Resolution of the County Board
of
Kankakee County, Illinois

RE:  ZBA CASE #18-39; SPECIAL USE PERMIT #121-99.C.34 (SOLAR FARM)
SECTION 08; AROMA TOWNSHIP (SANDY FARM SOLAR FARM)

WHEREAS, an application pursuant to the terms of the Kankakee County Zoning Ordinance, has been filed Standard Bank & Trust Tr#6970, property owner and Community power group, LLC (Sandy Farm Solar Farm), LLC, applicant, in the Office of the County Clerk of Kankakee County for 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 September 24, 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 Standard Bank & Trust Tr#6970, property owner and Community power group, LLC (Sandy Farm Solar Farm), LLC, applicant, be approved with conditions; and,

WHEREAS, the Planning, Zoning, and Agriculture Committee (PZA), at its regularly scheduled and duly noticed meeting of October 17, 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 November 13, 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 October 17, 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 #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:

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.
3. A 6 foot tall game style fence shall be used in lieu of the required 8 foot chain link fence.

PASSED and adopted this 13th day of November 2018.

[Signature]
Andrew H. Wheeler, County Board Chairman

ATTEST:

[Signature]
Dan Hendrickson, County Clerk
EXHIBIT A (ZBA CASE#18-39)

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, WHICH IS 744.95 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8, THENCE NORTH 0 DEGREES 28 MINUTES 20 SECONDS EAST 494.20 FEET TO A POINT ON THE CENTER LINE OF KANKAKEE COUNTY HIGHWAY NO 21; THENCE NORTH 45 DEGREES 47 MINUTES 40 SECONDS EAST 51.36 FEET TO A POINT ON SAID CENTERLINE; THENCE NORTH 29 DEGREES 54 MINUTES 20 SECONDS EAST 1095.45 FEET TO A POINT ON SAID CENTERLINE, THENCE NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST 4680.77 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 0 DEGREES 15 MINUTES 00 SECONDS WEST 1472.6 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 89 DEGREES 16 MINUTES 20 SECONDS WEST 5274.32 FEET TO THE POINT OF BEGINNING.
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 owner Standard Bank & Trust #6970 and applicant Community Power Group, LLC in ZBA Case No. 18-39. The applicant and owners are seeking a special use permit to allow the construction of a 2MWac community solar garden, known as Sandy Farm Solar Farm, on property located along the east side of Heiland Road in Aroma Township.

The project will be utilizing approximately 13 acres in the southwest corner of the 168.87 acre parcel. The project will consist of solar panel arrays that move to track the sun, an access driveway, a security fence, and associated electrical equipment and wiring. It should be noted that a previous proposal to site a solar farm on this property was denied by the County Board (ZBA 18-01)

After due notice required by law, the ZBA held a public hearing on this case on September 24, 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 individuals spoke during the Public Comment period:

Sandy Trubach - An adjoining property owner asked how far the solar farm would be from her home, what will happen with the remainder of the property, and how this would affect her property value. The questions were answered by the applicant and Mrs. Trubach was satisfied with the answers.

Fred Pitts - An adjoining property owner stated that a field tile was broken in the area. The applicant stated that a tile survey would be performed prior to the issuance of a building permit and broken tiles would be located.

Marc Wakat - An county resident is in support of the project and commends the developer for his efforts.

Steve Magruder - An county resident asked if union labor would be used. The answer was yes.

Mike Morgan - An adjoining property owner had concerns about the fence and its effects on wildlife.

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 this solar farm will not contain any harmful chemicals that would pose a public health risk or safety risk to the surrounding area. Polycrystalline solar PV panels will be used and do not contain any toxic chemicals. (Slide 3)

Surrounding areas will not be exposed to excess noise and electromagnetic fields (EMFs) from the facility. The sound from the inverter at 64ft would be similar to that of a quiet rural area at night. Furthermore, EMFs coming from the inverter at 50 feet will be about 0.2-0.4mGs. For reference, a computer at 3ft away emits 2.0-5.0mGs. (mG is a unit of measurement for magnetic fields). (Slide 4)

