Resolution of the County Board of Kankakee County, Illinois

RE: ZBA CASE #18-22; REZONING FROM R1-SINGLE FAMILY RESIDENTIAL DISTRICT TO A1-AGRICULTURE DISTRICT AND A SPECIAL USE PERMIT SECTION 121-99.C.34 (SOLAR FARM) IN THE A1-AGRICULTURE DISTRICT SECTION 17 MOMENCE TOWNSHIP (SV CSG MOMENCE 1, LLC)

WHEREAS, an application pursuant to the terms of the Kankakee County Zoning Ordinance, has been filed by the Estate of Gary Thyfault c/o Ray Simpson, Independent Executor, property owner and SV CSG Momence 1, LLC, applicant, in the Office of the County Clerk of Kankakee County for a Rezoning from R1-Single Family Residential District to A1-Agriculture District and a Special Use Permit to Section 121-99.c.34 (Solar Farm) in the A1-Agriculture 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 September 17, 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 the Estate of Gary Thyfault c/o Ray Simpson, Independent Executor, property owner and SV CSG Momence 1, LLC, applicant, be approved with conditions; and,

WHEREAS, the Planning, Zoning, and Agriculture Committee (PZA), at its regularly scheduled and duly noticed meeting of September 19, 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 October 9, 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 September 17, 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 District to A1-Agriculture District and a Special Use Permit Section 121-99.c.34 (Solar Farm) in the A1-Agriculture 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 developer shall submit a landscaping plan to the Planning Department for review and approval.
   b. The ground cover shall be planted with native “pollinator friendly” species.
   c. All required landscaping shall be subject to the maintenance requirements and penalties prescribed in the weed and grass control plan.

PASSED and adopted this 9th day of October 2018.

[Signature]
Andrew H. Wheeler, County Board Chairman

ATTEST:

[Signature]
Dan Hendrickson, County Clerk
LEGAL DESCRIPTION:
THAT PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID
SECTION 17: THENCE SOUTH 89 DEGREES 10 MINUTES 59 SECONDS WEST ALONG
THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 2629.77 FEET (39.845
CHAINS RECORDED) TO A POINT, SAID POINT ALSO BEING 1885.04 (28.94 CHAINS
RECORDED) EAST OF THE INTERSECTION OF THE NORTH LINE OF SAID SECTION
17 WITH THE MIDDLE OF THE OLD STATE ROAD; THENCE CONTINUING SOUTH 89
DEGREES 10 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID
SECTION 17 A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING; THENCE
SOUTH 00 DEGREES 49 MINUTES 01 SECONDS EAST A DISTANCE OF 1099.76 FEET;
THENCE SOUTH 89 DEGREES 10 MINUTES 59 SECONDS WEST A DISTANCE OF
2041.59 FEET TO THE CENTERLINE OF VINCENNES TRAIL (OLD STATE ROAD);
THENCE NORTH 08 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID
CENTERLINE A DISTANCE OF 1114.32 FEET TO THE NORTH LINE OF SAID SECTION
17; THENCE NORTH 89 DEGREES 10 MINUTES 59 SECONDS EAST ALONG THE
NORTH LINE OF SAID SECTION 17 A DISTANCE OF 1862.04 FEET TO THE POINT OF
BEGINNING, IN KANKAKEE COUNTY, ILLINOIS.
EXHIBIT B (ZBA CASE#18-22)

Kankakee County Zoning Board of Appeals

Mr. John Fetherling, Chairman

189 East Court Street
Kankakee, IL 60901
(815) 937-2940

FINDINGS OF FACT AND RECOMMENDATION
OF THE KANKAKEE COUNTY ZONING BOARD OF APPEALS

This is the findings of fact and the recommendation of the Kankakee County Zoning Board of Appeals concerning an application from property owners The Estate of Gary Thyfault c/o Ray Simpson, Independent Executor and applicant SV CSG Momence 1, LLC in ZBA Case No. 18-22. The applicant and owner are seeking rezoning from R1-Single Family Residential to A1-Agriculture and a special use permit to allow the construction of a 2 MW community solar garden, known as Momence 1, on property located at the southeast corner of the intersection of 4000 N Road and Vincennes Trail in Momence Township. 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 June 25, 2018 in the County Board Room, 4th Floor, Kankakee County Administration Building, Kankakee, Illinois. The case was taken before the Planning, Zoning, and Agriculture Committee of the County Board on July 18, 2018 were it received a favorable vote to recommend approval. On August 14, 2018, the County Board voted to remand the case back to the Zoning Board of Appeals to consider the City of Momence’s Comprehensive Plan. On September 19, 2018 the Zoning Board of Appeals held another hearing on this matter and hereby report their findings of fact and their recommendation as follows:

Site Information: See Staff Report (attached herewith).

