Resolution of the County Board of Kankakee County, Illinois

RE: ZBA CASE #18-34; SPECIAL USE PERMIT SECTION 121-99.C.34 (SOLAR FARM) IN THE A1-AGRICULTURAL DISTRICT SECTION 34 MANTENO TOWNSHIP (NOSTRAND SOLAR)

WHEREAS, an application pursuant to the terms of the Kankakee County Zoning Ordinance, has been filed by Sunshine Limited Partnership, property owner and Nostrand Solar, LLC, applicant, in the Office of the County Clerk of Kankakee County for a Special Use Permit to Section 121-99.c.34 (Solar Farm) in the A1-Agricultural District, 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 6, 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 Sunshine Limited Partnership, property owner and McGee 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 adopted the findings and the recommendation of the Zoning Board of Appeals with an added condition, 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 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. Special Use Permit to Section 121-99.c.34 (Solar Farm) in the A1-Agricultural District, 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. The ground cover shall be planted with native “pollinator friendly” species.
   b. All required landscaping shall be subject to the maintenance requirements and penalties prescribed in the weed and grass control plan.
   c. The applicant will install the appreciate landscaping along 6000 N Road, if 6000 N is extended in the future.

PASSED and adopted this 11th day of September 2018.

Andrew H. Wheeler, County Board Chairman

ATTEST:

Dan Hendrickson, County Clerk
LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE WEST HALF OF
THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER, ALL IN SECTION 34,
TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
KANKAKEE COUNTY, ILLINOIS, MORE OR LESS, EXCEPTING THE FOLLOWING
PARCEL OF LAND, TO WIT: A PART OF THE SOUTH HALF OF THE NORTH HALF OF
THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS,
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°30'30" WEST
ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A
DISTANCE OF 664.24 FEET TO A P.K. NAIL, SAID POINT TO BE KNOWN AS THE
POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE NORTH
89°28'55" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH
HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 1,388.58
FEET TO AN IRON ROD; THENCE SOUTH 00°08'05" WEST A DISTANCE OF 664.43
FEET TO AN IRON ROD; THENCE SOUTH 89°29'30" WEST ALONG THE SOUTH LINE
OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A
DISTANCE OF 840.11 FEET TO AN IRON ROD; THENCE NORTH 00°30'30" EAST A
DISTANCE OF 85.68 FEET TO AN IRON ROD; THENCE NORTH 89°29'30" WEST A
DISTANCE OF 302.70 FEET TO AN IRON ROD; THENCE NORTH 00°30'30" EAST A
DISTANCE OF 10.00 FEET TO AN IRON ROD; THENCE NORTH 89°29'30" WEST A
DISTANCE OF 250.00 FEET TO A P.K. NAIL ON THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 34; THENCE NORTH 00°30'30" EAST A DISTANCE OF 558.76
FEET TO THE POINT OF BEGINNING.
This is the findings of fact and the recommendation of the Kankakee County Zoning Board of Appeals concerning an application from property owner Sunshine Limited Partnership and applicant Nostrand Solar, LLC in ZBA Case No. 18-34. The applicant and owner are seeking a special use permit to allow the construction of a 2MW community solar energy facility, known as Nostrand Solar, on property located at the northeast corner of the intersection of 6000 N Road and 2000 E Road in Manteno Township.

After due notice required by law, the ZBA held a public hearing on this case on August 6, 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: The following is a synopsis of public comment and correspondence submitted at the public hearing. (Refer to transcripts for full details)

Village of Manteno - Timothy Nugent, the Village President of Manteno, submitted a letter describing the Village’s acceptance of the project and support for the approval of the special use permit. The letter included the developer’s willingness to alter their site plan to take into account future expansion of 6000 N Road. It should be noted that, under oath, the applicant agreed to adjust their site plan to include a 33’ future right-of-way and 100’ setback along the southern end of the subject property for the future expansion of 6000 N Road. The letter is attached to this report as Attachment A.

Village of Bradley - Catherine Wojnarowski, the Village Administrator, spoke in regards to the proposal and submitted a statement (see Attachment B) from the Village along with copies of their 2020 Comprehensive Plan, 2017 Comprehensive Plan, Bourbonnais Parkway Feasibility Study, the Kankakee County Comprehensive Economic Development Strategy and other documents. The Village insists that the land in this area is needed for residential development predicated on current and future industrial and commercial expansions in the area. The applicant pointed out that the property lies within the planning area of the Village of Manteno and showed the Board that the property is not indicated on the future land use map submitted by the Village because of this fact.
David Lesage — A Manteno Township Trustee, Drainage District Commissioner, and nearby property owner stated that this area was the headwaters for Soldier Creek and that the main drainage outlet for the quarry passes through this property.

Luan Harvel — A township resident, stated that the Village of Manteno also supported the quarry and its limestone kiln which covered the area in dust and killed trees.

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 establishment, maintenance and operation of the special use will have no negative impact on the health, safety, comfort, or general welfare of surrounding community members. Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and be designed with an anti-reflective coating. All solar panels will be sourced from Tier 1 manufacturers as rated on the Bloomberg New Energy Finance PV Module Maker Tiering System. With this solar farm, Kankakee County will be benefiting due to associated economic development and the resulting sustainable clean renewable power production. Further, a 2MW solar facility can offset an estimated 3.198 tons of carbon dioxide annually, the equivalent of 311 cars on the road, while generating an anticipated power output of approximately 3,900,000 kilowatt/hours of clean renewable energy annually, thereby benefiting public health and general welfare.

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 the primary use of property in the immediate vicinity is for agriculture and low density residential uses. The solar farm project being developed under the special use permit will not impact the use and enjoyment of those properties. Adjacent property owners will feel little to no change in the pre-existing use and enjoyment of their property. By adhering to the required site constraints and acknowledging the minimal impact associated with solar farms, there will be no material adverse economic or other impact on neighboring properties. As a result of providing economic support for annualized income to farm owners not dependent on agricultural markets, while at the same time increasing the tax base available to support schools, local governments and other taxing bodies, which services those neighborhoods, the solar farm works to
benefit the surrounding community and its property values.

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 implementation of the following special use permit will have negligible influence on the outlined present and future development of neighboring properties. Due to the minimal impact of solar farms, future development should see no deviation from the originally determined course of action established by the Kankakee County jurisdiction. Providing a stable income to farm owners, which is not subject to the normal agricultural market impacts and deviations, supports and enhances the economic viability of other farming operations and the communities which are dependent on them.

4. That adequate utilities, access roads, drainage, or necessary facilities have been or will be provided.

The Board finds that following the outlined site constraints and developing a site plan, Nostrand LLC will ensure all physical structures and surrounding environmental requirements are met. This shall be achieved with the completion of the required Natural Resource Inventory Application, as well as a strict adherence to the site constraints presented by the Zoning Code. Further information regarding site construction details can be found under Exhibit F in Binder 2, Standard Equipment Detail.

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 this solar project will require minimal traffic; the anticipated number of vehicles during construction will be no more than 5 truck vehicles per day, while no more than 3 vehicles are anticipated to visit the site on a quarterly basis post construction. Given the limited number of vehicles visiting the site over the construction period, traffic patterns are not anticipated to be impacted. Additionally, there will be no significant increase to traffic post construction period, resulting in no significant impacts being anticipated for this project.

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 as previously stated, the developed solar farm will adhere to all application requirements and will provide all necessary documentation in order to best facilitate the Special Use Permit application process. All district regulations, as well as relevant zoning requirement will be adhered to and established into the solar farm development process. Please refer to attached exhibits for further information.
Conditions: The Board recommends that the following conditions be placed on the approval of this special use permit.

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.

Recommendation: We find that the proposed special use does meet 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: The roll call vote was five (5) members for the motion to recommend granting, zero (0) opposed.

Respectfully submitted this 6th day of August, 2018 by the Kankakee County Zoning Board of Appeals.

John Fetherling, Chairman – Aye
David Deyoung – Absent
William Sawyer – Aye
Edwin Meents – Aye
William Hemm – Aye
Beth Scanlon - Aye
Gene Raedemacher - Absent
Exhibit A – Site Map, Manteno Township
August 6, 2018

Kankakee County Board
139 E. Court Street
Kankakee, Illinois 60901

Attn: Zoning Board of Appeals

Re: Nostrand Solar, LLC
Application for a Kankakee County Special Use for a Solar Farm (the “Application”)

Ladies and Gentlemen,

On behalf of the Village of Manteno, I wanted to express our support for Nostrand Solar, LLC’s proposed 2MW Solar Energy Facility, to be known as “Nostrand Solar”, for the property located at the northeast intersection of E 6000 N Road and N 2000 E Road, which is within Manteno’s planning area, as more fully set forth in the Application.

In addition to providing clean renewable energy, valuable jobs and needed tax revenues, the proposed project should have no adverse impacts on surrounding properties, little to no need for County or municipal services and will be a welcome addition to our area.

The Village of Manteno appreciates the voluntary offer by the developer to design Nostrand Solar in anticipation of a 66 foot wide right of way for E 6000 N Road potentially being built south of the project. Currently E 6000 N Road is located west of the project and ends at the intersection of N 2000 E Road, however in acknowledgment that our future transportation land use plan envisions E 6000 N Road potentially extending, it is appreciated that the developer is proactively working with the Village of Manteno and providing a 100 foot setback from the resulting 33 foot potential future right of way even though technically the southern boundary of the project is a side yard.

This is an example of good planning and preserves the opportunity for future extension of E 6000 N Road. As the Mayor of the Village of Manteno I appreciate the County’s time and consideration of this Special Use Application and hope that you will choose to grant it.

Sincerely,

[Signature]

Timothy O. Nugent
Village President
Village of Manteno
Attachment B

County Zoning Notice PIN # 03-02-34-300-011

Manteno Township - NE of the Intersection of E 6000 N Road and N 2000 E Road

Request for a Special Use Permit for Solar Farming in an A1- Agricultural District

The Village of Bradley staff met with Cypress Creek Renewables on 08/02/18 and is currently examining the risks and benefits of the solar project considered at the location: NE of the intersection of E 6000 N Road and N 2000 E Road, PIN # 03-02-34-300-011. The Village of Bradley Board will have a presentation by Cypress Creek Renewables on 08/13/18 to review the proposed project.

VOB staff has identified the following risks:

2. VOB has budgeted and is planning to market the surrounding project area for future commercial and/or recreational development.
3. VOB staff has recognized current active growth by way of an increase in developer inquiries.
4. Recognized Regional Growth and need for commercial/recreation:
   a. March 20th 2018 - Nucor Steel Expansion - $180M w/ job creation expected (attached)
   b. Kankakee County Economic Development Alliance
      i. BRADLEY STRATEGIC PLANNING 2014 SURVEY RESULTS (attached)
      ii. 2018 Market Profile of Kankakee County (attached)
      iii. Feb 6th 2018 - Economic Alliance Q1 BOD Report (attached)
      iv. April 12th 2018 - Economic Alliance Q2 BOD Report (attached)
      v. June 14th 2018 - Economic Alliance (June) Q2 BOD Report (attached), Page 14 notes housing gaps/need
   c. CSL Expansion Announced April 2018
      i. May 23rd 2018 - HBAK/RE event with CSL Behring to discuss regional housing needs
5. This solar project has a life of 20 years with the possibility of a 20-year extension limiting future development needs and limiting the creation of strong revenue streams.

VOB staff respectfully asks the Kankakee County Zoning Board of Appeals to enter this statement and packet into record and to consider this information in making your recommendation to the County Board.
Attachments:


Both display the need for quality of life by way of recreation, biking, green space, trails, and development for tourists and residents.

Bourbonnais Parkway I-57 Development Feasibility Study

Pg 17 – Displays a continuation and expansion of the regional retail corridor, IL 50.

Kankakee County Comprehensive Economic Development Strategy

Projects a 32% population growth until 2040 (pg 16)

Housing growth is rising (pg 38)

County Goal - Improve quality of life: work with Villages to identify gateway improvement, support county and community plans to become sustainable, and support access to recreation and new quality of life assets (pg 50, 55)

Current VOB Zoning – B3, Village Shopping District

Nucor Steel Expansion

Kankakee County Economic Development Alliance

BRADLEY STRATEGIC PLANNING 2014 SURVEY RESULTS (attached)

Identified planning for increased focus for business (lg, sm) as a retail hub, center of attraction, and need for amenities.

2018 Market Profile of Kankakee County (attached)

Displays current and potential regional growth.

Feb 6th 2018 - Economic Alliance Q1 BOD Report (attached)

Regional Growth, 550 new jobs, #1 small metro in IL (2017)

April 12th 2018 - Economic Alliance Q2 BOD Report (attached)

Regional Growth – Focus on Community Development

June 14th 2018 - Economic Alliance (June) Q2 BOD Report (attached)

Community Development: CSL – Housing and Recreational Focus
STAFF REPORT

ZBA CASE 18-34

Manteno Township
P.I. No. 03-02-34-300-011
SUP Section 121-99, C.34 (Solar Farm)
Nostrand Solar, LLC (Applicant)
Sunshine Limited Partnership (Owner)
Background

The applicant, Nostrand Solar, LLC and owner, Sunshine Limited Partnership, are seeking a special use permit to allow the construction of a 2MW community solar energy facility, known as Nostrand Solar, on property located at the northeast corner of the intersection of 6000 N Road and 2000 E Road in Manteno Township.