Wildlife will not be harmed through the operation of this facility. In fact, through the vegetation / landscape plan described in this application, solar will create habitat for local deer, bird and other wildlife populations. A common misconception is that solar PV may be harmful to birds, but this is typical only for concentrated solar PV, which consists of a large tower in areas such as deserts surrounded by mirrors which reflect light to a central point which generates electricity. Solar PV farms use no mirrors and does not reflect light or generate excess heat. Rather, the primary function of solar panels is to absorb light. (Slide 5)

Solar provides clean renewable energy that will reduce the amount of carbon in the atmosphere by the equivalent of 3,350 metric tons of CO2. (Slide 6)

“General welfare is defined as “the concern of the government for the health, peace, morality and safety of its citizens.” General welfare will not be impacted per the information provided above and in the attached presentation. (Slide 7)

The quiet enjoyment will not be impacted because neighbors will not be able to see or hear the proposed solar facility, nor will it pose any health risks.

The solar facility will have a positive impact on things like wildlife, water runoff, air pollution, removal of manure and pesticides from the environment and will reduce electricity costs to neighbors.

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 solar farm will not impact farm land or the ability to farm of surrounding areas. There will not be incremental runoff or soil
erosion. Additionally, single axis trackers do not create drip line issues because they move positions throughout the day. Finally, soil absorption rates may actually increase due to year-round ground cover that will be planted and maintained within the facility. (Slide 8)

As mentioned before, neighbors will not be exposed to additional noise or EMFs from the facility. The sound from the inverter at 64ft would be similar to that of a quiet rural area at night. For reference, the inverter will be further than greater than 250 feet from any property border and much further from any residential neighbor. Furthermore, EMFs coming from the inverter at 50 feet will be about 0.2-0.4mGs compared to the 2.0-5.0mGs emitted from a laptop at 3ft away. (Slide 9)

As shown in slide 2, the solar farm will be screened on the northern and western side as proposed by Snider's Nursery. Slide 10 shows more detail on proposed screening.

As mentioned before, this solar facility will not contain any harmful chemicals. Polycrystalline panels are being used which have no toxic chemicals and are even being installed on bodies of water due to their non-toxic components. (Slide 11 & 12)

The properties in the immediate vicinity will not be seen or heard due to either distance or screening that is shown in slide 2 and 10.

The solar facility will positively impact the local area by providing habitat for wildlife, reducing water runoff, reducing air pollution, reducing overall manure and/or pesticide application, and reduce electricity costs to neighbors.

Cohn Reznick completed a study in 2017 which looked at 11 solar farms in the Indiana/Illinois area and sales of homes in the immediate vicinity before and after the installation of the local solar farm.

In this study, Cohn Reznick compiled historical prices of homes around solar farms and contacted many qualified sources for anecdotal evidence. These sources included a local real estate broker, Tim Sergenti at Coldwell Banker, the Lake County Indiana Assessor, Robert Metz, the Elkhart County, Indiana assessor, James Allen, Ken Surface, a Senior VP at Nexus Group (a valuation group), Perry County, Indiana assessor Mendy Lassaline, St. Joseph County Chief Deputy to the assessor Patti St. Clair, Wayne County, Indiana assessor Betty Smith-Hanson, and Missy Tetrick, a commercial valuation analyst for Marion County, Indiana. All of the sources were chosen due to their familiarity with local solar PV farms and their knowledge of historical valuations in those areas.

All the sources mentioned above reported that they had not observed any noticeable difference in prices of homes sold in areas with a solar farm when compared to prices prior to installation.

Cohn Reznick's quantitative analysis found that the home prices did not
go down and in some cases the homes sold for higher than homes sold prior to the installation of the facility. The ultimate conclusion of the study was that the installation of a solar farm had no negative impact on market prices of properties near or adjacent to those solar farms. There has been no suggestion that solar farms raise property values, but only that they do not negatively affect them.

Joseph E. Batis of Edward J. Batis & Associates, Inc. out of Joliet, Illinois also reviewed the Cohn Reznick report and concurred with the results. He was also able to reasonably apply the report’s findings to other cases in similar rural/residential areas of Illinois. He was confident in the ability to apply these findings not only from the analysis done by Cohn Reznick but by his past experience with market impact studies that he has completed.

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 farmland outside of this facility will can still be developed like it could before as the solar facility will not prevent orderly development. Additionally, the rest of the farm will still be able to be farmed. The land used for this facility was selected due to its proximity to the utilities and its low productivity (LESA score of 151.4 designates it as non-essential farmland) due to its sandy soils.

The solar facility will also keep unproductive land that would likely be used for a more appropriate use than farming from becoming a less desirable permitted use (solar is permitted as special use) like landscape waste composting area. (Slide 17)

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

The Board finds that this solar farm will not have any impact on existing drainage patterns.

The higher portion of sandy soil on this immediate area where the facility will be installed lends itself to greater drainage capabilities. While that is not beneficial for farming purposes, it is when preventing surface runoff is the goal.

Single axis trackers (like the ones being used) do not create “drip line” issues because they move throughout the day.

Soil absorption rate will likely increase due to year-round ground cover that will be planted within the facility. As a result, drainage will be improved rather than harmed. This is compared to most farmland that typically does not have any ground cover for part of the year. Unplanted fields are especially susceptible to eroding forces such as stormwater and intense storms. The soil / land within the facility will be protected over a long period of time with year-round vegetative ground cover.
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 special use will not affect traffic flow as it will garner virtually no additional traffic during operation. There will be a minimum of two yearly visits for basic maintenance. That will be performed by a small team that will only need one pickup truck for transportation. There are no permanent on-site employees. (Slide 20)

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 this application will conform with all applicable County Ordinances and specifically is being applied for under Section 121-99.c.34 of the Kankakee County Ordinance.

Conditions: The Board placed three (3) conditions on this approval as follows:

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.
3. A 6 foot tall game style fence shall be used in lieu of the required 8 foot chain link fence.

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 A-1 Agriculture District on the property described in the application hereby be granted.

Roll Call Vote: The roll call vote was six (6) members for the motion to recommend granting, zero (0) opposed.

Respectfully submitted this 24th day of September, 2018 by the Kankakee County Zoning Board of Appeals.

John Fetherling, Chairman – Aye
David Deyoung – Aye
William Sawyer – Aye
Edwin Meents – Aye
William Hemm – Absent
Beth Scanlon – Aye
Gene Raedemacher – Aye
ZBA CASE 18-39

STAFF REPORT

SANDY FARM SOLAR FARM
Standard Bank & Trust, Trust #6970 (Owner)
Community Power Group, LLC (Applicant)
SUP Section 121-99.c.34 (Solar Farm)
P.I. No. 12-18-08-200-007
Aroma Township

Kankakee County Planning Department
189 E. Court Street, Room 201
Kankakee, IL 60901
Phone: 815-937-2940 Fax: 815-937-2974
Email: planning@k3county.net

Prepared By: Delbert Skimerhorn, Sr., AICP, GISP, CFM
Planning Manager / GIS Manager
The applicant, Community Power Group, LLC and owner, Standard Bank & Trust, Trust #6970, are seeking a special use permit to allow the construction of a 2MWac community solar garden, known as Sandy Farm Solar Farm, on property located along the east side of Helland Road in Aroma Township.

The project will be utilizing approximately 13 acres in the southwest corner of the 168.87 acre parcel. The project will consist of solar panel arrays that move to track the sun, an access driveway, a security fence, landscaping, and associated electrical equipment and wiring.

It should be noted that a previous proposal to site a solar farm on this property was denied by the County Board (ZBA 18-01).

An aerial photograph of the general area can be seen above.
Finding of Fact Responses - Special Use Permit

The following sections highlight the Petitioner’s responses to the findings and the Planning Department’s comments for the proposed special use permit.