Communications: The Zoning Board of Appeals received two letters at the June 25, 2018 hearing regarding this matter. Please refer to the letters for details, a synopsis and staff response is below.

City of Momence – A letter of objection was received on June 14, 2018. The objection is based on two factors; 1) The many calls from citizens not in support of the rezoning and; 2) The City needs the property to remain residential for future growth predicated on current commercial and industrial expansions.

Staff Response – The City of Momence does not have a Comprehensive Plan which makes it difficult for the Zoning Board to determine where future growth may occur. Further, the City has been steadily losing population since 2010 based on estimates from the U.S. Census Bureau. Also please note that this letter was received prior to the hearing and before any testimony was heard that might have addressed these concerns.
Township of Momence — A letter of objection was received June 22, 2018 stating that they feel there would be no guarantee their property would not decrease in value.

Staff Response — The letter was received prior to the hearing and before testimony was heard. At the hearing, Mr. Andrew Line from Cohn Reznick, LLP gave expert testimony and presented a “Property Value Impact Study” (Exhibit B) which concluded that there would be little or no change in property values as a result of the siting of a solar farm at this location. No evidence was offered to refute this study.

Public Comments: (Refer to transcripts for full details)

June 25, 2018 Public Hearing

Christine Doud — An area resident who lives over a quarter mile south of the subject site told a story of her childhood and how she was finally able to purchase her childhood dream home which is her current residence. She feels that the solar farm would destroy her dream.

Jay Kerouac — A resident of the City of Momence questioned the Board about various contents of the application and the zoning process.

Jack Vickery — A resident of the City of Momence thinks it is silly to think a shutdown of the Dresden Nuclear Facility would require a 2MW solar farm. He further stated that the County should not spend money on solar farms with out of state and non-United States companies when the Kankakee Community College can build “us” anything “we” need.

Ray Simpson — A representative of the Trust which owns the site stated that the City’s letter was wrong and that only two new homes have been built in the City in the past 8 years and one of them still sits vacant. He also feels that a property owner should have the right to develop their property as they wish.

Wesley Sons — A Township resident who lives three (3) miles away stated that once the property was zoned agriculture the owner could keep cows or pigs on the property whose manure would runoff onto other properties. He also stated that Kankakee County has no code enforcement.

Connie Siwick — A Township resident stated that because of the chemicals used by farms over the years the property would be unable to grow ground cover.

Diane Thyfault — An adjoining property owner stated that she did not believe the access road would hold up to the truck traffic.

Tim Navartil — An area resident who lives about a quarter mile south of the subject site stated that he felt the solar farm would affect property values. He qualified this statement by saying he talked to two area realtors who told him property values would decrease. He did not offer their names or contact information.
information. He further stated that he believed the solar farm would diminish the comfort and enjoyment of his property and that the solar farm was inconsistent with properties in the area. He then proceeded to question the Board on the zoning process and findings of fact process.

**September 17, 2018 Public Hearing**

**Jay Kerouac** - A resident of the City of Momence questioned the Board about various contents of the application and the zoning process. He also, had questions concerning the Information Report provided by the Planning Department to the County Board in December 2017. He further stated that he was not against solar farm development.

**Marsha Tedford** - The Momence Township Assessor stated that there were homes about 850’ to the south of the proposed site.

**Objectors**

**Mayor Charles Steele** - The Mayor of Momence, talked about the growth of the City over the past years and stated that the land in question was needed for residential development. He also stated that the City had issued around 10 permits for new homes in the past year. In addition, he talked about the City’s Comprehensive Plan.

**Tim Navartil** - An area resident who lives about a quarter mile south of the subject site presented information concerning the loss of assessed value on properties near other solar farms. This information was refuted by Pat McGarr from Kohn Rezznik.

**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 all adjacent uses to the south and west, aside from the River Valley Rescue facility are agricultural uses (being farmed) even though the zoning for those parcels is also residential. The zoning for the parcels to the north and east of the subject parcel is Agriculture, so a rezoning from Residential back to Agriculture would not be inconsistent with the current land uses in the area, and current zoning in Kankakee County.