An aerial photograph of the general area can be seen above.
A. Explain how the special use will/will not be detrimental to public health, safety, morals, or general welfare.

Petitioner's Response: The establishment, maintenance, and operation of the special use will/will not be detrimental to the public health, safety, morals, or general welfare.

Planning Department Analysis:

Any activity that may endanger the public health, safety, or general welfare must be described in detail. The § 16-34 of the Kankakee County Zoning Ordinance, mandates that the Planning Department evaluate the potential impact of the proposed special use on the surrounding area.

The applicant's proposal includes the establishment of a community solar garden. The solar garden will be located on a parcel of land zoned for agricultural use. The solar garden will utilize solar panels to generate electricity and contribute to the community's energy needs. The solar panels will be installed on a structure designed to blend in with the surrounding environment.

The solar garden is expected to have a positive impact on the community. The electricity generated will reduce the community's reliance on non-renewable energy sources and promote the use of renewable energy. The solar garden will also create job opportunities and stimulate economic development.

Planning Department Analysis:

The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

B. Explain how the special use will/will not be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish or impair property values within the neighborhood.

Planning Department Analysis:

The solar garden will be located on a parcel of land zoned for agricultural use. The solar garden will not impact the use and enjoyment of other properties in the immediate vicinity. The solar garden will not substantially diminish or impair property values within the neighborhood.

The solar garden will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised. The solar garden will be monitored regularly to ensure that it operates efficiently and effectively.

Planning Department Analysis:

The solar garden will not impact the use and enjoyment of other properties in the immediate vicinity. The solar garden will not substantially diminish or impair property values within the neighborhood.

C. Explain how the special use will/will not be injurious to the environment or public health, safety, morals, or general welfare.

The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

Planning Department Analysis:

The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

D. Explain how the special use will/will not be injurious to public health, safety, morals, or general welfare.

The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

Planning Department Analysis:

The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

E. Explain how the special use will/will not be injurious to the environment or public health, safety, morals, or general welfare.

The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

Planning Department Analysis:

The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

F. Explain how the special use will/will not be injurious to the environment or public health, safety, morals, or general welfare.

The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

Planning Department Analysis:

The solar garden will be an innovative solution to the community's energy needs. The solar panels will be designed to blend in with the surrounding environment, ensuring that the aesthetic of the area is not compromised.

The solar garden will also create job opportunities and stimulate economic development. The solar garden will be monitored regularly to ensure that it operates efficiently and effectively. The Planning Department will work closely with the applicant to ensure that the solar garden meets all regulatory requirements.
Finding of Fact

D. Explain how and if adequate measures have been or will be provided for utilities, access roads, and drainage.

Planning Department Analysis:

Traffic utilizing the site, as it does not anticipate issues with access.

The project does not require sewer or water, and it does not appear that there will be any affect on drainage or drainage patterns. Due to the limited

EXPLAIN HOW AND IF ADEQUATE MEASURES HAVE BEEN OR WILL BE PROVIDED FOR UTILITIES, ACCESS ROADS, AND DRAINAGE.

Planning Department Analysis:

"Under Exhibit F in Binder 3, Standard Equipment Detail". This shall be achieved with the cooperation of the required Natural Resource Inventory Application, as rounding environmental requirements are met. This plan, Nostrand LLC will ensure all physical structures and our

Petitioner's Response:

"By following the outlined site constraints and developing a site plan, Nostrand LLC will ensure all physical structures and our

Planning Department Analysis:

"The implementation of the following special use permit will have negligible influence on the public's present and future development of surrounding properties or uses within the

C. Explain how the establishment of the special use will not substantially impair the normal and orderly development and improvement of the surrounding.

ZBA Case 1B-34
The Board should ask the applicant to confirm this at the hearing.

 volunteering will be required and distributed into the solar farm development process. The special use permit application process, all district regulations, as well as relevant town-planning requirements and will provide all necessary documentation in order to best facilitate planning approval. As previously stated, the developed solar farm will adhere to all applicable regulations. The Board should ask the applicant to confirm this at the hearing.

The Planning Department analyzed the site a few times per quarter. If this is true, there should be no impact on the property. The applicant has stated that after initial construction, maintenance personnel will visit the operation of the solar farm. Being anticipated for this project.

E. Explain how if adequate measures have been or will be taken to provide ingress and egress.

"Not Applicable."

This solar project will require minimal traffic, and no significant impacts will result from the operation of the solar farm.
By their nature, uses subject to a special use permit generally have a higher intensity or have a greater potential to adversely affect surrounding property.

PROPOSED CONDITIONS (II APPROVED)

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

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

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

The Planning staff recommends that the following conditions be imposed on this special use permit. These conditions and additional conditions may be imposed by the Zoning Board of Appeals and the Kankakee County Board prior to approval.
ZBA Case 18-34

1. Reference:
   - Municipal Planning Boundary: August 6, 2018
   - Nearest Municipality: Village of Bradley
   - Applicant's Name: Nostrand Solar, LLC
   - Distance to Nearest Landowner Name: 660 feet
   - Legal Counsel: Mark Gershon (Polsinelli LP)
   - Comprehensive Plan Designation: Kankakee County: Community Development Area

2. Location:
   - Municipality: Agriculture
   - Township: Manteno Township
   - Road: 2000 E Road
   - Distance to Nearest Landowner Name: 2.5 miles
   - Distance to Nearest Fire Protection: Manteno Fire Protection District – 2.5 miles
   - Distance to Nearest Police Protection: Manteno – 2.5 miles
   - Distance to Nearest School District: Manteno School District – 2.5 miles
   - Distance to Nearest Public Roads: 2000 E Road
   - Parcel Number: 03-02-34-300-011
   - Police Protection: Kankakee County – 9 miles
   - Fire Protection: Manteno Fire Protection District – 2.5 miles
   - Sewer: KRMA – 1 mile
   - Water: AQUA – 1 mile

3. Dimensions:
   - Size of Parcel: 261.53 acres (23.7 acres)
   - Road Frontage: 2075 feet
   - Parcel Depth: 3900 feet
   - Miscellaneous Information:
     - Township Board District: Eight (8) - Mrs. Peters
     - Parcel History: Original
     - Road Frontage: 2075 feet
     - Size of Parcel: 261.53 acres (23.7 acres)

4. Surrounding Land Use: None

5. Surrounding Zoning:
   - East: Agriculture
   - South: Agriculture
   - West: General Industrial
   - North: Agriculture

6. Surrounding Zoning:

7. Municipal Planning Boundary:
   - Village of Bradley

8. Comprehensive Plan Designation:
   - Kankakee County: Community Development Area

9. Miscellaneous Information:
   - Township: Manteno Township
   - municipality: Agriculture
   - Community Development Area: Kankakee County

10. Miscellaneous Information:
    - Water: AQUA – 1 mile
    - Sewer: KRMA – 1 mile
    - Fire Protection: Manteno Fire Protection District – 2.5 miles
    - Police Protection: Manteno – 2.5 miles
    - School District: Manteno School District – 2.5 miles
    - Public Roads: 2000 E Road
    - Parcel Number: 03-02-34-300-011
    - Police Protection: Manteno – 2.5 miles
    - Fire Protection: Manteno Fire Protection District – 2.5 miles
    - Sewer: KRMA – 1 mile
    - Water: AQUA – 1 mile

11. Application Request:
    - Special Use Permit for Solar Farm
    - Agriculturally (per cords)
    - No Address
    - No Address
    - Nearest corner of the intersection of 6000 N Road and 2000 E Road
    - Property Location:
      - Township: Manteno Township
      - Municipality: Agriculture
      - Community Development Area: Kankakee County
      - Village of Bradley
      - Nearest Municipality: Manteno
      - Distance: 660 feet
      - Nearest Fire Protection: Manteno Fire Protection District – 2.5 miles
      - Nearest Police Protection: Manteno – 2.5 miles
      - Nearest School District: Manteno School District – 2.5 miles
      - Nearest Public Roads: 2000 E Road

12. Legal Counsel:
    - Mark Gershon (Polsinelli LP)
    - Sunstrand Solar, LLC
    - Legal Counsel: Mark Gershon (Polsinelli LP)
    - Land Owner’s Name: Nostrand Solar, LLC
    - Applicant’s Name: Nostrand Solar, LLC
    - Nearest Public Roads: 2000 E Road