A. Explain how the establishment, maintenance, or operation of the special use will/will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Petitioner’s Response: “This solar farm will not contain any harmful chemicals that would pose a public health risk or safety risk to the surrounding area. Polycrystalline solar PV panels will be used and do not contain any toxic chemicals. (Slide 3)

Surrounding areas will not be exposed to excess noise and electromagnetic fields (EMFs) from the facility. The sound from the inverter at 64ft would be similar to that of a quiet rural area at night. Furthermore, EMFs coming from the inverter at 50 feet will be about 0.2-0.4mG. For reference, a computer at 3ft away emits 2.0-5.0mG. (mG is a unit of measurement for magnetic fields). (Slide 4)

Wildlife will not be harmed through the operation of this facility. In fact, through the vegetation / landscape plan described in this application, solar will create habitat for local deer, bird and other wildlife populations. A common misconception is that solar PV may be harmful to birds, but this is typical only for concentrated solar PV, which consists of a large tower in areas such as deserts surrounded by mirrors which reflect light to a central point which generates electricity. Solar PV farms use no mirrors and does not reflect light or generate excess heat. Rather, the primary function of solar panels is to absorb light. (Slide 5)

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The quiet enjoyment will not be impacted because neighbors will not be able to see or hear the proposed solar facility, nor will it pose any health risks.

The solar facility will have a positive impact on things like wildlife, water runoff, air pollution, removal of manure and pesticides from the environment and will reduce electricity costs to neighbors.”

Planning Department Analysis:

Staff agrees with the applicant and is not aware of any official research or evidence that would indicate that the construction and operation of this solar farm would have any detrimental effects to or endanger the public health safety and welfare at this time. Staff may change its opinion once all testimony and evidence is presented at the public hearing.
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.

**Petitioner's Response:** The solar farm will not impact farm land or the ability to farm of surrounding areas. There will not be incremental runoff or soil erosion. Additionally, single axis trackers do not create drip line issues because they move positions throughout the day. Finally, soil absorption rates may actually increase due to year-round ground cover that will be planted and maintained within the facility. (Slide 8)

As mentioned before, neighbors will not be exposed to additional noise or EMFs from the facility. The sound from the inverter at 64ft would be similar to that of a quiet rural area at night. For reference, the inverter will be further than greater than 250 feet from any property border and much further from any residential neighbor. Furthermore, EMFs coming from the inverter at 50 feet will be about 0.2-0.4mGs compared to the 2.0-5.0mGs emitted from a laptop at 3ft away. (Slide 9)

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All the sources mentioned above reported that they had not observed any noticeable difference in prices of homes sold in areas with a solar farm when compared to prices prior to installation.

Cohn Reznick’s quantitative analysis found that the home prices did not go down and in some cases the homes sold for higher than homes sold prior to the installation of the facility. The ultimate conclusion of the study was that the installation of a solar farm had no negative impact on market prices of properties near or adjacent to those solar farms. There has been no suggestion that solar farms raise property values, but only that they do not negatively affect them.

Joseph E. Batis of Edward J. Batis & Associates, Inc. out of Joliet, Illinois also reviewed the Cohn Reznick report and concurred with the results. He was also able to reasonably apply the report’s findings to other cases in similar rural/residential areas of Illinois. He was confident in the ability to apply these findings not only from the analysis done by Cohn Reznick but by his past experience with market impact studies that he has completed.
Planning Department Analysis:

The distance of neighboring properties containing dwelling units from the actual equipment located on the solar farm indicates to staff that there will be no affect on the enjoyment or use of adjoining properties. Further, there has been no study or evidence offered, to date, that would contradict the study performed by Cohn Reznick and therefore staff believes its findings to be valid.

C. EXPLAIN HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL/WILL NOT SUBSTANTIALLY IMPEDe THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF THE SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT.

Petitioner’s Response: "The farmland outside of this facility will can still be developed like it could before as the solar facility will not prevent orderly deve-lopment. Additionally, the rest of the farm will still be able to be farmed. The land used for this facility was selected due to its proximity to the utili-ties and its low productivity (LESA score of 151.4 designates it as non-essential farmland) due to its sandy soils. The solar facility will also keep unproductive land that would likely be used for a more appropriate use than farming from becoming a less desirable per-mitted use (solar is permitted as special use) like landscape waste composting area. (Slide 17)"

Planning Department Analysis:

Staff does not feel that the establishment of a solar farm in this location will have any effect on current or future development within the area. The prop-erty sits on the border between areas zoned agricultural and those zoned residential. The areas zoned residential are largely developed to their highest and best use and therefore would not be impeded. The areas zoned agriculture are already being used of for that purpose which staff feels would not be impeded by the establishment of the facility. Also, the applicant is correct in stating that there are permitted uses in the agricultural district which would be less desirable at this location.

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

PETITIONER’S RESPONSE: "This solar farm will not have any impact on existing drainage patterns.

The higher portion of sandy soil on this immediate area where the facility will be installed lends itself to greater drainage capabilities. While that is not beneficial for farming purposes, it is when preventing surface runoff is the goal.

Single axis trackers (like the ones being used) do not create "drip line" issues because they move throughout the day.

Soil absorption rate will likely increase due to year-round ground cover that will be planted within the facility. As a result, drainage will be improved.
rather than harmed. This is compared to most farmland that typically does not have any ground cover for part of the year. Unplanted fields are especially susceptible to eroding forces such as stormwater and intense storms. The soil/land within the facility will be protected over a long period of time with year-round vegetative ground cover.

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. Access will be provided by a single gravel driveway from Heiland Road. 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 SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS.

Petitioner’s Response: "The special use will not affect traffic flow as it will garner virtually no additional traffic during operation. There will be a minimum of two yearly visits for basic maintenance. That will be performed by a small team that will only need one pickup truck for transportation. There are no permanent on-site employees. (Slide 20)"

Planning Department Analysis:

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

F. WILL THE SPECIAL USE, IN ALL OTHER ASPECTS, 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.

Petitioner’s Response: "This application will conform with all applicable County Ordinances and specifically is being applied for under Section 121-99.c.34 of the Kankakee County Ordinance."

Planning Department Analysis:

It appears that the property will conform with all other aspects of the Zoning Ordinance. The board should ask the applicant to confirm this at the hearing.
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 than permitted uses in a zoning district. 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. These conditions and additional conditions may be imposed by the Zoning Board of Appeals and the Kankakee County Board prior to approval.

PROPOSED CONDITIONS (If Approved):

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.

2005 Comprehensive Plan Map

Kankakee County Zoning Map
1. **Reference:**
   - Hearing Date: March 5, 2018
   - Applicant's name: Community Power Group, LLC
   - Land Owner's Name: Standard Bank & Trust, Trust #6970
   - Legal Counsel: Steven Tongren

2. **Location:**
   - Property Location: East side of Heiland Road approximately 200' south of Warren St.
   - Township: Aroma Township.
   - Parcel Number: 12-18-08-200-007
   - Existing Land Use: No address assigned.
   - Applicant Request: Special Use Permit for Solar Farm

3. **Dimensions:**
   - Size of Parcel: 168.87 acres (13 acres used)
   - Road Frontage: 1233'
   - Parcel Depth: 5234'
   - Parcel History: Original

4. **Existing Land Use Features:**
   - Public Road: Heiland Road
   - Floodplain: None
   - Wetland: None

5. **Surrounding Zoning:**
   - North: R1—Single Family Residential
   - West: R1—Single Family Residential
   - South: A1 - Agriculture
   - East: A1 - Agriculture

6. **Surrounding Land Use:**
   - North: Residential
   - West: Residential
   - South: Agriculture
   - East: Agriculture

7. **Municipal Planning Boundary:**
   - Nearest Municipality: Village of Sun River Terrace
   - Distance: 1.25 miles north.

8. **Comprehensive Plan Designation:**
   - Kankakee County: Agricultural Conservation Area
   - Municipality: N/A
   - Township: N/A

9. **Distance to Public Services and Facilities:**
   - Police Protection: Kankakee County — 8 miles.
   - Fire Protection: Aroma Fire Protection District— 200'.
   - School District: Kankakee— 8 miles.
   - Sewer: Sun River Terrace — 1.25 mile.
   - Water: AQUA—1.25 mile.

10. **Miscellaneous Information:**
    - County Board District: Five (5) - Mrs. Parker