The dissenting vote offered no comment.

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

The Board finds that the subject property is outside of the Community Growth” area near Momence. The rezoning back to Agriculture is
consistent with being outside of the Community Growth Area. The Board also, finds that it has considered both the County’s Comprehensive Plan and that of the City of Momence and finds that the proposed rezoning is consistent with both plans.

The dissenting vote offered no comment.

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 no additional utilities would be required to be brought to this site for the proposed community solar garden. Additionally, due to its low-impact use, public safety services, recreational & educational facilities would not be affected by the proposed use.

The dissenting vote offered no comment.

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 the request to rezone the property back to Agriculture is consistent with all the surrounding land uses except for the River Valley Animal Rescue.

The dissenting vote offered no comment.

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 the permitted uses in the proposed Agriculture zoning district have a significantly less impact than those in the current Residential zoning district. Specific to the proposed 2MW Community Solar Garden, during the 25 year operation of the project we anticipate roughly 1 trip in/out of the site per month.

The dissenting vote offered no comment.

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

The Board finds that the answer is yes. The site, which is flat and outside the flood plain, would be suitable for residential development but for the lack of municipal water and sewer to the site.

The dissenting vote offered no comment.

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

The Board finds that the answer is yes as this property has been farmed for as long as the landowner can remember.

The dissenting vote offered no comment.
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 the surrounding area is mainly agricultural in land use, with one commercial building across the street, and residential properties southwest of the proposed solar garden. There have been no zoning changes in the area since 1999.

The dissenting vote offered no comment.

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

The Board findings that the proposed map amendment is within one and a half miles of the City of Momence. In addition, the Board finds that the City’s Comprehensive Plan indicates that the subject site should remain agriculture in the future and that the proposed rezoning to A1-Agriculture is consistent with the plan.

The dissenting vote offered no comment.

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 conclusion of the Kankakee County Soil & Water Conservation District’s Site Assessment and LESA score was 188.4 out of 300, giving it a low rating for protection.

The dissenting vote offered no comment.

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 community solar garden project will have minimal impacts to the surrounding area. The height of solar panels will be approximately 9'-6" tall. There will be a 7' tall chain link security fence around the perimeter of the project. There will be no buildings on site. The project will have one access point off Vincennes Trail, but should not produce more than 1-2 trips per month for the duration of the
project. No additional utilities will be needed for the project, with minimal impacts on public safety services and schools.

The dissenting vote offered no comment.

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 proposed community solar garden is temporary in nature, and once the project is complete it will revert back to farm ground. Community solar gardens are small in nature, encompassing approximately 15 acres, which is a small portion of the overall parcel. The balance of the parcel will remain rural and agriculture in nature, much like the surrounding parcels.

The dissenting vote stated that she was unsure as to what distance away a residence should be before it is not affected by the presence of a solar farm.

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 community solar garden will only take up a portion of the entire parcel, which will allow for any development of the balance of the parcel should the landowner chose to do so.

The dissenting vote offered no comment.

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

The Board finds that No additional utilities are required for the proposed community solar garden. We only need short access drive off of Vincennes Trail. The project should not require any grading/drainage as we will be driving steel I-beams into the ground to support the racking systems that will hold the solar panels. We will establish a pollinator habitat grass mixture on the entire solar site as part of the turf management program. This grass and flower mixture will have a deep root system which will provide adequate absorption of the annual precipitation for northern Illinois.

The dissenting vote offered no comment.

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 the proposed community solar garden will only need one access drive. We anticipate only 1 or 2 trips in/out of the project per month.

The dissenting vote offered no comment.

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 answer is yes. This project has been designed to meet all the standards for solar gardens as outlined in the Kankakee County zoning ordinance.

The dissenting vote offered no comment.

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

1. The developer shall submit a landscaping plan to the Planning Department for review and approval.
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.

**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 recommend the approval of both the rezoning and the special use permit. The roll call vote was five (5) members for the motion to recommend granting, one (1) opposed.

Respectfully submitted this 17th day of September, 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 - Nay*
*Gene Raedemacher-Aye*
Exhibit A – Site Map, Momence Township
The Estate of Gary Thyfault
C/o Ray Simpson, Independent Executor

Momence Township
P.O. No. 05-11-17-103-005
Sup Section 121-99, C.34 (Solar Farm)
Rezoning From R1 to A1
Sup CSG Momence 2, LLC (Applicant)

The Estate of Gary Thyfault c/o Ray Simpson, Independent Executor

STAFF REPORT
ZBA CASE 18-22
The applicant, SVCS GMomence 1, LLC and owners, the Estate of Gary Thyfault c/o Ray Simpson, Independent Executor are seeking rezoning from R1-Single Family Residential to AL-Agriculture and a special use permit to allow the construction of a 2 MW community solar garden, known as Momence 1, on property located at the southeast corner of the intersection of 4000 N Road and Vincennes Trail in Momence Township. Please refer to the application packet for detailed information about the project. An aerial photograph of the general area can be seen above.

Site Map
The following sections highlight the Petitioner's responses to the findings and the Planning Department's comments for the proposed rezoning from R-1 Single Family Residential to A-F Agriculture.

Finding of Fact Responses - Rezoning

A. How is the Proposed Rezoning Amendment Consistent with the Goals, Objectives, and Policies of the County Comprehensive Plan?

Petitioner's Response: Aside from the River Valley Animal Rescue facility, all the adjoining parcels have an agricultural use.

Planning Department Analysis: The subject property is outside of the Community Growth Area, near Momence. The rezoning back to Agriculture is consistent with being outside of the Community Growth Area planning department analysis: Staff agrees, solar farm developments require no public utilities and minimal public services.
ZBA Case 18-22

Kankakee County Planning Department

A. Is the proposed rezoning compatible with agricultural street level issues? The property is currently and has historically been used for agricultural purposes and because a solar farm is a use that is largely compatible with agriculture, street level issues would be suitable.

Planning Department Analysis:

Petitioner's Response: Yes.

B. Is the subject property suitable for the permitted uses under the proposed zoning classification?

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

The site appears to be suitable for the permitted uses listed in the R1 district; however, none of these uses have been established on the property over the past 50 years. The petitioners' request applies under the existing Agricultural District.

Planning Department Analysis:

Petitioner's Response: Yes.

D. Explain how the proposed rezoning/amendment will be consistent with the existing uses of property and zoning classification of property within the census

E. Explain how the permitted uses in the proposed Agricultural zoning have a significantly less impact than those of current Residential zoning.

Petitioner's Response: "The permitted uses in the proposed Agricultural zoning have a significantly less impact than those of the current Residential zoning."

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

The applicant has stated that after initial construction, maintenance personnel will visit the site a few times per month. If this is true, there should be no traffic issue arising from the operation of the solar farm.

Planning Department Analysis:

Petitioner's Response: Yes.

G. Is the subject property suitable for the permitted uses under the proposed zoning classification?

The property is currently and has historically been used for agricultural purposes and because a solar farm is a use that is largely compatible with agriculture, street level issues would be suitable.

Planning Department Analysis:

Petitioner's Response: Yes.

H. Animal Rescue across the street? 

Planning Department Analysis:

Petitioner's Response: "The request to rezone the property to agricultural is consistent with all the surrounding land uses except for the river valley and the area of the property in question."

E. Explain how the proposed rezoning/amendment will be consistent with the existing uses of property and zoning classification of property within the census
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 PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION?

Petitioner's Response: The surrounding area is mainly agricultural in land use, with one commercial building across the street, and residential property. No significant changes have been noted since the property was placed in its present zoning classification. There have been no zoning changes in the area since 1999.

Planning Department Analysis: The surrounding area is mainly agricultural in land use, with one commercial building across the street, and residential property. No significant changes have been noted since the property was placed in its present zoning classification. There have been no zoning changes in the area since 1999.
The following sections highlight the petitioner's responses to the findings and the Planning Department's comments for the proposed special use permit.

**Planning Department Analysis:**

- The petitioner agrees with the applicant and does not currently see how the construction and operation of this solar farm would have any detrimental effects to or impacts on the surrounding area.

The petitioner believes the solar panels will not be detrimental to the public health, safety, and welfare. The panels will not pose a risk to the public.

- The petitioner has no current plans to increase the size of the parcel. The petitioners maintain that the solar panels will not have any negative impact on the surrounding area.

The petitioner agrees with the applicant and does not currently see how the construction and operation of this solar farm would have any detrimental effects to or impacts on the surrounding area.

The petitioner supports the applicant's position and believes that the solar panels will not be detrimental to the public health, safety, and welfare. The panels will not pose a risk to the public.
Finding of Fact Responses - Special Use Permit

C. Explain how the establishment of the special use will/will not substantially impair the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Petitioner's Response: The proposed community solar garden will only take a small portion of the entire parcel. Once the project is finished the property will be restored to its original condition. Therefore, it will not substantially impair the normal and orderly development and improvement of the surrounding property.

Planning Department Analysis: The proposed community solar garden will only take a small portion of the entire parcel. We anticipate only one or two trips to the project site per month. 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 traffic utilizing the site, staff does not anticipate issues with access.

D. Explain how and if adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public

Petitioner's Response: The proposed community solar garden will only take a small portion of the entire parcel. Once the project is finished the property will be restored to its original condition. Therefore, it will not substantially impair the normal and orderly development and improvement of the surrounding property.

Planning Department Analysis: 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 traffic utilizing the site, staff does not anticipate issues with access.

E. Explain how and if adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public

Petitioner's Response: 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 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 affect on drainage or drainage patterns. Due to the limited traffic utilizing the site, staff does not anticipate issues with access.
F. Will the special use, in all other aspects, conform to the applicable regulations of the dis-
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.

Recommended Conditions—Recommended by Staff

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. Additional conditions may be imposed by the Zoning Board of Appeals and the Kankakee County Board prior to approval.

1. Staff will wait until after questions have been answered at the hearing to determine if recommending any conditions would be warranted.

Proposed Conditions (If Approved)

I. Staff will wait until after questions have been answered at the hearing to determine if recommending any conditions would be warranted.

2005 Comprehensive Plan Map

Kankakee County Planning Department

Recommended Conditions—Recommended by Staff

ZBA Case 18-22
Reference:
Municipal Planning Boundary:
Hearing Date: May 14, 2018
Nearest Municipality: City of Momence
Applicants Name: SVCSGMomence 1, LLC
Distance: 1/2 Mile
Rand Owners Name: The Estate of Gary Thyfault do Ray Simpson, Independent Executor
Comprehensive Plan Designation:
Legal Counsel: None
Kankakee County: Agriculture Conservation
Municipality: Not Applicable

Location:
Township: Not Applicable
Property Location:
Public Road: Vincennes Trail (CH 14) & 4000 N Rd.

Dimensions:
Parcel Number: 05-00-05
Parcel Size: 49.28 acres
Parcel Depth: 1072 feet
Parcel History: Original
Road Frontage: 2856 feet

Existing Land Use:
Public Road: Vincennes Trail (CH 14) & 4000 N Rd.

Existing Land Use Features:
Public Road: Vincennes Trail (CH 14) & 4000 N Rd.
Floodplain: None
Wetland: None

Surrounding Zoning:
North: A-F-Agriculture
West: R-I-Single Family Residential
South: R-I-Single Family Residential
East: A-F-Agriculture

Surrounding Land Use:
North: A-F-Agriculture
West: R-I-Single Family Residential
South: R-I-Single Family Residential
East: A-F-Agriculture

Miscellaneous Information:
County Board District: One (1) - Mr. Hess
Water: None
Sewer: None
School District: None
Police Protection: None
Kankakee County: Agriculture Conservation
Municipality: Not Applicable

Distance to Public Services and Facilities:
Township: Momence Township
Fire Protection: Momence Fire Protection District
Sewer: Momence—1 mile
Water: Momence—1 mile

Comprehensive Plan Designation:
1/2 Mile
City of Momence
Metro Area Municipalities: None

Special Use Permit for Solar Farm (agriculture (row crops))
Address: 4000 N Rd.
Township: Momence
County: Kankakee County
Parcel Number: 05-00-05

Applicant Request:
Special Use Permit for Solar Farm
Applicant Name: SVCSGMomence 1, LLC
Applicant Address: 1420 Sycamore St. Momence, IL 60954
Applicant Email: momence@sycg.com
Applicant Phone: (815) 432-2388

Applicant Representative:
The Estate of Gary Thyfault do Ray Simpson, Independent Executor
SyCG Momence 1, LLC
Address: 1420 Sycamore St. Momence, IL 60954
Phone: (815) 432-2388

Decision:
Decision: Approved
Decision Date: May 14, 2018

6. Surrounding land use:

5. Surrounding zoning:

4. Existing land use features:

3. Dimensions:

2. Location:

1. Reference: