Resolution of the County Board of Kankakee County, Illinois

RE:  ZBA CASE #18-47; REZONING R1 TO A1 AND A SPECIAL USE PERMIT #121-99.C.34 (SOLAR FARM) SECTION 16; KANKAKEE TOWNSHIP (IROQUOIS RIVER SOLAR, LLC)

WHEREAS, an application pursuant to the terms of the Kankakee County Zoning Ordinance, has been filed George L. & Suzette E. Flageole Family Trust, property owner and Iroquois River Solar, LLC, applicant, in the Office of the County Clerk of Kankakee County for a Rezoning from R1-Residential District to A1-Agriculture District and a Special Use Permit #121-99.c.34 (Solar Farm), on a parcel legally described herein Exhibit A, a copy of which is attached; and,

WHEREAS, the Zoning Board of Appeals held a duly noticed public hearing, on the application on November 19, 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 George L. & Suzette E. Flageole Family Trust, property owner and Iroquois River 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 November 21, 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 December 11, 2018 after review, discussion, and consideration, agrees with the findings of the Zoning Board of Appeals and committee minutes of the PZA Committee, and finds that the conclusions expressed are both reasonable and rationally supported by the evidence presented, and the rezoning and special use permit will not be detrimental to the public health, safety, and economic and general welfare.

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

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

2. The findings, conclusions and recommendation expressed in the minutes of the Planning, Zoning, and Agriculture Committee meeting of November 21, 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-Residential District to A1-Agriculture District and a Special Use Permit #121-99.c.34 (Solar Farm), be approved with conditions on a parcel legally described in Exhibit A, a copy of which is attached herein and made a part hereof.

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

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. An “agricultural” style fence will be used instead of the required chain link fence and landscaped screen be installed along the roadways.

PASSED and adopted this 11th day of December 2018.

Andrew H. Wheeler, County Board Chairman

ATTEST:

Dan Hendrickson, County Clerk
LEGAL DESCRIPTION:
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 George L. & Suzette E. Flageole Family Trust and applicant Iroquois River Solar, LLC in ZBA Case No. 18-47. The applicant and owner s are seeking to change the zoning from the subject site from R1-Single Family Residential to A1-Agriculture and are requesting a special use permit to allow the construction of two 2MWac community solar gardens, known as Iroquois River Solar, on property located immediately south of the intersection of River Road and 2000 E Road in Kankakee Township. The City of Kankakee is adjacent to this property.

After due notice required by law, the ZBA held a public hearing on this case on November 19, 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 public comment was offered at the public hearing. (Refer to transcripts for full details)

Steve Magruder – A County resident spoke in favor of the proposal and stated that the applicant uses local contractors and local labor. He has worked with them before.

Mark Hodak – A nearby property owner spoke in favor of the project but requested that an “agricultural” style fence be used instead of the required chain link fence and that landscaped screen be installed along the roadways.

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 since the passage of Kankakee County’s first zoning ordinance in 1967, the Project Parcel has been zoned R-1, Residential with the intended purpose that the bulk of the area would be developed for residential purposes. Such development has not occurred in 50 years. The parcel directly south is zoned A-1.
(Agriculture). The balance of the neighboring parcels remain largely undeveloped and continue to remain in agricultural use. See Table 1.

The proposed rezoning /amendment is consistent with the purpose of the zoning code as described in the provisions of Section 121-2(7) of the Kankakee County, Illinois Code of Ordinances purpose assuring orderly growth. Because the surrounding area continues to retain the character and use of agriculture for five decades, rezoning to Ag-1 is consistent with its historical and perceived future. The proposed rezoning/amendment is intended to allow the development of a project that would be consistent with the existing uses of the Project Parcel and the adjacent parcels, and that would maintain the character of the Project Parcel for future uses after the useful life of the Solar Project.

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

The Board finds that the 2030 Kankakee County Comprehensive Plan points out the significant amount of “undeveloped land” in Kankakee County. Undeveloped land defined as land that is not currently developed according to its zoned use. The plan further explains that land designated for residential use is especially excessive in rural Kankakee County. The Comprehensive Plan notes that this pattern is not consistent with retaining the character of the rural areas. The Project Parcel is located in an area that is used overall for agricultural row crop purposes. Changing the Project Parcel’s zoning designation from R-1, Residential to A-1, Agricultural is consistent with the County’s comprehensive plan and management of the identified excess land zoned for residential use. In addition, the Solar Project allowed by the rezoning will generate additional tax revenues to the County that will help address the maintenance and education cost burdens identified in the Comprehensive Plan.

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 Ag-1, Agricultural zoning area permitted uses require less utilities and public facilities than those needed for R-1, Residential zones.

In addition, the proposed solar project does not require water and sanitary facilities, recreational facilities, or educational facilities and places minimal burden on the public rights-of-way and public safety facilities.

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 existing and historic uses of the Project Parcel and surrounding parcels are predominantly agricultural (row crops) in nature. The land transitions to industrial use (Greater Kankakee Airport) to the west and residential use to the east. The rezoning/amendment is compatible and consistent with the area’s current land use with no impact to current industrial or residential uses. The Solar Project will not affect the existing uses or those enabled by the zoning classification of property within the general area of the Project Parcel. See Table 1.

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 agricultural use generates limited levels of congestion on public rights-of-way. The permitted uses under current zoning designation R-1, Residential have the potential to greatly increase congestion on public-rights-of-way. As described above, the proposed Solar Project will have limited impact on traffic during the construction period, and effectively no impact on traffic once operational and for the remainder of the useful life of the Solar Project.

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

The Board finds the subject site might not be suitable for all permitted residential uses. Significant infrastructure upgrades such as roads, water, waste, and local gas and electric utility access would likely be required to accommodate more residences.

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

The Board finds that the subject property is suitable for the permitted uses under the proposed A-1, Agricultural zone as evidenced by its continued use for agricultural purposes, as well as the proposed use as a Solar Project, which is also a use consistent with the zoning ordinance.

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 Project Parcel has been zoned R-1, Residential since 1967. No trend in residential development has occurred on this parcel adjacent to the City of Kankakee and the Greater Kankakee Airport since it became operational in 1962. The Project Parcel is bounded to the east by parcels zoned R-1, Residential that continue to be used in agricultural production. No trend in residential development has been observed.
9. **Is the proposed rezoning/amendment within one and a half miles of a municipality?**

   The Board finds that the proposed rezoning/amendment is within one and a half miles of the City of Kankakee.

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 Applicant has applied to the Kankakee Soil and Water Conservation District for a Natural Resource Information (NRI) Report which includes a LESA report. The results of that report will be forwarded to the Kankakee County Planning Department for review. See Exhibit C: Natural Resources Information Report Application Submittal.

**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 Solar Project will produce clean, renewable energy that will not be detrimental to or endanger the public health safety, morals, comfort, or general welfare. The Solar Project supports the Illinois Future Energy Jobs Act’s (FEJA) goal of diversifying Illinois’ electricity supply through the development of new renewable energy resources helping to “avoid and reduce pollution, reduce peak demand, and enhance public health and well-being of Illinois residents.”

   The Solar Project will provide economic and environmental benefits to the community. Kankakee County residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from fixed electricity prices and electricity bill savings. The proposed Solar Project will serve the electricity needs of 600 to 800 homes. In addition, the Solar Project will create new tax revenues for Kankakee County, provide steady income to the Landowners, and generate local economic activity through local construction, materials, and services.

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 Zoning Ordinance anticipates that the Solar Energy Generation Facilities will be appropriately located in the A-1, Agricultural Zoning District. The Project Parcel is surrounded by ongoing agricultural activities. The Solar Project will not affect the existing use and enjoyment of property in the immediate vicinity, nor the values in the neighborhood. The Solar Project will be designed to enclose the solar panels and associated electrical equipment with fencing, and to comply with applicable state and local laws and ordinances designed to maintain the use and enjoyment of adjacent property and to maintain property values. The Solar Project is consistent with the uses contemplated in the current Zoning Ordinance, as well as with the existing and future uses of surrounding property in the district.

Property valuation experts from Cohn Reznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term. The study included solar farms in Lasalle and Winnebago Counties in Illinois; as well as Elkhart, Lake, Madison, Marion and Porter Counties in Indiana. Experts analyzed property sale prices and marketability of single family homes and agricultural land that adjoins solar farms and compared this data to comparable properties in the same county. The study also included interviews with county assessors and local real estate professionals, all of whom concluded that solar farms in their area had not impacted property values. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect nearby property values. See Exhibit D: Property Value Impact Study.

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 operation of the Solar Project will not interfere with the development and improvement of surrounding property for other uses contemplated in the Zoning Ordinance. The Solar Project will provide local clean energy generation while minimizing impact on the landscape and preserving long-term optionality for the use of the parcel.

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

The Board finds that utilities: The Solar Project will not require additional utilities. Access Roads: Ingress and egress will be provided from S 2000 W Road by an improved, gravel access road that will enter the project through a gate with a maximum width of 24’. Drainage: Prior to construction, the Applicant will consult the Gar Creek Drainage District as well as perform a tile survey to locate drainage tile that may exist on the site. Any damage to drainage field tiles caused by construction or maintenance of the solar farm will be repaired to near original condition. The Solar Project will adhere to the Illinois Environmental Protection Agency (IEPA) Construction Stormwater Permit Requirements, including obtaining a NPDES storm water permit. After construction, cover vegetation is expected to
enhance drainage, erosion, and runoff through the improved absorption of rain and melting snow and ice.

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 an improved, gravel access road will provide ingress and egress from S 2000 E Road east of the project site. During the installation period, trucks no larger than a typical 18-wheeler will deliver materials, and equipment to the site. Trucks will unload and turn around on-site without having to back out onto or sit idle on the road, thereby minimizing traffic congestion. Smaller, pick-up trucks will be utilized by the installers and construction workers. All worker vehicles will be parked onsite during construction hours.

Post-construction, the Solar Project will generate minimal traffic, solely in connection with ongoing operations and maintenance. Engineers and maintenance technicians will visit the Solar Project in pick-up trucks and vans a few times a year for routine maintenance and any required repairs. Landscaping vehicles will visit the Solar Project periodically during the growing season.

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 Solar Project will conform to the applicable regulations of the Ag-1 zoning district in compliance with the requirements set forth under Section 121-99(c)(34) of the Kankakee County, Illinois, Code, except as such regulations that may, in this instance, be modified by the board.

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 all rules as outlined in the weed and grass control plan and is subject to the same penalties as weed and grass.
3. An “agricultural” style fence will be used instead of the required chain link fence and landscaped screen be installed along the roadways.

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.

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

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

Respectfully submitted this 19th day of November, 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
George L. & Suzette E. Flageole Family Trust (Owner)

Iroquois River Solar, LLC (Applicant)

ZBA CASE 18-47

STAFF REPORT
The applicant, Iroquois River Solar, LLC and Owner, George L. and Suzette E. Flaggio Family Trust are seeking to change the zoning of parcel 16-17-16-400-004 from RL-Single Family Residential to AL - Agriculture and requesting a special use permit to allow the construction of a 2MW community solar energy facility. The City of Kankakee is adjacent to this property.

An aerial photograph of the general area can be seen above. Kankakee County Planning Department.
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-1, Agriculture.

B. HOW IS THE PROPOSED REZONING/AMENDMENT CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COUNTY COMPREHENSIVE PLAN?

Petitioner's Response: The 2030 Kankakee County Comprehensive Plan points out the significance amount of "undeveloped land" in Kankakee County. The 2030 plan states that "the 2030 Kankakee County Comprehensive Plan points out the significant amount of undeveloped land in Kankakee County.

Planning Department Analysis: The property in question was designated residential in 1967 with the passage of the County's first zoning ordinance. This designation was based on the plan at that time which envisioned the entire area being developed for residential purposes. The plan further explains that undeveloped land, especially in rural Kankakee County, is not consistent with retaining the character of the rural areas. The Project Parcel is located in an area that is currently developed according to its zoning use. The plan further explains that land designated for residential use may be applicable for the Project Parcel for future use after the useful life of the solar project.

The proposed rezoning/amendment is consistent with the goals of the County's Comprehensive Plan and the purpose of the zoning code as described in the provisions of Section 121-2(2) of the Kankakee County Zoning Ordinance.

A. HOW IS THE PROPOSED REZONING/AMENDMENT CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING ORDINANCE?

Petitioner's Response: The 2030 Kankakee County Comprehensive Plan points out the significant amount of "undeveloped land" in Kankakee County.

Planning Department Analysis: The property in question was designated residential in 1967 with the passage of the County's first zoning ordinance. This designation was based on the plan at that time which envisioned the entire area being developed for residential purposes. The plan further explains that undeveloped land, especially in rural Kankakee County, is not consistent with retaining the character of the rural areas. The Project Parcel is located in an area that is currently developed according to its zoning use. The plan further explains that land designated for residential use may be applicable for the Project Parcel for future use after the useful life of the solar project.

The proposed rezoning/amendment is consistent with the goals of the County's Comprehensive Plan and the purpose of the zoning code as described in the provisions of Section 121-2(2) of the Kankakee County Zoning Ordinance.

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-1, Agriculture.

Finding of Fact Responses - Rezoning
The need for the Solar Project...
The area is a mix of urban residential uses and rural residential uses. However, agricultural uses are arguably the most predominant use of the land. There is little "front development" in the area. Most of the uses in this area were established decades ago and little has changed since. The surrounding land.

Planning Department Analysis

By general zone R-1, "residential that continues to be used in agricultural production, No road in residential development has been observed, and no development in the city of Kankakee, and the Greater Kankakee Airport since it become operational in 1992. The project parcel is bounded to the east by residential development has occurred on this part. The project parcel has been zoned R-1, residential since 1967. In residential development has occurred on this part.

Petitioner's response: "The subject property was placed in the present zoning classification. The property in question was placed in the present zoning classification as a residential area of the property in question, including changes, if any, which have taken place since the day.

Staff believes it is. The property is currently and historically been used for agricultural purposes and because a solar farm is a use that is largely compatible with agriculture, that the property should be suitable.

Planning Department Analysis

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

The site appears to be suitable for the permitted uses listed in the R-1 district. However, none of these uses have been established on the property ever. The site appears to be suitable for the permitted uses listed in the R-1 district. However, none of these uses have been established on the property ever.

Planning Department Analysis

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

Be no difficult issue arising from the operation of the solar farm.

The applicant has stated that their initial construction, maintenance personnel will visit the site a few times per quarter. If this is true, there should

Planning Department Analysis

ZBA Case 18-47
I. IS THE PROPOSED REZONING / AMENDMENT WITHIN ONE AND A HALF MILES OF A MUNICIPALITY?

Petitioner's Response: Bounded to the north and west by the City of Kankakee, the proposed rezoning / amendment is within one and a half miles of Kankakee County, providing steady income to the landowners and generating local economic activity through local construction, materials, and services. Kankakee County’s soil and water conservation districts support clean energy in their communities and encourage the development of new renewable energy resources helping to reduce pollution.

Planning Department Analysis: Staff agrees with the petitioner.

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.

I. DOES THE LEASED REPORT REFLECT THE SUITABILITY OF THE SITE FOR THE PROPOSED REZONING / AMENDMENT REQUESTED AND USES ALLOWED THEREFOR?

Petitioner's Response: The Solar Project will provide economic and environmental benefits to the community. Kankakee County residents and businesses will have an opportunity to participate in the development of new renewable energy resources helping to reduce pollution. The Solar Project supports the Illinois Future Energy Jobs Act's (IFA) goal of diversifying Illinois' electricity supply through the utilization of solar energy. The Solar Project will produce clean, renewable energy that will not be detrimental to the public health, safety, or morals.

Planning Department Analysis: Staff agrees with the applicant and does not currently see how the construction and operation of the solar farm would have any detrimental effects to our community. Staff agrees with the petitioner.
ZBACase18-47

The Zoning Ordinance anticipates that the Solar Energy Generation Facilities will be appropriately located in the A-I, Agricultural Zoning District. The Project Parcel is surrounded by ongoing agricultural activities. The Solar Project will not affect the existing use and enjoyment of property in the immediate vicinity, nor the values in the neighborhood. The Solar Project will be designed to minimize impact on the landscape and preserve the character of the area.

Planning Department Analysis:

Staff agrees the area surrounding the subject site is predominantly used for agricultural purposes and always has been. In addition, the Property Value Study provides evidence from an unbiased source that indicates property values will not be harmed by the installation and use of a solar farm. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect property values. By focusing on agricultural land that adjoins solar farms and comparing the data to comparable properties in the same county, the study is broader in scope and considers the variability of single farm solar projects. The study included solar farms in Illinois and Indiana, and concluded that the existing and future use of surrounding properties in the district.

Planning Department Analysis:

Staff does not feel that the siting of a solar farm at this location would have any detrimental impact on the future development of surrounding properties or uses. The operation of the Solar Project will not interfere with the development and improvement of surrounding property for other uses. The Solar Project is consistent with the uses contemplated by the current Zoning Ordinance, as well as with the existing and future uses of surrounding properties in the district.
The applicant has stated that after initial construction, maintenance personnel will visit the site a few times per quarter. If this is true, there should be no further issue arising from the operation of the solar farm.

Planning Department Analysis:

Post-construction, the solar project will generate minimal traffic, so long as maintenance personnel and any required repairs.

The Department of Environmental Protection will visit the solar project in pick-up trucks and vans a few times a year for routine maintenance and any required repairs. Maintenance personnel will visit the site periodically during the growing season.

Landscaping vehicles will visit the solar project periodically during the growing season.

Maintenance personnel will visit the solar project in pick-up trucks and vans a few times a year for routine maintenance and any required repairs. Engineers and maintenance personnel will visit the site periodically during the growing season.

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

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

E. Explain how it is assured measures have been or will be taken to provide increased and ease so designed as to minimize traffic congestion in the public.

Finding of Fact Responses - Special Use Permit

18-47
F. WILL THE SPECIAL USE BE APPROVED?

The Solar Project will conform to the applicable regulations of the Kankakee County, Illinois, Code, except as such regulations may, in each instance, be modified by the Board.

1. All ground cover established on the site shall be of a type which is pollinator friendly to help plan and is subject to the same penalties as weeds and grass.

2. All landscaping shall abide by any and all rules as outlined in the weed and grass control regulations, except as such regulations may, in each instance, be modified by the Board.

RECOMMENDED CONDITIONS—Recommended by Staff

By their nature, uses subject to a special use permit generally have a higher intensity or degree of impact on the surrounding area than uses permitted under the Zoning Code. The Planning Department recommends that the following conditions be included in the special use permit to minimize the impact of the Solar Project on the surrounding area and to address concerns expressed by neighbors and public officials.

The Planning Department recommends that the following conditions be imposed on the special use permit:

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

2. All landscaping shall abide by any and all rules as outlined in the weed and grass control regulations, except as such regulations may, in each instance, be modified by the Board.

PROPOSED CONDITIONS (IF APPROVED):

The Kankakee County Board of Appeals recommends the following conditions be imposed on the special use permit:

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

2. All landscaping shall abide by any and all rules as outlined in the weed and grass control regulations, except as such regulations may, in each instance, be modified by the Board.

THE BOARD, F. WILL THE SPECIAL USE BE APPROVED IN ALL OTHER ASPECTS, CONFORM TO THE APPLICABLE REGULATIONS OF THE AG?

Location Maps - Kankakee County

Location Maps - Kankakee Township

Kankakee County Planning Department

ZBA Case 18-47
1. Reference: Hearing

2. Location:
   - Property Location: Immediately south of the intersection of River Road and 2000 E Road
   - Township: Kankakee Township
   - City of Kankakee
   - City of Kankakee

3. Existing Land Use Features:
   - Nature: None
   - 500 and 100 Year 2000 E Road
   - Adjacent to the south of the intersection of River Road and 2000 E Road

4. Surrounding Land Use:
   - North: City of Kankakee
   - South: City of Kankakee
   - East: Agriculture
   - West: Agriculture

5. Surrounding Zoning:
   - North: Agriculture
   - East: Agriculture
   - South: City of Kankakee
   - West: City of Kankakee

6. Surrounding Zoning:
   - North: Agriculture
   - East: Agriculture
   - South: Agriculture
   - West: Agriculture

7. Zoning Map:
   - Map of the zoning map for Kankakee County Planning Department

8. Legal Counsel:
   - Title: Land Owners Names
   - Name: Applicants Name
   - Name: Hearing Date
   - Name: Reference: December 10, 2018

9. Dimensions:
   - Original: Irregular
   - Irregular: 264.28 ft.
   - 94.50 +/- acres

10. Applicant Request:
    - Resealed Use: Agriculture
    - Adjacent to (now crops)
    - No address
    - I-67-16-500-004
    - Kankakee Township
    - Immediately south of the intersection of River Road and 2000 E Road

11. Existing Land Use:
    - Existing Land Use: Agriculture
    - 16-17-16-500-004
    - Kankakee Township
    - Immediately south of the intersection of River Road and 2000 E Road

12. Footprint:
    - Footprint: None
    - None
    - 500 and 100 Year 2000 E Road

13. ZBA Case:
    - ZBA Case: 18-47
    - Reference: December 10, 2018
### Municipal Planning Boundary

<table>
<thead>
<tr>
<th>Nearest Municipality</th>
<th>Distance</th>
<th>Comprehensive Plan Designation</th>
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<tbody>
<tr>
<td>City of Kankakee</td>
<td>Adjacent</td>
<td>Kankakee County: Agricultural Conservation Area</td>
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### Distance to Public Services and Facilities

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<th>Service</th>
<th>Distance</th>
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<tr>
<td>Police Protection</td>
<td>Kankakee County: 1 mile.</td>
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<tr>
<td>Fire Protection</td>
<td>Kankakee County: 1 mile.</td>
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<tr>
<td>Water</td>
<td>Aqua: 0.5 miles.</td>
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<tr>
<td>Sewer</td>
<td>KRM: 0.5 miles.</td>
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<tr>
<td>School District</td>
<td>Kankakee: 3 miles.</td>
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### Miscellaneous Information

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<th>Ten (10)</th>
<th>Mr. Tholen</th>
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<tr>
<td>County Board District</td>
<td>Ten (10) - Mr. Tholen</td>
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### Table with Location Information

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<th>Municipal</th>
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<td>N/A</td>
</tr>
</tbody>
</table>

### County Board District Information

- Ten (10) - Mr. Tholen