, and regulations set forth by Kankakee County and federal and community solar energy programs.

The Board should ask the applicant to confirm this at the hearing.

The Planning Department Analysis:

The applicant has stated that after initial construction, maintenance personnel will be minimal. If this is true, there should be no traffic issue arising from the operation of the solar farm.

The applicant has stated that after initial construction, maintenance personnel will be minimal. If this is true, there should be no traffic issue arising from the operation of the solar farm.

The Planning Department Analysis:

The applicant has stated that after initial construction, maintenance personnel will be minimal. If this is true, there should be no traffic issue arising from the operation of the solar farm.

The Planning Department Analysis:

The applicant has stated that after initial construction, maintenance personnel will be minimal. If this is true, there should be no traffic issue arising from the operation of the solar farm.
Recommended Conditions—Recommended by Staff

By their nature, uses subject to a special use permit generally have a higher intensity or have a greater potential to adversely affect surrounding properties.

Because of this fact and the need for these uses to gain special approval, conditions can be placed on a special use permit to lessen their impact on surrounding properties and alleviate any concerns voiced by neighbors and public officials.

The Planning staff recommends that the following conditions be imposed on this special use permit.

PROPOSED CONDITIONS (if approved):

1. The ground cover shall be planted with native "pollinator friendly" species.

2. All required landscaping shall be subject to the maintenance requirements and penalties prescribed in the weed and grass control plan.

2005 Comprehensive Plan Map

Kankakee County Zoning Map

Kankakee County Planning Department

ZBA Case 18-28
ZBA Case 18-28

1. Reference:

2. Location:

3. Dimensions:

4. Existing Land Use:

5. Surrounding Zoning:

6. Surrounding Land Use:

7. Municipal Planning Boundary:

8. Comprehensive Plan Designation:

9. Distance to Public Services and Facilities:

10. Miscellaneous Information:

11. Map Amendment to RL:

Applicant's name: FFP IL Community Solar, LLC

Applicant: Greg Deck

Legal Counsel: James, Kathleen, Paul & Cynthia

Township: St. Anne Township, Police Protection:

Water: Kankakee County

Sewer: Kankakee County

School District: St. Anne

Police Protection: St. Anne

Kankakee County - 9 miles.

Water: Not Applicable

Sewer: Not Applicable

School District: Not Applicable

Police Protection: Not Applicable

Agriculture Conservation Area: Not Applicable

Exchanging Land Use:

Parcel Number: 11-18-27-300-024

Township:

County Board District: 3

Sanitary District:

Water:

Sewer:

School District:

Police Protection:

Agriculture Conservation Area:

Applicant's name: FFP IL Community Solar, LLC

Applicant: Greg Deck

Legal Counsel: James, Kathleen, Paul & Cynthia

Township: St. Anne Township, Police Protection:

Water: Kankakee County

Sewer: Kankakee County

School District: St. Anne

Police Protection: St. Anne

Kankakee County - 9 miles.

Water: Not Applicable

Sewer: Not Applicable

School District: Not Applicable

Police Protection: Not Applicable

Agriculture Conservation Area: Not Applicable

Exchanging Land Use:

Parcel Number: 11-18-27-300-024

Township:

County Board District: 3

Sanitary District:

Water:

Sewer:

School District:

Police Protection:

Agriculture Conservation Area:

Applicant's name: FFP IL Community Solar, LLC

Applicant: Greg Deck

Legal Counsel: James, Kathleen, Paul & Cynthia

Township: St. Anne Township, Police Protection:

Water: Kankakee County

Sewer: Kankakee County

School District: St. Anne

Police Protection: St. Anne

Kankakee County - 9 miles.

Water: Not Applicable

Sewer: Not Applicable

School District: Not Applicable

Police Protection: Not Applicable

Agriculture Conservation Area: Not Applicable

Exchanging Land Use:

Parcel Number: 11-18-27-300-024

Township:

County Board District: 3

Sanitary District:

Water:

Sewer:

School District:

Police Protection:

Agriculture Conservation Area: