



## **CITY OF KANKAKEE PLANNING BOARD**

### **AGENDA**

November 20, 2018, 7:00PM

385 East Oak Street, Kankakee, IL

- I. Call to Order**
- II. Declaration of Quorum**
- III. Approval of Minutes** – October 16<sup>th</sup>, 2018 Meeting
- IV. Communications**
- V. City Council Actions**
  - a. **PB 2018-9-3** – Solar Garden C.U. on East Court Street – approved 11/5/18
  - b. **PB 2018-9-4** – Solar Farm C.U. on KCC Campus – approved 11/5/2018
  - c. **PB 2018-9-2** – Solar Garden C.U. on American Way at I-57 – referred to Economic Development Committee (11/29/2018)
  - d. **PB 2018-9-1** – Special Waste Disposal C.U. on Brookmont Blvd. – scheduled for 11/19/2018 City Council Meeting
  - e. **PB 2018-9-5** – Zoning Text amendment for Fortitude Community Outreach Emergency Shelter (PADS) – referred to Ordinance Committee
- VI. Unfinished Business**
- VII. New Business**
  - a. **PB 2018-8-2** – An application by SV CSG Kensington 1, LLC for a Conditional Use to allow a Community Solar Farm on property located at 3005 Festival Drive,

Parcel #16-17-18-400-042, at the southwest corner of Stewart Drive and Festival Drive

- b. **PB2018-8-1** - An application by SGC IL Development One, LLC for a Conditional Use to allow Community Solar Farm on property located on Parcel #16-17-200-005, at the northwest corner of S 2000 E Road and River Road, east of I-57
- c. **PB2018-10-1** – An application by Festival Solar Energy LLC for a Conditional Use to allow a Community Solar Farm on the Sun Chemical Property at 3200 Festival Drive, Parcel #13-17-19-101-005 and #13-17-19-101-007
- d. **PB2018-10-2** – An application for a Major Variance for garage height by Ralph Rorem at 841 Cobb Boulevard
- e. **PB2018-11-1** – U-Haul/Amerco Real Estate application for a Conditional Use for self-service storage and outdoor storage at 1200 Kennedy Drive in the Meadowview Shopping Center, Parcel #16-09-32-120-005 and #16-09-32-120-004

**VIII. Other**

- a. **2019 Meeting Calendar**
- b. **Backyard Chicken Update**
- c. **Potential Zoning Code Changes regarding Planning Board and Notifications**

**IX. Adjournment**



## CITY OF KANKAKEE PLANNING BOARD

### MINUTES

October 16, 2018, 7:00PM

- I. **Call to Order** – Chairwoman Loretto Cowhig called the meeting to order at 7:00pm
- II. **Declaration of Quorum** – A quorum of the Planning Board was present, including Chair Loretto Cowhig, Willie Ames, Terrance Hopper, Arthur Lax, Berry McCracken, Victor Nevarez, Dave Robinson, Chip Rorem, and Debra Terrill. Absent were Edwin Eckhardt and Beverly Hood. There are currently two seats vacant on the Planning Board.
- III. **Approval of Minutes** – Minutes were deferred.
- IV. **Communications** – Chair Cowhig asked if any residents were present to speak on items not on the agenda. No comments were received.
- V. **City Council Actions** – No reports.
- VI. **Unfinished Business** - None.
- VII. **New Business**

**PB2018-9-1** - An application by Special Waste Disposal, Inc. for a Conditional Use to allow a non-hazardous pretreatment facility to be located at 1149 East Brookmont Boulevard, on Parcels #17-09-28-303-015 and #17-09-28-303-012.

Chair Cowhig opened the Public Hearing. David Tyson, the project engineer, introduced himself and presented the proposal, noting that this type of non-hazardous pretreatment facility would be fully permitted by three agencies, including the Illinois Environmental Protection Agency (ILEPA), the City of Kankakee, and the Kankakee River Metropolitan Agency (KRMA). He also noted that all waste taken in at this facility would be tested and screened prior to arriving, and that once it was treated and tested again, it would be sent through the sewer system to KRMA. Mr. Tyson confirmed that there would be adequate sewer capacity for the proposed use, and that this facility and only one other building in the area would use that sewer line at the present time. Mr. Tyson also noted that the project site will be able to hold six trucks at any given time, but that the company only expects about 10-20 trucks daily based on the 25,000-50,000 gallons of waste that will be processed per day.

Michael Hoffman, City Planning Consultant, stated that waste treatment facilities are not listed as a permitted use in any zoning district in the City and have been determined to be classified as a Conditional Use.

Board members raised several questions to the applicant. Debra Terrill expressed concern regarding the capacity of the existing infrastructure, as well as the age of the sewer system. She also wanted to know where the liquid and material that the facility would be treating would be coming from. Willie Ames expressed concern about how the facility will address the flow to the sewer in the event of extreme flooding. Arthur Lax asked what the facility would be removing from the waste water. Chairman Cowhig asked if there were any other facilities in the area that handled this type of waste treatment. Terrance Hooper asked if there would be any odor or pollution associated with this facility. Chip Rorem expressed concern about what actions would be taken to prevent contamination of the land if the non-hazardous material was ever to spill.

Mr. Tyson and Joe Poracky, a co-partner of Special Waste Disposal, addressed the concerns of the board. Mr. Tyson confirmed that the sewer line that the facility would use is 15-20 years old and has the capacity to take on the maximum amount of waste, and then some, that the facility would be processing. He also noted that stormwater management issues would be addressed in the site plan. Mr. Poracky confirmed that there have been pre-discussions between Special Waste Disposal and KRMA. Mr. Poracky also noted that there are three other facilities in the region that process this kind of waste, but this would be the first in Kankakee County. He told the board that the waste that would be treated at this facility would typically come from clients who process or clean metals, aerosol cans, etc., and that it will all be non-hazardous waste that must meet certain EPA requirements prior to being accepted by Special Waste Disposal for pretreatment at their facility. He noted that per EPA requirements and as part of a spill prevention plan, Special Waste Disposal will have multiple contractors who could be contacted in the event of a spill or contamination. Mr. Poracky confirmed that there will be secondary containment built into the facility and a concrete floor to prevent seepage into the site.

Chair Cowhig then invited comments and questions from those in attendance. There were no public comments. However, the City Planning Consultant stated that he had received a comment over the phone. A representative of Gordon Electrical Supplies expressed concern about the truck traffic that this type of project would create in the area. She noted that Brookmont Avenue may not be suited for additional truck traffic. The City Planning Consultant noted that this comment was received prior to Mr. Tyson providing an expected number of trucks per day and the truck turning patterns. Mr. Hoffman noted that he had discussed the issue with City Engineering consultant Neil Piggush, and that they both felt the existing roadway could handle the proposed additional truck traffic.

Member Terrill moved to recommend approval of the project as it meets the criteria outlined in the zoning ordinance, including consistency with the Comprehensive Plan and trends of development in the area. She recommended the following conditions be placed on the approval:

1. The applicant provides a site plan detailing parking, circulation, screening, etc. for approval by City Staff prior to issuance of a building permit;
2. The applicant agrees to improve the exterior of the building, including replacing broken or missing windows;

3. Consistent with the submitted plans, an 8' tall chain-link fence with barbed wire will be installed around the perimeter of the property for safety and security;
4. A copy of all permits from the Illinois Environmental Protection Agency and Kankakee River Metropolitan Agency are provided by the applicant to the City.

The motion was seconded by Member Ames. By a vote of 9-0, the Planning Board recommended approval of the Conditional Use, subject to the above conditions.

**PB2018-9-4** - An application by Microgrid Energy (now Pivot Energy) for a Conditional Use to allow a Solar Farm to be located at 100 College Drive, parcels #16-17-09-300-011, #16-17-09-300-010, #16-17-08-400-010, and #16-17-08-400-009.

Liz Reddington of Pivot Energy presented their proposal for a Solar Farm on the Kankakee Community College (KCC) property. Ms. Reddington noted that this project was different than other solar projects in the area, in that it would directly serve KCC and because it will be located on public land, it will most likely be tax exempt and will not create any additional property tax revenue. However, the solar farm would provide the college an estimated savings of \$3.2 Million over a 25-year term. She also noted that it would provide up-close learning opportunities for students and staff during construction and through commercial operation and could provide an opportunity for KCC to expand school curriculum in science, technology, engineering, and math (STEM). Ms. Reddington stated that the solar array would interconnect to KCC's electrical meter and confirmed that if the College produced more energy than it needed, that they would receive net metering credits. Additionally, the solar array would be enclosed inside a 7' tall chain-link fence, which would be set back 250 yards from River Road. She noted that the project site does not have any threatened or endangered species, and that Pivot Energy will use low-growth native vegetation to provide habitat for local pollinators, to aide with stormwater management, and to keep maintenance/upkeep costs low. Ms. Reddington noted that the solar array would consist of non-reflective, single-axis tracker panels, which will produce more electricity than stationary panels, creating a larger return on investment. She noted that the panels will be low-profile, quiet equipment, and will not create any pollution or emissions. Ms. Reddington addressed the fact that this project would be submitted for the Illinois Power Agency lottery but would still proceed if it was not selected for that program, most likely through other procurement options.

Board members raised several questions to the applicant. Member Terrill emphasized the importance of incorporating a decommissioning plan if the project is approved. She also inquired about the lifespan and warranty of the solar farm. Member Rorem asked if a landscape buffer would be feasible outside of the fence of the project site.

The City Planning Consultant recommended that Pivot Energy consult any master plans that KCC has to ensure the development does not interfere with the future needs of the College.

Kari Nugent, Director of Market and Public Relations for KCC, addressed this recommendation, noting that KCC does have a Master Plan, and the solar farm project aligns with the goals of that plan. Additionally, the College is in the process of updating the Master Plan to better address how this project, and similar future projects, fit within the Community College's vision for its future.

Chair Cowhig then invited comments and questions from those in attendance.

Kari Nugent, Director of Market and Public Relations for KCC, expressed that KCC is excited about this project, specifically the learning opportunities that it will provide the students and staff, as well as the savings it will provide the college over the next 25 years. She also noted that KCC values sustainability, and that this project aligns with those values.

Dayna Heitz, Executive Director of Kankakee Valley Park District (KVPD), said she hoped that the planning commission would not come to a final decision that night, as she still had several questions regarding this project. Ms. Heitz expressed concern with the proximity of the proposed solar farm to the KVPD's Ice Valley Centre, as well as many other KVPD recreational areas. She also stated that she was confused about which parcel the solar project would be located on and stated that the KVPD uses the easternmost parcel for various recreation uses, as well as a bean field. Ms. Heitz expressed concern for wildlife, specifically birds and deer, and for public safety. Lastly, Ms. Heitz pointed out that the KVPD, KCC and the City of Kankakee host the annual 4th of July Fireworks viewing at this location, and posed concern for how this project will affect that event in the future.

Ms. Reddington with Pivot Energy addressed several of Ms. Heitz questions and concerns. Ms. Reddington noted that this type of solar farm does not typically attract birds like other kinds of solar arrays do and noted that the solar farm will have a 7' chain-link fence surrounding it, so it will most likely not pose as a threat to other wildlife or to the public. She also noted that the installation and presence of the solar farm will not interfere with the current operations of the Park District building adjacent to the project site. Ms. Reddington expressed that Pivot Energy is a harmonious neighbor, and does not cause and noise or air pollution. Regarding the concern about the fireworks, Ms. Reddington said that as part of their permitting, Pivot Energy is required to provide training to local emergency personnel so that they know how to react in the event of an emergency related to the solar array. Ms. Reddington noted that the solar farm should not interfere with the fireworks display.

Ken Larson, a member of the Kankakee Valley Model Flyers (KVMF), expressed his concern for the location of the proposed solar farm. The KVMF's flying field is located off River Road, just east of the Kankakee Community College entrance and just south of the parking area for Ice Valley Centre. KVMF has about 30-50 members that use this flying field, so the concern is that if one of the model airplanes were to crash within the solar array, how would this affect the KVMF. Mr. Larson expressed concern about what KVMF would be liable if that were to happen, stating that safety of people and property is a top concern for the KVMF.

Ms. Reddington addressed Mr. Larson's concern, noting that if something were ever to break a solar panel, Pivot Energy sees that as the cost of doing business. The KVMF would not be responsible for accidental damages to the solar array. She also added that someone at KCC will be trained, so in the event that something falls into the fenced-in solar farm, that person would be able to retrieve it safely for the KVMF. She also noted that there will be instructions on or near the solar farm that will say who to call in case of emergency.

Chair Cowhig closed the public hearing. Member Rorem moved to recommend approval of the project as it meets the criteria outlined in the zoning ordinance, including consistency with the Comprehensive Plan and trends of development in the area. He recommended the following conditions be placed on the approval:

1. The Conditional Use Permit should be valid for up to 24 months from approval. If no construction has commenced prior to that time, the Conditional Use will expire (unless granted an extension by the City Council);
2. The Site Plan prepared by Microgrid Energy and dated 07/02/2018 shall be attached to the conditional use showing the allowed location of the facility on the parcels;
3. The applicant should provide a seeding plan, detailing all proposed plantings under and around the proposed solar panels, to be approved by City staff;
4. Consistent with the submitted plans, a 7' tall chain link fence will be installed around the perimeter of the solar array;
5. At the time of construction, Pivot Energy shall provide the City with a decommissioning plan and an appropriate bond to the City to ensure removal of solar equipment should the facility cease operation.

The motion was seconded by Member. Ames. By a vote of 9-0, the Planning Board recommended approval of the Conditional Use, subject to the above conditions.

**PB2018-9-2** - An application by Microgrid Energy (now Pivot Energy) for a Conditional Use to allow a Solar Garden to be located at 1875 American Way, parcel #16-09-34-400-001.

Liz Reddington of Pivot Energy presented their proposal for a Solar Garden located in the industrial park east of I-57. Ms. Reddington noted that this project is a Co-Located Garden, and will be directly adjacent to a solar garden that was approved earlier this year immediately to the north of this site. She noted that the solar garden would be on the grid, so users will be able to subscribe to this project for their energy needs. Pivot Energy expects the 2 Megawatt community solar garden to produce 4,063 Megawatt hours/ year (MWh/year), which is enough to power 453 homes in the area. Ms. Reddington stated that the solar array would inter-connect to existing 3-Phase Distribution Lines, as well as using existing infrastructure from the co-located solar garden. Additionally, the solar array would be enclosed inside a 7' tall chain-link fence. She noted that the project site does not have any threatened or endangered species, and that Pivot Energy will use low-growth native vegetation to provide habitat for local pollinators, aide with stormwater management, and keep maintenance/upkeep costs low. Ms. Reddington noted that the solar array would consist of non-reflective, single-axis tracker panels. She noted that the panels will be low-profile and quiet equipment and will not create any pollution or emissions. Ms. Reddington also addressed the fact that this project will be submitted for the Illinois Power Agency lottery.

Board members raised a few questions to the applicant. Chairman Cowhig raised concern about what will happen if this community solar garden is submitted to the Illinois Power Agency and is not accepted into that program.

Chair Cowhig then invited comments and questions from those in attendance.

The City Planning Consultant expressed concern about the opportunity cost for the site that was selected for this solar project, noting that the site has good access to the highway and access to existing infrastructure, making it appropriate for industrial development. He also noted that an industrial use

would bring more jobs and generate approximately \$100,000 per year in additional property tax revenue.

The property owner, Jerry Alexander of Alexander Real Properties LLC voiced his reasoning for allowing Pivot Energy to lease the land for a solar garden instead of waiting to sell/lease the property for a more traditional industrial use. Mr. Alexander shared that the industrial property has sat vacant since 1979, and that he has not been able to do anything with it in the 4-6 years that he has owned it. He suggested they City has been making positive steps to aid the business climate, including the planned reduction in property taxes and a building/code enforcement department that is accessible and willing to work cooperatively with developers. He expressed his concern that the current property tax rate in Kankakee may be too high, limiting industrial growth, specifically on and around the property that he owns in the City. Mr. Alexander expressed his belief that the community solar garden is the highest and best use for the property for the next five years. He also noted that by making use of a vacant site, it may encourage other development in the area.

Chair Cowhig closed the public hearing. Member Rorem moved to recommend approval of the project as it meets the criteria outlined in the zoning ordinance, including consistency with the Comprehensive Plan and trends of development in the area. He recommended the following conditions be placed on the approval:

1. The Conditional Use Permit should be valid for up to 24 months from approval. If no construction has commenced prior to that time, the Conditional Use will expire (unless granted an extension by the City Council);
2. The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
3. The applicant should provide a seeding plan, detailing all proposed plantings under and around the proposed solar panels, to be approved by City staff;
4. Consistent with the submitted plans, a 7' tall chain link fence will be installed around the perimeter of the solar array.
5. At the time of construction, Pivot Energy shall provide the City with a decommissioning plan and an appropriate bond to the City to ensure removal of solar equipment should the facility cease operation.

The motion was seconded by Member. Ames. By a vote of 9-0, the Planning Board recommended approval of the Conditional Use, subject to the above conditions.

**PB2018-9-3** - An application by Microgrid Energy (now Pivot Energy) for a Conditional Use to allow a Solar Garden to be located at 2855 East Court Street, parcels #17-09-28-212-026 and #17-09-28-212-004.

Liz Reddington of Pivot Energy presented their proposal for a Solar Garden located at 2855 East Court Street, at the intersection of East Court Street (IL-17) and N 2750 East Rd. Ms. Reddington noted that this project is a Co-Located Garden, and will be directly south of a solar garden that was approved earlier this year. She noted that the solar garden would be on the grid, so users will be able to subscribe

to this project for their energy needs. Pivot Energy expects the 2-Megawatt community solar garden to produce 4,063 Megawatt hours/ year (MWh/year), which is enough to power 453 homes in the area. Ms. Reddington stated that the solar array would inter-connect to existing 3-Phase Distribution Lines, as well as using existing infrastructure from the co-located solar garden. Additionally, the solar array would be enclosed inside a 7' tall chain-link fence, which would be set back 100 feet in front and 50 feet on the side. She noted that the project site does not have any threatened or endangered species, and that Pivot Energy will use low-growth native vegetation to provide habitat for local pollinators, aide with stormwater management, and keep maintenance/upkeep costs low. Ms. Reddington noted that the solar array would consist of non-reflective, single-axis tracker panels. She noted that the panels will be low-profile and quiet equipment and will not create any pollution or emissions. Ms. Reddington also addressed the fact that this project will be submitted for the Illinois Power Agency lottery

The Board did not have any additional questions for Ms. Reddington.

Chair Cowhig then invited comments and questions from those in attendance. There were no public comments. However, the City Planning Consultant stated that he had received a comment over the phone. Christine and Ken Starks who own property across 2750 East Road from the subject property, said "we support solar but defer to the wishes of our neighbors about the desirability of the project and type of landscape buffer along the array and the setback."

Member Rorem moved to recommend approval of the project as it meets the criteria outlined in the zoning ordinance, including consistency with the Comprehensive Plan and trends of development in the area. He recommended the following conditions be placed on the approval:

1. The Conditional Use Permit should be valid for up to 24 months from approval. If no construction has commenced prior to that time, the Conditional Use will expire (unless granted an extension by the City Council);
2. The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
3. The applicant should provide a seeding plan, detailing all proposed plantings under and around the proposed solar panels, to be approved by City staff;
4. Consistent with the submitted plans, a 7' tall chain link fence will be installed around the perimeter of the solar array.
5. A landscape buffer shall be installed along N 2750 East Road to provide a visual buffer to adjacent homes. This buffer shall include evergreen trees and deciduous shrubs and shall be reviewed and approved by City Staff at the time of site plan approval.
6. The solar array shall be limited to the portion of PIN #16-09-34-400-001 illustrated on the preliminary site plan prepared by Microgrid Energy and dated 04/18/18.
7. At the time of construction, Pivot Energy shall provide the City with a decommissioning plan and an appropriate bond to the City to ensure removal of solar equipment should the facility cease operation.

The motion was seconded by Member Robinson. By a vote of 9-0, the Planning Board recommended approval of the Conditional Use, subject to the above conditions.

**PB2018-9-5** - An application by Fortitude Community Outreach for a Substantive Amendment to the City of Kankakee Zoning Ordinance related to Emergency Shelters and Temporary Use Permits.

Beth Rockert of Fortitude Community Outreach presented the text amendment proposal, explaining that Fortitude Community Outreach is seeking to amend existing zoning text related to the definition of 'Emergency Shelters'. She noted that the text amendment would redefine Emergency Shelters to include facilities operating on a rotating site model, including Public Action to Deliver Shelter (PADS). She also noted that the text amendment would allow the issuance of Temporary Use Permits to Emergency Shelters by the Director of Kankakee Fire Department - Code Enforcement Division. Ms. Rockert explained that this amendment would address the temporary, rotating nature of the PADS program, which the code does not currently accommodate.

Board members raised several questions to the applicant. Member Terrill expressed concern about the wording of the text amendment, specifically questioning to whom it is referring when using the word "Operator" (i.e. the facility that is allowing the organization to use it, or the organization that is using the facility). Member Terrill also expressed concern about the phrasing of the amendment, noting that it sounds like anyone could create an emergency shelter anywhere, if the fire inspector approves it. She suggested that additional phrasing be added to clarify this.

Chair Cowhig invited comments and questions from those in attendance. There were no public comments.

Member Terrill moved to recommend approval of the text amendment with the inclusion of the wording below in **BLUE**, as it aligns with the goals of the Comprehensive Plan.

## **2.03 DEFINITION OF WORDS AND TERMS**

**COMMUNITY SHELTER.** *SEE SHELTER CARE FACILITY*

**EMERGENCY SHELTER.** A FACILITY PROVIDING TEMPORARY HOUSING FOR ONE OR MORE INDIVIDUALS WHO ARE OTHERWISE TEMPORARILY OR PERMANENTLY HOMELESS, **INCLUDING FACILITIES OPERATED BY A NON-PROFIT ON A ROTATING SITE MODEL INCLUDING PUBLIC ACTION TO DELIVER SHELTER (PADS).** *{SEE ALSO SHELTER CARE FACILITY}*

The motion was seconded by Member Rorem. By a vote of 9-0, the Planning Board recommended approval of the Substantive Amendment, subject to the inclusion of wording above.

**VIII. Other** – Mr. Hoffman noted that the November agenda would contain at least three more proposals for solar farms.

**IX. Adjournment** – The meeting was adjourned at 9:23pm.

Minutes prepared by Emma Swanson and Mike Hoffman, Teska Associates, Inc. – City Planning Consultants



## CITY OF KANKAKEE PLANNING BOARD MINUTES

September 18, 2018, 7:00PM  
385 East Oak Street, Kankakee, IL

- I. **Call to Order** – Chairwoman Loretto Cowhig called the meeting to order at 7:01pm
- II. **Declaration of Quorum** – A quorum of the Planning Board was present, including Chair Loretto Cowhig, Debra Terrill, Berry McCracken, Terrance Hopper and Edwin Eckhardt. Absent were Willie Ames, Beverly Hood, Arthur Lax, Marsha Lloyd, Dave Robinson, and Chip Rorem. There are currently two seats vacant on the Planning Board.
- III. **Approval of Minutes** – Minutes were deferred.
- IV. **Communications** – Chair Cowhig asked if any residents were present to speak on items not on the agenda. No comments were received.
- V. **City Council Actions** – As the Planning Board had not sent any items to the City Council in recent months, there were no reports on City Council actions.
- VI. **Unfinished Business** - None
- VII. **New Business**

**PB2018-8-1** - An application by SGC IL Development One, LLC for a Conditional Use to allow Community Solar Farm on property located on Parcel #16-17-200-005, at the northwest corner of S 2000 E Road and River Road, east of I-57

Chair Cowhig opened the Public Hearing. Mike Hoffman, City Planning Consultant, confirmed that notice was provided by a sign on the property, notice in the newspaper, and direct mailing

by the applicant to neighboring properties. Brion Fitzpatrick of SGC Power introduced himself and his team, including Mark Wilkerson (also with SGC Power) and Justin Crable with Atwell Group, the project Engineer. Mr. Wilkerson read a letter from Tim Whelm who lives near the proposed project and was supportive of the proposal. Mr. Fitzpatrick then presented the proposal, noting that this project would be submitted for the Illinois Power Agency lottery and would not likely proceed unless selected for the program. He noted that three criteria were required for entry into the lottery, including site control, appropriate connection to the electrical grid, and approved zoning. In this case the land is owned and will be leased for 35 years from the Kankakee Valley Airport Authority and would have an appropriate connection to the electrical grid that has been qualified by ComEd. In his presentation, Mr. Fitzpatrick noted that the solar panels would be fixed in one location (not rotating like some installations) and aimed due south. They have already received F.A.A. clearance for this location given the proximity to the airport runway and flight paths. He also noted that they propose to plant a pollinator seed mix under and around the solar panels for low maintenance. They will also enter an agreement with the Illinois Department of Agriculture, called a Standard Agricultural Impact Mitigation Agreement, which contains provisions for soil protection and removal of improvements when the solar farm ceases operation and returning the land back to agricultural use.

Chair Cowhig then invited comments and questions from those in attendance.

Steve Worth of 2279 River Road acknowledged that he lived outside the City limits but near the proposed project. He is supportive of solar energy in general but had some concerns. He noted that residents in the area chose to live in an agricultural area, and a solar farm is not what they expected to see next door. He was concerned about the potential impact on property values and questioned why it was proposed adjacent to homes along River Road rather than farther to the west on Airport property. He also expressed concern regarding drainage and potential for increased stormwater run-off, and concern for construction traffic and its impact on the existing road. While he was not supportive of the project, he suggested that if the City was to approve the project they should require some landscape buffering between the solar panels and the S 2000 E Road, and that a decommissioning plan should be required. Mr. Worth also pointed out that the notice sent to property owners had the correct date but had a typo saying the meeting was Thursday rather than Tuesday, and he questioned if that was an issue of proper notification of the meeting.

Bill Cavanaugh with Ottawa Township suggested that he was fine with solar energy but felt that the City should develop a plan to improve maintenance of S 2000 E Road.

Jeff Benoit, Airport Manager for the Kankakee Valley Airport Authority, introduced himself. He noted that, given FAA restrictions, their o.k. of this location, and their long timeline for review this was really the only feasible location on their property. He did suggest they originally

explored several locations on their property, and this location was the best location based on both ComEd and FAA review. He expressed their desire to be a good neighbor. He also noted the benefit to the airport of the income generated by the lease to SGC Power.

Marc Wakat noted that he was a sustainability advocate, and that Kankakee Community College had a program to train people for careers in the solar industry. He asked if the applicant would be using local contractors or employees for construction and operation of the facility.

Mark Hodac, a resident along River Drive, suggested that the exhibits presented by the applicant should be projected on a screen so that everyone in attendance could see better. Chair Cowhig suggested that would be done for future meetings.

Mr. Fitzpatrick with SGC Power addressed several of the resident's concerns. He noted that time was of the essence, as they needed to get the application into the State. Given the issue raised about notification, he requested that the Planning Board proceed to make a recommendation tonight. He noted that they would have a four to five-month construction process and would be responsible for ensuring that there was not negative impact on the adjacent road. He also suggested they would retain a local landscape company to do maintain the property. Any damage to drainage tiles would be repaired, and SGC was open to installing a low landscape buffer along S 2000 E Road that would provide screening but not reduce sun light access to the solar panels.

Justin Crable with Atwell Group, the project Engineer, suggested that the project would likely reduce stormwater given the installation of permanent native plantings under the solar panels. He suggested that no on-site detention would be needed.

Board members raised several questions to the applicant. Debra Terrill expressed concern regarding the seed mix to be used, noting that she wanted to insure an appropriate pollinator mix that would both retain the soil, grow at an appropriate height, and maximize other environmental benefits. She also felt that a landscape buffer would be appropriate to screen the existing homes along the Kankakee River. Mr. Eckhardt asked about the jobs that would be created and expressed a desire to use local contractors. Berry McCracken emphasized the important of incorporating a decommissioning plan if the project was approved. Chair Cowhig then closed the public hearing.

Member Terrill moved to recommend approval of the project as it meet the criteria outlined in the zoning ordinance, including consistency with the Comprehensive Plan and trends of development in the area. She recommended the following conditions be placed on the approval:

- 1) The Conditional Use Permit should be valid for up to 36 months from approval;

- 2) The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
- 3) At the time of site plan review and prior to construction, the applicant shall provide a landscape plan indicating the proposed seeding under and around the proposed solar panels shall be submitted and approved by City staff. In addition, the plan will provide for a landscape buffer including evergreens and deciduous shrubs between the solar panels and S 2000 E Road to provide a buffer to nearby homes;
- 4) All plant material indicated on the approved landscape plan shall be installed and maintained by a local landscape contractor;
- 5) The Conditional Use shall apply to only the areas illustrated on Exhibit WI (the southeast corner of PIN # 16-17-200-005). Any expansion beyond the area shown on this exhibit will require amendment to this Conditional Use Permit, or a new Conditional Use Permit;
- 6) At the time of construction, SGC IL Development One shall provide a bond to the City to ensure removal of solar equipment and return of the property to agricultural use should the facility be decommissioned. Such bonding and other provisions shall be consistent with the Standard Agricultural Impact Mitigation Agreement typically required by the Illinois Department of Agriculture pertaining to the construction of commercial solar energy facilities.

The motion was seconded by Mr. Eckhardt. By a vote of 5-0, the Planning Board recommended approval of the Conditional Use, subject to the above conditions.

The Commission then took a short a recess prior to starting the next public hearing. At 9:20pm Chair Cowhig reconvened the meeting and opened the next public hearing.

**PB 2018-8-2** – An application by SV CSG Kensington 1, LLC for a Conditional Use to allow a Solar Garden on property located at 3005 Festival Drive, Parcel #16-17-18-400-042, at the southwest corner of Stewart Drive and Festival Drive

City Planning Consultant, confirmed that notice was provided by a sign on the property, notice in the newspaper, and direct mailing by the applicant to neighboring properties. He noted a similar typographic error in the notice, with the correct date but a reference to Thursday rather than the correct day of Tuesday.

Patrick Dalseth of SunVest Solar presented their proposed solar farm project. He noted that the project would inter-connect to the electrical grid on the west side of the property along the railroad tracks. He also noted that the solar panels would be enclosed inside a 7' tall chain-link fence, which would be set back 10' off the property line. He noted they would use a pollinator habitat on the entire site. He noted that the solar panels would be aimed in a fix southerly direction, and approximately 3' off the ground.

Ron Kinzinger, owner of an adjacent property along Festival Drive, suggested he was supportive of the project and felt this was a good location. He did note that Festival Drive had no storm sewers, and that some type of buffering may be appropriate.

Chair Cowhig asked if there were any further public comments. Hearing none, she closed the public hearing. Member Terrill moved to recommend approval of the project as it meets the criteria outlined in the zoning ordinance, including consistency with the Comprehensive Plan and trends of development in the area. She recommended the following conditions be placed on the approval:

- 1) The Conditional Use Permit should be valid for up to 36 months from approval (unless an extension is requested and granted by the City Council);
- 2) The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
- 3) At the time of site plan review and prior to construction, the applicant shall provide a landscape plan indicating the proposed seeding under and around the proposed solar panels shall be submitted and approved by City staff;
- 4) At the time of construction, SV SSG Kensington 1, shall provide a bond to the City to ensure removal of solar equipment should the facility be decommissioned.

Commissioner McCracken seconded the motion. The motion was approved 5-0.

VIII. **Other** – Mr. Hoffman noted that the October agenda would contain at least three more proposals for solar farms.

IX. **Adjournment** – The meeting was adjourned at 9:35pm.

Minutes prepared by Mike Hoffman, Teska Associates, Inc. – City Planning Consultant



Community Planning + Site Design + Development Economics + Landscape Architecture

**TO:** Kankakee Planning Board

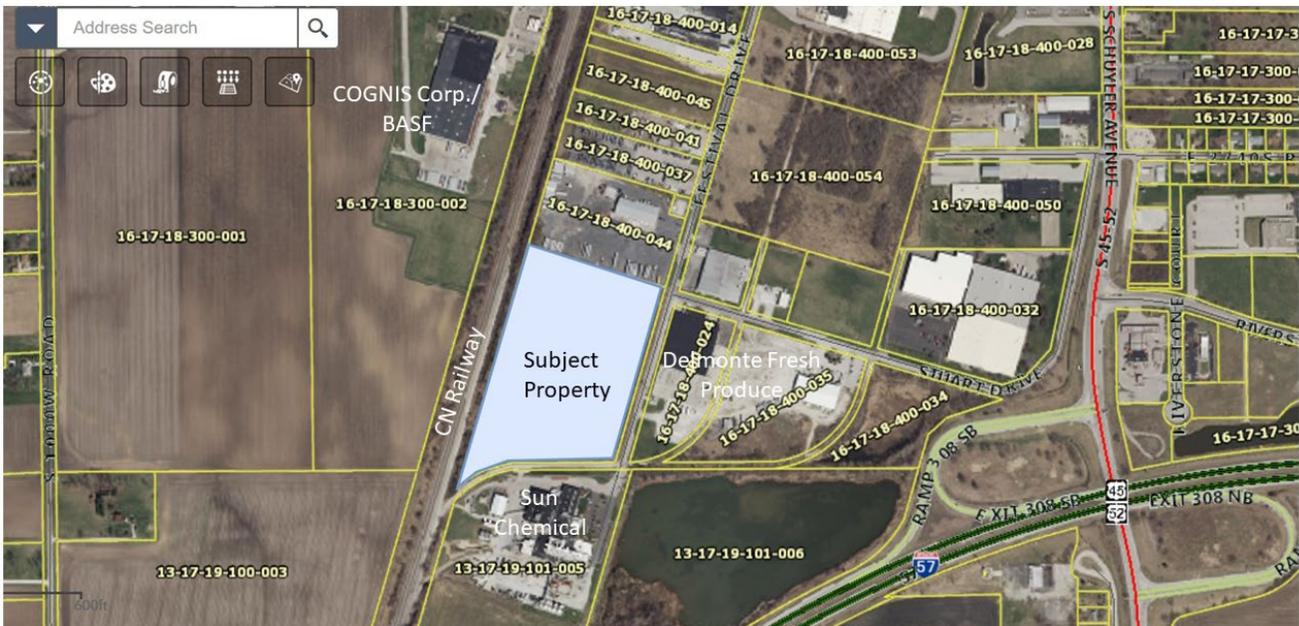
**FROM:** Mike Hoffman, AICP, PLA, Vice President

**DATE:** November 12, 2018

**RE:** **Case # 2018-8-2 - Request for Conditional Use Permit for Solar Garden project by SV CSG Kensington 1, LLC**

The petitioner, SV CSG Kensington 1, LLC (Sun Vest Solar, Inc.) has requested a Conditional Use Permit for a Solar Garden to be located at 3005 Festival Drive. The property is at the southwest corner of Stuart Drive and Festival Drive. Sun Chemical Corporation is located immediately to the south, and Delmonte Fresh Produce is immediately to the east. The site contains approximately 15.68 acres. The property is owned by, and will be leased from, Triangle Holdings, LLC. The property is currently zoned as I-2 Heavy Industrial and is currently used as farmland. The Canadian National Railway runs along the western edge of the site. **This Case was originally heard by the Planning Board on September 18<sup>th</sup>, but due to a lack of a quorum a new hearing will be held Nov. 20, 2018.**

The facility is proposed to generate 2 megawatts of power once completed. Currently, commercial solar farms are not listed as a permitted use in any zoning district in the City and have been determined to be classified as a Conditional Use.



**Teska Associates, Inc.**

Teska has reviewed the application for a Conditional Use Permit against the requirements set for in the City of Kankakee Zoning Ordinance, Section 12.04 Conditional Uses. The submitted application is complete, and we offer the following comments and recommendations:

### Conditional Use Factors

The factors for reviewing a Conditional Use are established to ensure that the proposed Conditional Use is consistent with the goals and objectives of the Zoning Ordinance. The following factors for evaluating a Conditional Use are provided in Section 12.04.C.6 of the code. These factors should be considered when reviewing the proposed Conditional Use, along with any other evidence the Planning Board considers relevant.

- (a) Existing and/or proposed uses and zoning classification relating to the subject property, abutting zoning lots, the surrounding neighborhood, and the City as a whole;
- (b) Suitability for proposed uses and/or improvements;
- (c) Development trends in the general area including changes to land use or prior amendments to the Zoning Ordinance, thereby altering conditions for use and development;
- (d) Official Comprehensive Plan including compliance with the stated objectives, and the impact on said objectives, of granting said conditional use; Maintenance of the public's health, safety and general welfare; and,
- (e) Enjoyment of property by neighbors for its intended use.

### Existing Land Use/Zoning

The property is surrounded by industrial development to the north, south and east, and northwest. To the southeast, the land is currently used for agricultural purposes.

The subject property is zoned I-2 Heavy Industrial in Kankakee, as is the property to the north, south and west. The property to the east is zoned I-1 Light Industrial in the County. The property to the southwest is zoned R-1 in the County (but is undeveloped and used for agriculture).



### *Suitability for Proposed Use*

The subject property is currently undeveloped farm land. While the property is certainly appropriate for an industrial use as zoned, the property has been undeveloped for several years. The proposed use as a Solar Garden will provide the opportunity for clean electricity (2MW solar array) to the residents and businesses of Kankakee.

### *Development Trends*

The trend of development in the immediate area is clearly industrial. I-57 truck and trailer sales is to the north, Sun Chemical to the south, and Delmonte Fresh Produce to the east. The adjacent Canadian National Railway provides a buffer to the farmland and additional industrial development to the west of the site.

### *Comprehensive Plan*

The City's current Comprehensive Plan was adopted in 1997, before the prevalence of alternative energy sources such as wind and solar. Alternative energy sources and locations are not specifically addressed in the Comprehensive Plan. However, the Comprehensive Plan does outline several economic development goals such as to "attract business and industry to locate within the City" and to "ensure that the City has the resources available to support the location of business and industry within the City."

The proposed Solar project will promote the goals of the Comprehensive Plan by providing appropriate industrial development to the City. The proposed Community Solar project will also provide clean alternative energy to the City that can help to attract future development to the City.

### *Enjoyment of Property*

The installation of a solar array on this property should have minimal impact on the surrounding industrial uses. It will generate almost no traffic (after construction is completed). Surrounding uses to the south and east occur primarily within existing buildings, so any potential glare should not be an issue.

### **Property Tax Impact**

The State of Illinois recently adopted Public Act 100-0781 General Assembly which sets the standards for how local assessors should value solar farms such as the proposed Community Solar project. Such facilities will now be valued at \$218,000 per megawatt (MW). The proposed Community Solar project therefore should be valued at \$436,000 and generate approximately \$25,675 in annual property taxes to the local taxing districts – or approximately \$12,000 to the City alone based on current tax rates. The subject property is currently assessed at only \$5,029 and generates a total property tax of approximately \$900 to all taxing bodies. This is a potential significant increase in property tax revenue to the City.

## **Planning Board Public Hearing and Recommendation**

At the initial public hearing on this case on September 18, 2018, the Planning Board recommended approval with the following conditions. The only public comment was by a nearby property owner who was supportive of the proposal.

- 1) The Conditional Use Permit should be valid for up to 36 months from approval (unless an extension is requested and granted by the City Council);
- 2) The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
- 3) Prior to construction, the applicant shall provide a site plan and landscape plan for review and approval by City staff. The landscape plan shall indicate the proposed seeding under and around the proposed solar panels;
- 4) At the time of construction, SV SSG Kensington 1, shall provide a bond to the City to ensure removal of solar equipment should the facility be decommissioned.



NEW ENERGY EQUITY, LLC  
 2530 RIVA ROAD, SUITE 200  
 ANNAPOLIS, MD 21041  
 NEWENERGYEQUITY.COM  
 443-297-5012

SUNVEST SOLAR INC.  
 25 NORTH RIVER LANE  
 GENEVA, IL 60134  
 SUNVEST.COM  
 202-927-1200

PROJECT ADDRESS  
 3005 FESTIVAL DR  
 KANKAKEE, IL 60901

LAT: 41° 43.08'N  
 LONG: 87° 52.41'W

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	2.8917 MW
SYSTEM SIZE AC	2.0000 MW
DC/AC RATIO	1.445
AZIMUTH	180
TILT	25°
MODULE COUNT	8262
MODULE TYPE	REC 350TP72
MODULE STC RATING	350 W
INVERTER COUNT	34
INVERTER TYPE	[30] CPS SC460KTL-D0US [4] CPS SC450KTL-D0US
INVERTER POWER	60KW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-25°C / 33°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	25 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

REVISIONS		
#	DESCRIPTION	BY DATE
0	ORIGINAL DESIGN	KHC 3/7/2018
1	AC SIZE CHANGED	KHC 4/5/2018
2		
3		
4		
5		
6		
7		

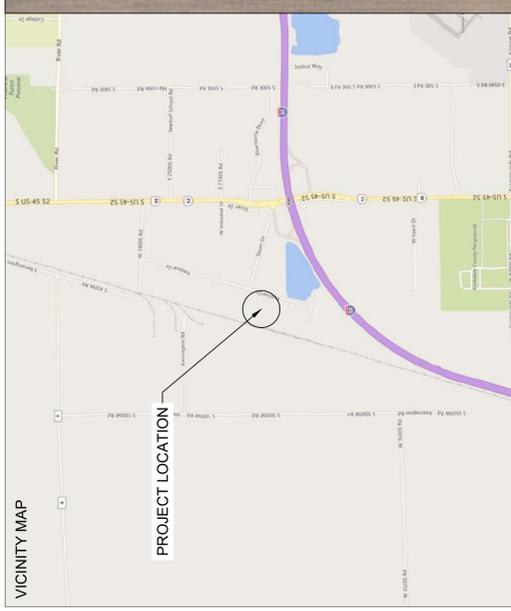
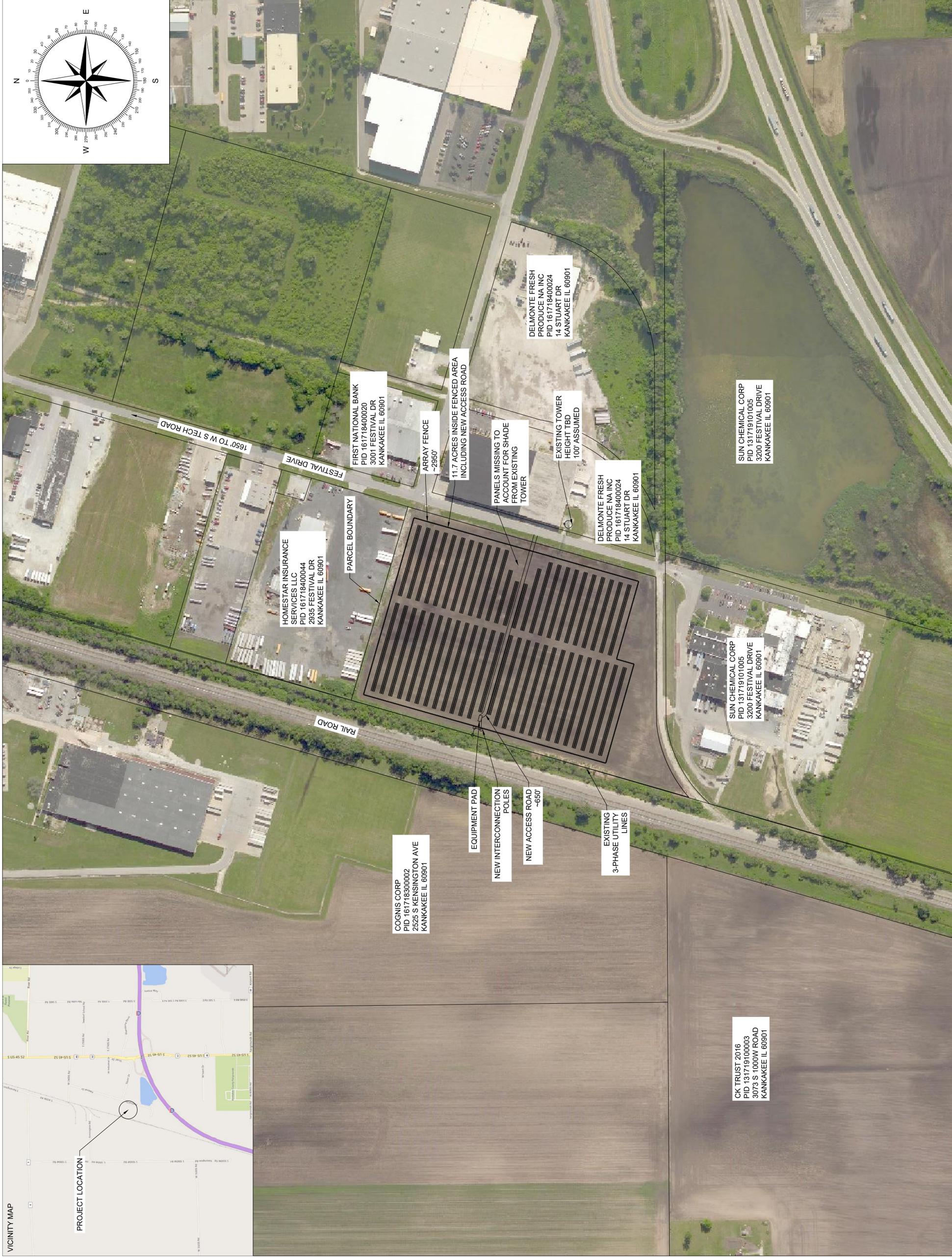
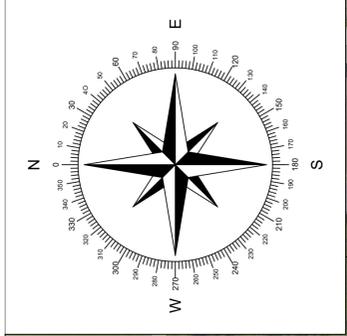
DRAWN BY  
**KEVIN CORCORAN**

PROJECT NAME  
**TRIANGLE CSG**

DRAWING TITLE  
**SITE PLAN**

SCALE  
 1" = 140'

SHEET  
**PV1**





**SYSTEM SPECIFICATIONS**

SYSTEM SIZE DC	2.8917 MW
SYSTEM SIZE AC	2.0000 MW
DC/AC RATIO	1.445
AZIMUTH	180
TILT	25°
MODULE COUNT	8282
MODULE TYPE	REC 350TP172
MODULE STC RATING	350 W
INVERTER COUNT	34
INVERTER TYPE	[30] CPS SCA60KTL-D0US [4] CPS SCA50KTL-D0US
INVERTER POWER	60KW
RACKING	TBD
MONITORING	ALSO ENERGY

**DESIGN CRITERIA**

MIN/MAX TEMP	-25°C / 33°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	25 PSF
BUILDING HEIGHT	0'-0"

**OTHER NOTES**

**REVISIONS**

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	KHC	3/7/2018
1	AC SIZE CHANGED	KHC	4/5/2018
2			
3			
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7			

DRAWN BY

KEVIN CORCORAN

PROJECT NAME

TRIANGLE CSG

DRAWING TITLE

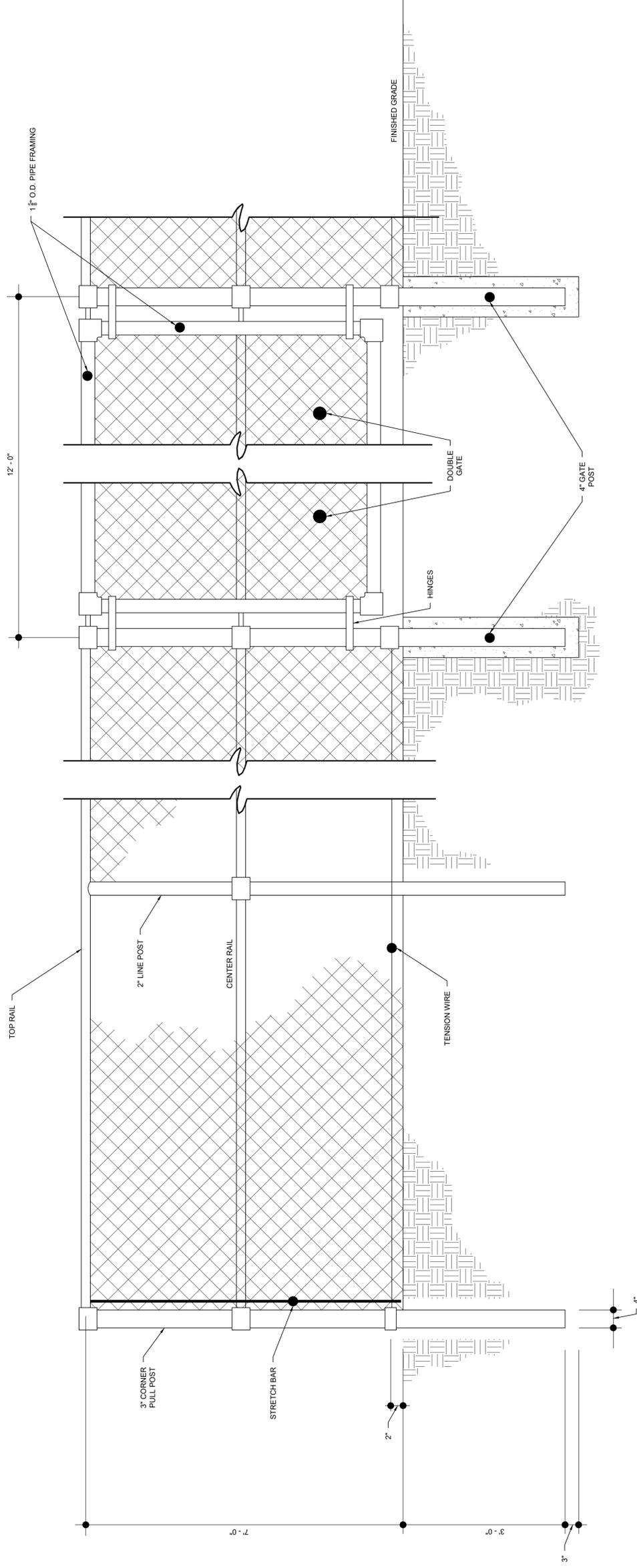
FENCE DETAIL

SCALE<sup>1</sup>

NTS

SHEET

PV3





NEW ENERGY EQUITY, LLC  
 2530 RIVA ROAD, SUITE 200  
 ANNAPOLIS, MD 21041  
 NEWENERGYEQUITY.COM  
 443-297-5012

SUNVEST SOLAR INC.  
 25 NORTH RIVER LANE  
 GENEVA, IL 60134  
 SUNVESTSOLAR.COM  
 202-327-1200

PROJECT ADDRESS  
 3005 FESTIVAL DR  
 KANKAKEE, IL 60901

LAT: 41° 43.08'N  
 LONG: 87° 52'41.28" W

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	2.8917 MW
SYSTEM SIZE AC	2.0000 MW
DC/AC RATIO	1.445
AZIMUTH	180
TILT	25°
MODULE COUNT	8262
MODULE TYPE	REC 350TP12
MODULE STC RATING	350 W
INVERTER COUNT	34
INVERTER TYPE	[30] CPS SCA60KTL-D0US [4] CPS SCA50KTL-D0US
INVERTER POWER	60KW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-25°C / 33°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	25 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

REVISIONS		
#	DESCRIPTION	BY DATE
0	ORIGINAL DESIGN	KHC 3/7/2018
1	AC SIZE CHANGED	KHC 4/5/2018
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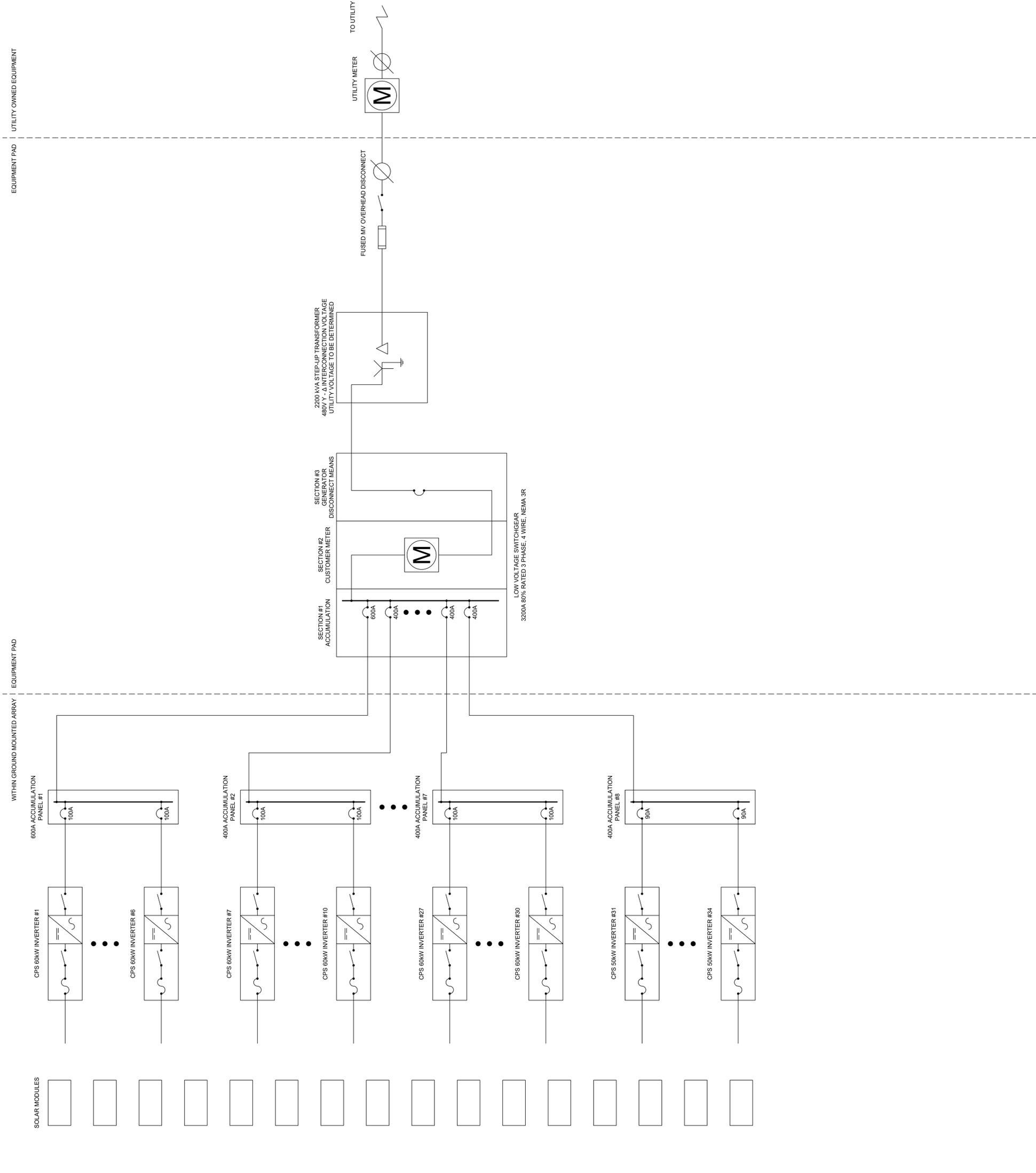
DRAWN BY  
**KEVIN CORCORAN**

PROJECT NAME  
**TRIANGLE CSG**

DRAWING TITLE  
**SINGLE LINE**

SCALE  
 NTS 0 1" 2"

SHEET  
**E1**



UTILITY OWNED EQUIPMENT

EQUIPMENT PAD

EQUIPMENT PAD

WITHIN GROUND MOUNTED ARRAY

NEW ENERGY EQUITY, LLC  
 2530 RIVA ROAD, SUITE 200  
 ANNAPOLIS, MD 21041  
 NEWENERGYEQUITY.COM  
 443-297-8012

SUNVEST SOLAR INC.  
 25 NORTH RIVER LANE  
 GENEVA, IL 60134  
 SUNVESTSOLAR.COM  
 282-8271-280

PROJECT ADDRESS  
 3005 FESTIVAL DR  
 KANKAKEE, IL 60901

LAT: 41° 43.08'N  
 LONG: 87° 52'41.28" W

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	2.8917 MW
SYSTEM SIZE AC	2.0000 MW
DC/AC RATIO	1.445
AZIMUTH	180
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MODULE COUNT	8282
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MIN/MAX TEMP.	-25°C / 33°C
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OTHER NOTES

REVISIONS			
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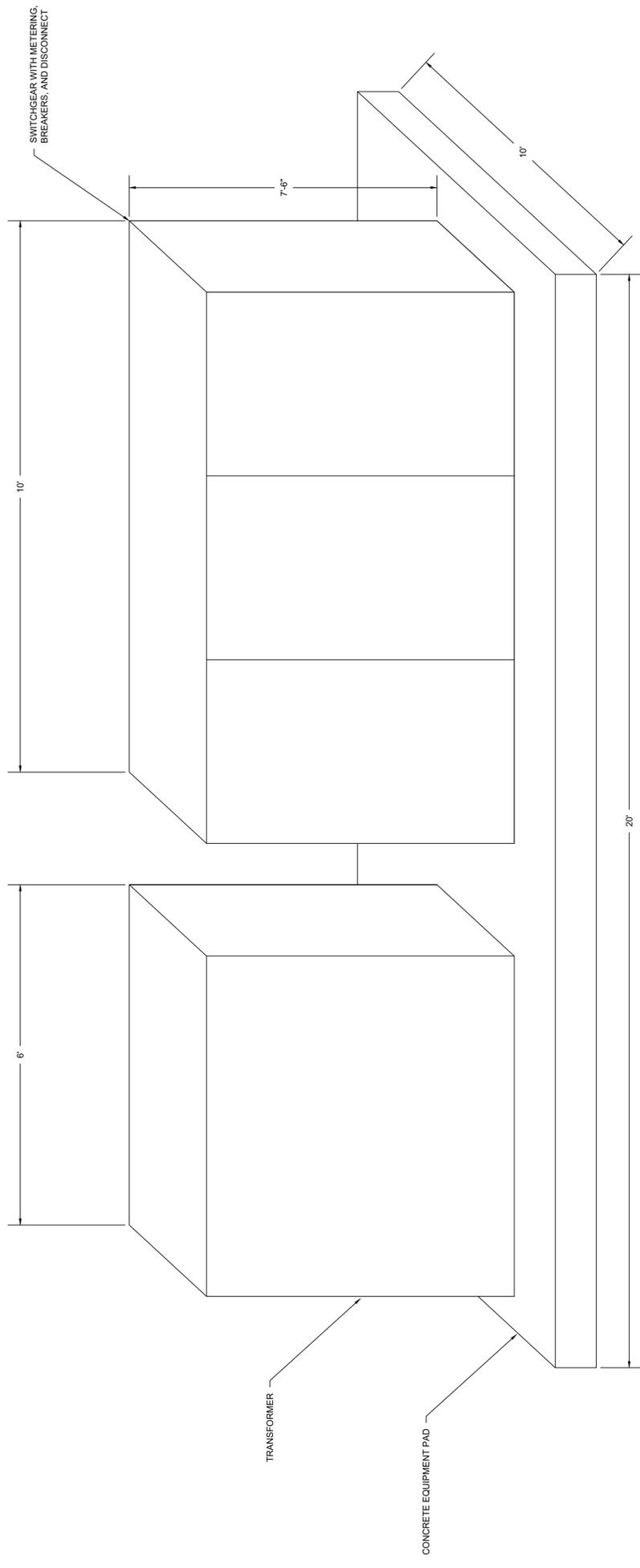
DRAWN BY  
**KEVIN CORCORAN**

PROJECT NAME  
**TRIANGLE CSG**

DRAWING TITLE  
**SWITCHGEAR DETAIL**

SCALE  
**NTS**

SHEET  
**E2**









Community Planning + Site Design + Development Economics + Landscape Architecture

**TO:** Kankakee Planning Board

**FROM:** Mike Hoffman, AICP, PLA, Vice President  
Pete Iosue, AICP, Senior Planner

**DATE:** November 12, 2018

**RE:** **Case # 2018-8-1 - Request for Conditional Use Permit for Community Solar project by SGC IL Development One, LLC**

### Background

The petitioner, SGC IL Development One, LLC. has requested a Conditional Use Permit for a Community Solar project to be located at the northwest corner of S 2000 E Road and River Road (Parcel 16-17-16-200-005), just east of Interstate 57 and north of the Greater Kankakee Airport. The property is owned by, and will be leased from, the Airport. The property is currently zoned as R-1 Single-Family Residential District and is currently used as farmland. Currently, commercial solar farms are not listed as a permitted use in any zoning district in the City and have been determined to be classified as a Conditional Use. **This case was originally heard by the Planning Board on September 18th, but due to a lack of quorum is being re-heard on November 20th, 2108.**



Teska has reviewed the application for a Conditional Use Permit against the requirements set for in the City of Kankakee Zoning Ordinance, Section 12.04 Conditional Uses. The submitted application is complete, and we offer the following comments and recommendations:

**Teska Associates, Inc.**

## Conditional Use Factors

The factors for reviewing a Conditional Use are established to ensure that the proposed Conditional Use is consistent with the goals and objectives of the Zoning Ordinance. The following factors for evaluating a Conditional Use are provided in Section 12.04.C.6 of the code. These factors should be considered when reviewing the proposed Conditional Use.

- (a) Existing and/or proposed uses and zoning classification relating to the subject property, abutting zoning lots, the surrounding neighborhood, and the City as a whole;
- (b) Suitability for proposed uses and/or improvements;
- (c) Development trends in the general area including changes to land use or prior amendments to the Zoning Ordinance, thereby altering conditions for use and development;
- (d) Official Comprehensive Plan including compliance with the stated objectives, and the impact on said objectives, of granting said conditional use; Maintenance of the public's health, safety and general welfare; and,
- (e) Enjoyment of property by neighbors for its intended use.

### Existing Land Use/Zoning

The subject property is currently zoned R-1 Single-Family Residential. The property to the north is zoned R-1 and is currently used as farmland. The property to the northwest (and west of I-57) is zoned R-1 and contains River Road Park. The property directly to the west of I-57 is residential, zoned R-1 single-family and R-3 multi-family. The property to the south is zoned I-2 and is the location of the Greater Kankakee Airport. It would appear the proposed solar panels will be approximately 3,200' from the end of the existing runway. The property to the southeast is unincorporated farmland zoned R-1 in the County. The property to the east is unincorporated single-family residential and zoned R-1 in the County.



### *Suitability for Proposed Use*

The subject property is currently undeveloped farm land. The location of the solar farm is isolated from any active uses to the north, west or south and will have limited impact. There are several homes immediately to the east along River Road/s 2000 E Road and we would recommend provision of some landscape buffering along the eastern portion of the site. The proposed use as a Community Solar project will provide the opportunity for clean electricity (2MW solar array) to the residents of Kankakee.

### *Development Trends*

The property immediately to the north and south of the subject property is undeveloped farm land. The only significant new development in the area has been the partially-developed Prairie Walk residential subdivision to the west of I-57. Single family homes are located adjacent to the Kankakee River to take advantage of this amenity. While the remainder of the subject property is zoned for residential use (R-1), it is unlikely the Airport, as the owner of the property, would want to develop the remainder of the land for residential use as the land lies in the direct flight path of the main airport runway. In our opinion, the proposed Community Solar project will not impede future development of the surrounding properties.

### *Comprehensive Plan*

The City's current Comprehensive Plan was adopted in 1997, before the prevalence of alternative energy sources such as wind and solar. Alternative energy sources and locations are not specifically addressed in the Comprehensive Plan. However, the Comprehensive Plan does outline several economic development goals such as to "attract business and industry to locate within the City" and to "ensure that the City has the resources available to support the location of business and industry within the City."

The proposed Community Solar project will promote the goals of the Comprehensive Plan by providing appropriate industrial development to the City. The proposed Community Solar project will also provide clean alternative energy to the City that can help to attract future development to the City.

### *Enjoyment of Property*

The properties to the north and south are currently undeveloped farm land. Potential glare from the solar panels could negatively impact adjacent roads and residential areas to the east and should be minimized through proper screening such as landscaping. The current R-1 zoning would allow the subject property to develop as residential in the future, which would have a greater impact on neighboring properties, and the City as a whole, than the proposed development.

One access point is proposed along River Road/ S 2000 E Road. Once construction is complete, we would anticipate very little traffic to the site. A 7' security fence is proposed around the solar array. As proposed, the fence would be what the applicant terms a "agricultural fence". This would consist of wood polls with deer fencing. Given the sites visibility from River Road and nearby residents, we would recommend a chainlink fence be installed as an alternative to the agricultural fence.

## Property Tax Impact

The State of Illinois recently adopted Public Act 100-0781 General Assembly which sets the standards for how local assessors should value solar farms such as the proposed Community Solar project. Such facilities will now be valued at \$218,000 per megawatt (MW). The proposed Community Solar project therefore should be valued at \$436,000 and generate up to \$25,675 in annual property taxes to the local taxing districts – or approximately \$12,000 to the City alone. The subject property is currently assessed at only \$13,831 and generates a total property tax of \$2,468 - or \$1,149 to the City. This is a potential significant increase in property tax revenue to the City.

## Public Hearing and Planning Board Recommendation

The Planning Board conducted a public hearing on September 18th, 2018 for this project. Approximately 20 nearby property owners/residents were in attendance. In general, residents were generally supportive of the concept of solar gardens but concerned this was very close to nearby homes and would impact their rural quality of life. If the project was to proceed, they requested some landscape buffering be provided. More detailed comments are provided in the Planning Board minutes. After entraining testimony and responses from the applicant, the Planning Board recommend the following conditions:

1. The Conditional Use Permit should be valid for up to 36 months from approval;
2. The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
3. At the time of site plan review and prior to construction, the applicant shall provide a landscape plan indicating the proposed seeding under and around the proposed solar panels shall be submitted and approved by City staff. In addition, the plan will provide for a landscape buffer including evergreens and deciduous shrubs between the solar panels and S 2000 E Road to provide a buffer to nearby homes;
4. All plant material indicated on the approved landscape plan shall be installed and maintained by a local landscape contractor;
5. The Conditional Use shall apply to only the areas illustrated on Exhibit WI (the southeast corner of PIN # 16-17-200-005). Any expansion beyond the area shown on this exhibit will require amendment to this Conditional Use Permit, or a new Conditional Use Permit;
6. At the time of construction, SGC IL Development One shall provide a bond to the City to ensure removal of solar equipment and return of the property to agricultural use should be facility be decommissioned. Such bonding and other provisions shall be consistent with the Standard Agricultural Impact Mitigation Agreement typically required by the Illinois Department of Agriculture pertaining to the construction of commercial solar energy facilities.







Community Planning + Site Design + Development Economics + Landscape Architecture

**TO:** Kankakee Planning Board

**FROM:** Mike Hoffman, AICP, PLA, Vice President  
Carol Brobeck, Associate

**DATE:** November 12, 2018

**RE:** **Case # 2018-10-1 - Request for Conditional Use Permit for a Solar Farm  
by Festival Solar Energy Center LLC**

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## Background

The petitioner, Festival Solar Energy Center LLC (Calvert Energy LLC) has requested a Conditional Use Permit for a Solar Garden to be located at 3200 Festival Drive. The Festival Solar Energy Center (Festival SEC) solar garden would be sited on two abutting properties:

PIN: 13-17-19-101-005 (“northern parcel”)

PIN: 13-17-19-101-007 (“southern parcel”)

These properties are located at the terminus of Festival Drive, south of the intersection with Stuart Drive. Both properties are owned by, and will be leased from, Sun Chemical Corporation. Sun Chemical currently operates a plant on the northern parcel, occupying only a portion of 34-acre property. The southern parcel is approximately 5.5 acres. Approximate acreage for the Festival SEC site is 23 acres.

Both parcels are currently zoned as I-2 Heavy Industrial and are currently farmed (excluding the Sun Chemical plant). The property to the east of the Festival SEC site is also owned by Sun Chemical Corporation; it is zoned I-2 Heavy Industrial and contains a stormwater retention basin. The property immediately to the north is vacant, zoned I-2 Heavy Industrial, and a conditional use permit was recently submitted to locate a solar garden there. The Festival SEC site is bounded by Interstate 57 (I-57) to the east and by the Canadian National Railway (CNR) to the west. The property to the east, across I-57 is zoned C-2 General Commercial (in Kankakee County). The property to the west, across the CNR is zoned R1 Residential (in Kankakee County). Both properties are currently undeveloped.

The facility is proposed to generate 2 megawatts of power once completed. The solar panels will be installed on a ground mounted single axis tracking system in rows running north/south on the site. This project is proposed to be entered in the State lottery (Community Renewable Generation program) for tax credits. Sun Chemical may choose to purchase some or all the generated energy. Currently, commercial solar farms (including solar gardens) are not listed as a permitted use in any zoning district in the City and have been determined to be classified as a Conditional Use.

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**Teska Associates, Inc.**

24103 West Lockport Street, Unit 107, Plainfield, Illinois 60544 voice 815.436.9485 fax 815.439.3304 www.TeskaAssociates.com



Teska has reviewed the application for a Conditional Use Permit against the requirements in the City of Kankakee Zoning Ordinance, Section 12.04 Conditional Uses. The submitted application is complete, and we offer the following comments and recommendations:

### Conditional Use Factors

The factors for reviewing a Conditional Use are established to ensure consistency with the goals and objectives of the Zoning Ordinance. The following factors for evaluating a Conditional Use are provided in Section 12.04.C.6 of the code.

- (a) Existing and/or proposed uses and zoning classification relating to the subject property, abutting zoning lots, the surrounding neighborhood, and the City as a whole;
- (b) Suitability for proposed uses and/or improvements;
- (c) Development trends in the general area including changes to land use or prior amendments to the Zoning Ordinance, thereby altering conditions for use and development;
- (d) Official Comprehensive Plan including compliance with the stated objectives, and the impact on said objectives, of granting said conditional use; Maintenance of the public's health, safety and general welfare; and,
- (e) Enjoyment of property by neighbors for its intended use.

### *Existing Land Use/Zoning*

The Festival SEC site is located directly south of industrial uses (Sun Chemical plant). Properties surrounding the site are presently being used for agricultural purposes.

The subject property is zoned I-2 Heavy Industrial in Kankakee, as is the property to the north and to the east (abutting property line). The property to the east (across I-57) is zoned C2 General Commercial in the County (but is undeveloped and presumably used for agriculture). The property to the west is zoned R-1 in the County (but is undeveloped and used for agriculture).

### *Suitability for Proposed Use*

The subject portion of the existing property is currently undeveloped. Given the site configuration and limited access, the area would only be useable by Sun Chemical for an expansion, or some type of leased use with limited traffic impact. The proposed use as a Solar Garden will provide the opportunity for clean electricity (2MW solar array) to the residents and businesses of Kankakee.

Given that the site is located at the same grade as the CNR and is adjacent I-57, it is recommended that the applicant provide testimony regarding potential glare at the public hearing. If the Planning Board has concerns after hearing the testimony, a condition regarding glare could be added to the approval.

### *Development Trends*

The trend of development in the immediate area is industrial, though future adjacent land uses could include commercial and residential uses. In addition to Sun Chemical, industrial businesses to the north of the site include I-57 Truck & Trailer Services and Del Monte Fresh Produce. The adjacent Canadian National Railway provides a buffer to the west, while I-57 provides a land use separation to the east.

### *Comprehensive Plan*

The City's current Comprehensive Plan was adopted in 1997, before the prevalence of alternative energy sources such as wind and solar. Alternative energy sources and locations are not specifically addressed in the Comprehensive Plan. However, the Comprehensive Plan does outline several economic development goals such as to "attract business and industry to locate within the City" and to "ensure that the City has the resources available to support the location of business and industry within the City."

The proposed solar garden will promote the goals of the Comprehensive Plan by providing appropriate industrial development to the City. The proposed solar garden will also provide clean alternative energy to the City that can help to attract future development to the City.

### *Enjoyment of Property*

The installation of a solar array on this property should have minimal impact on the surrounding industrial uses. Sun Chemical has agreed to lease the property to Festival SEC and would be the primary use impacted. It will generate almost no traffic (after construction is completed). Solar panels will be directed to the south, away from existing development.

## Property Tax Impact

The subject properties currently generate significant property tax revenue:

\$266,833	northern parcel	(total assessed value \$1,641.495)
<u>\$1,251</u>	southern parcel	(total assessed value \$7,701)
\$268,084	total generated taxes (2017)	

We would anticipate the addition of the solar garden to increase this property tax generation. The State of Illinois recently adopted Public Act 100-0781 General Assembly which sets the standards for how local assessors should value solar energy farms such as the proposed solar garden. Such facilities will now be assessed at \$218,000 per megawatt (MW). The proposed solar garden project therefore should be assessed at an additional \$436,000, generate approximately \$25,675 in annual property taxes to the local taxing districts – or approximately \$12,000 in additional revenue to the City alone.

## Recommendation

Subject to any testimony provided at the Public Hearing, the proposed solar garden appears appropriate and meets the standards for a Conditional Use Permit as outlined in Section 12.04.C.6 of the Zoning Ordinance.

The City has recently received several applications for similar solar garden projects. We recommend the City maintain consistent standards for evaluating solar projects.

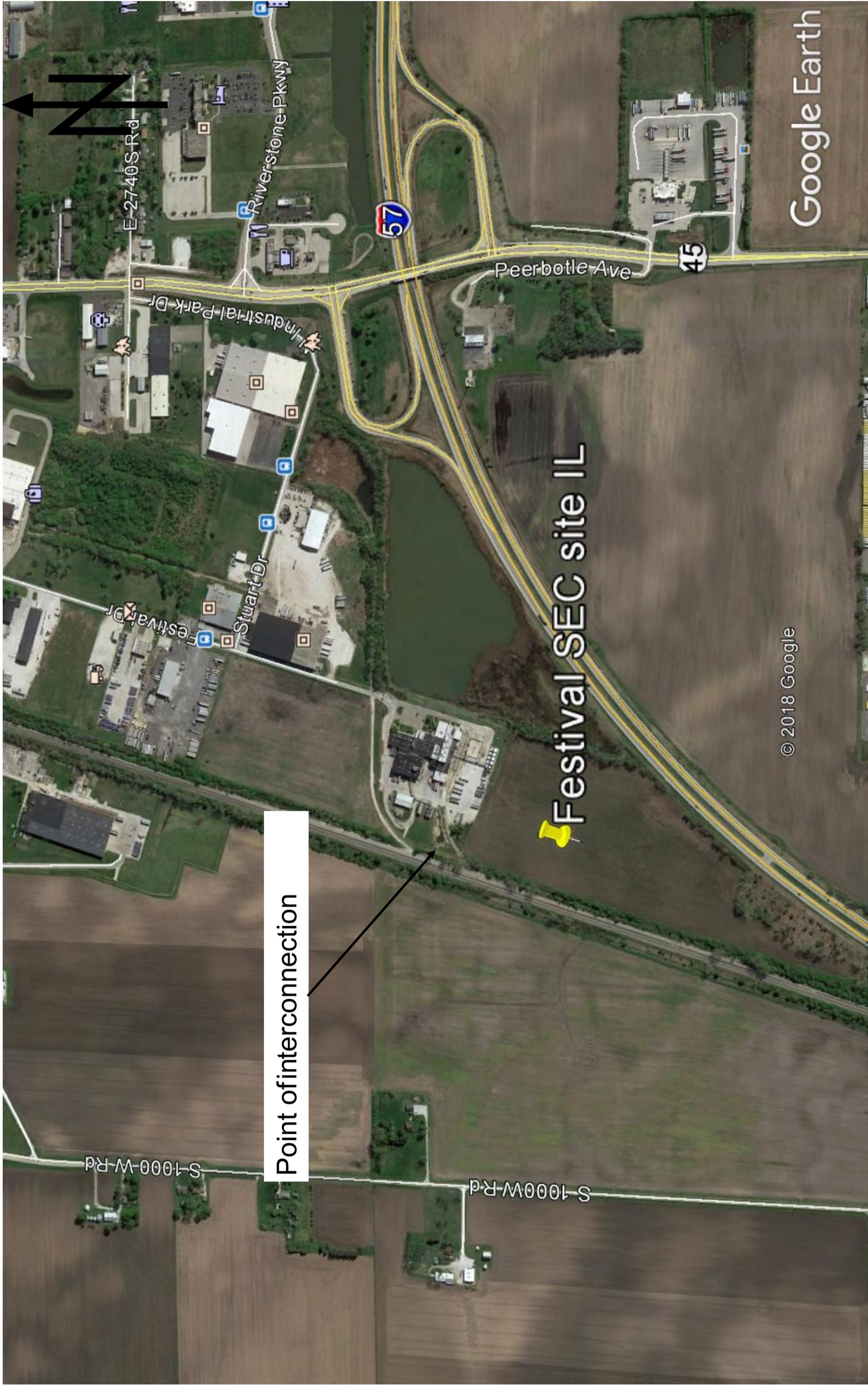
We recommend approval of the proposed Community Solar project subject to the following:

1. The Conditional Use Permit should be valid for up to 24 months from approval. If no construction has commenced prior to that time, the Conditional Use will expire (unless granted an extension by the City Council);
2. The Conditional Use Permit should be transferable to future owners of the property provided that the approved use remains the same;
3. The applicant should provide a site plan, including a seeding plan, detailing all proposed plantings under and around the proposed solar panels, to be approved by City staff;
4. Consistent with the submitted plans, an 8' tall chain link fence will be installed around the perimeter of the solar array (or a 6' tall chain link fence with 3 strand barb wire).
5. Prior to construction, the applicant shall provide the City with a decommissioning plan and an appropriate bond to ensure removal of solar equipment should the facility cease operation.

If the Planning Board agrees with this report, we recommend that it be adopted as preliminary findings of fact.

In addition, we would recommend that the City review its current Zoning Ordinance and Comprehensive Plan and adopt reasonable standards for future solar projects.

# Festival SEC Site layout



# Festival SEC Site layout



Point of interconnection

# SunChemical®

a member of the DIC group



Warren W. Faure  
Senior Environmental Counsel & Real Estate Director  
Sun Chemical Corporation  
35 Waterview Boulevard  
Parsippany, NJ 07054

Tel +1 973 404 6590  
Fax +1 973 404 6439  
Warren.faure@sunchemical.com  
www.sunchemical.com

September 20, 2018

**Via Federal Express**

Frank Koehler  
City of Kankakee  
Interim Community Development Director  
850 N. Hobbie Avenue  
Kankakee, IL 60901

Dear Frank:

Sun Chemical Corporation hereby grants Festival Solar Energy Center LLC permission to apply for a conditional use permit on its property with Parcel numbers 13-17-19-101-005 & 3-17-19-101-007. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Warren W. Faure". The signature is written in a cursive, slightly slanted style.

Warren W. Faure  
Senior Environmental Counsel and Real Estate Director  
Sun Chemical Corporation



**TO:** Kankakee Planning Board

**FROM:** Mike Hoffman, AICP, PLA, Vice President  
Emma Swanson, Associate

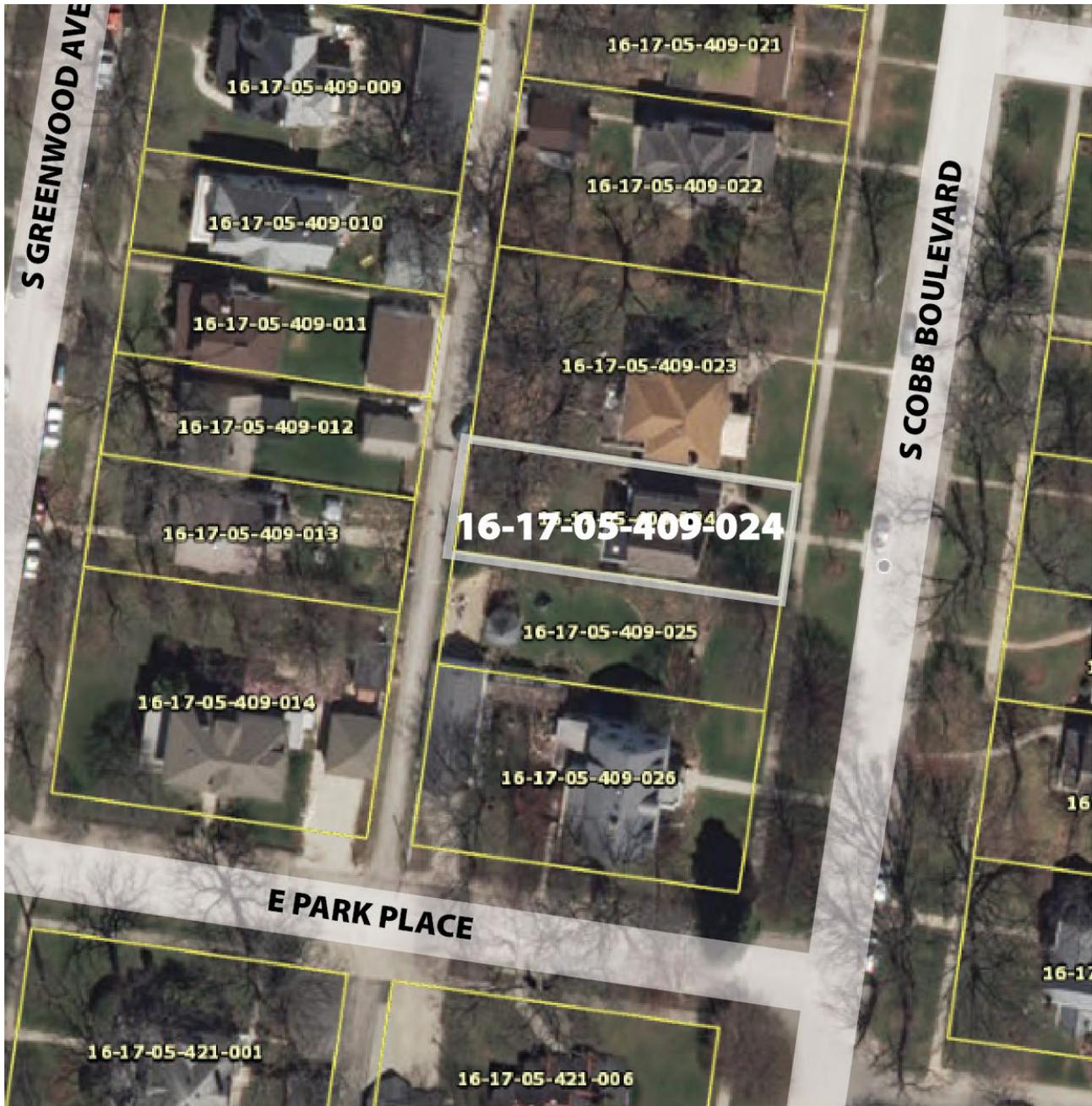
**DATE:** November 13<sup>th</sup>, 2018

**RE:** **Case # PB 2018-10-2 - Request for Variance for the Garage Height  
On Property Located at 841 Cobb Boulevard by Ralph Rorem**

**SUMMARY**

<p><b>Applicant:</b> Ralph Rorem</p>	<p><b>Variance Requested:</b> The variance request for the garage height is a request to deviate from <i>Table 4-1 Permitted Residential Accessory Uses*</i>; to allow relief from the height requirements. The variance would apply to the new detached garage structure proposed on the subject site. The property is zoned Single-Family Residential (R-1) and is located at 841 Cobb Blvd.</p>
<p><b>Property Owner:</b> Ralph Rorem</p>	<p><b>Variance From:</b> <i>Table 4-1 Permitted Residential Accessory Uses</i> "Garages and Carports: Not to exceed eight hundred and sixteen (816) square feet, as measured from the outside edge of the exterior wall (excluding overhangs which project not more than one (1) foot), or thirty (30) percent of the buildable area - whichever is less; <b>one (1) story and/or eighteen (18) feet in height</b>; and, not to be located within five (5) feet of any lot line."</p>
<p><b>Property Address:</b> 841 Cobb Blvd. Kankakee, IL 60901</p>	<p><b>Reason for Requested Variance:</b> The applicant is hoping to improve the quality and aesthetic of the property by constructing the new garage with a roof slope that matches that of the home on the subject property. The maximum height allowance per the zoning ordinance is 18', but the applicant is looking to build the new garage with a height of 24'.</p>
<p><b>Property ID #:</b> 16-17-05-409-024</p>	<p><b>Relevant History:</b> The subject property falls within the Riverview Historic District.</p>
<p><b>Current Zone:</b> R1</p>	<p><b>Summary of Key Issues:</b> A variance is required to build the garage with the desired height on the property.</p>
<p><b>Proposed Zone:</b> R1</p>	<p><b>Staff Recommendation:</b> Approve applicant's request for a Variance to build the garage with height of 24' at 841 Cobb Boulevard.</p>

*\* Note: Residential Accessory Use Height Requirements is defined in two places in the City of Kankakee Zoning Ordinance; First in Section 4.01.C(1) and again in Table 4-1. In our opinion, eighteen (18) feet, as listed in Table 4-1, is a more appropriate Height Requirement to consider for Residential Accessory Uses.*



Ralph Rorem Architect, Ltd.

## 841 Cobb Blvd, Kankakee IL



Tax Parcels



Subject Property

**teska associates inc**

24103 West Lockport Street, Unit 107, Plainfield, IL 60544 office 815 436-9485 [www.TeskaAssociates.com](http://www.TeskaAssociates.com)

Teska has reviewed the application for a Major Variance against the requirements set for in the City of Kankakee Zoning Ordinance, Section 12.03 Variances. The submitted application is complete, and we offer the following comments and recommendations.

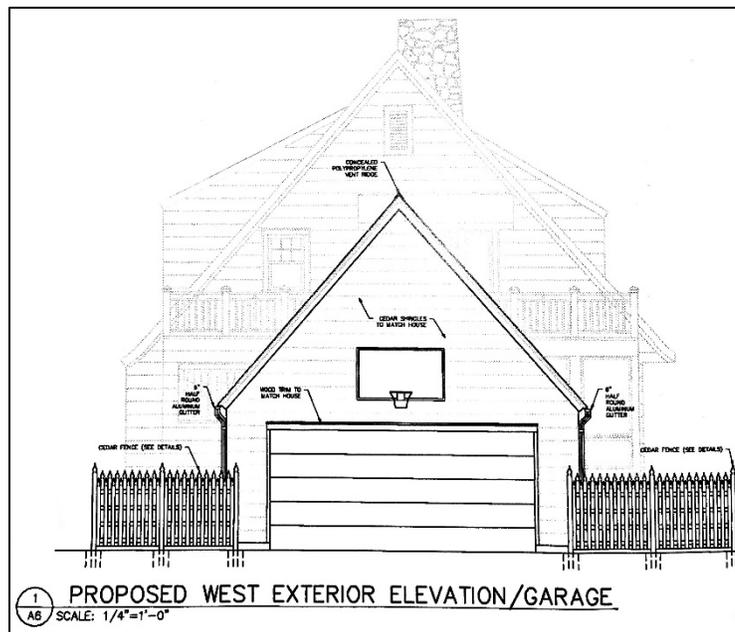
## STANDARDS USED TO EVALUATE VARIANCES

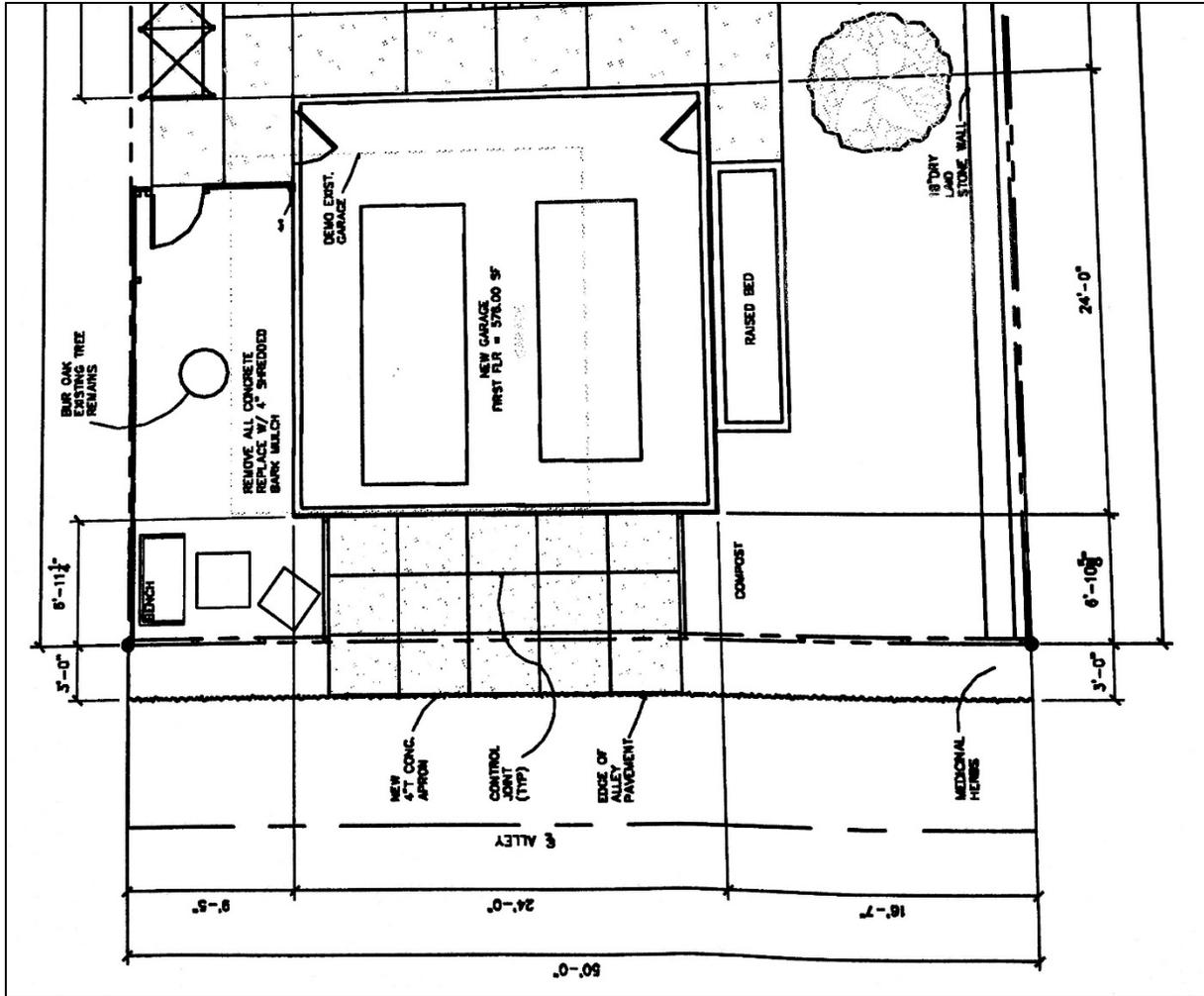
The following standards for evaluating a Variance are provided in Section 12.03.C of the code. Variances shall be granted based upon the judgment of the Planning Board and/or Director of the Planning Department that evidence submitted in support of said variance sustains each of the following standards used to evaluate variances:

- (1) The variance relates to a specific parcel of land;
- (2) The variance advances the purposes of the state enabling legislation;
- (3) The variance can be granted without substantial detriment to the public good;
- (4) The benefits of the variance would substantially outweigh any detriment; and,
- (5) The variance would not substantially impair the intent and purposes of the zoning ordinance and/or comprehensive plan, as adopted by the corporate authorities.

*(1) The variance relates to a specific parcel of land;*

The subject site consists of a 50' x 147' parcel (7,350 sq. ft.). There is an existing 1990 sq. ft. residence, and a 576 sq. ft. pad has been poured for a future garage with access via the rear alley. The residence is a two-floor, wood-frame home with a high-peaked roof. The proposed garage structure would have a roof slope similar to that of the house to achieve uniformity and preserve the historical character of the property. The proposed garage meets all other setback requirements as stated in Table 4-1 of the ordinance (see attached site plan).





(2) *The variance advances the purposes of the state enabling legislation;*

This project is helping to preserve historic character within the City, and specifically within the Riverview Historic District.

(3) *The variance can be granted without substantial detriment to the public good;*

The proposed detached garage structure would be replacing a recently demolished detached garage structure. This project would not significantly alter the footprint of the former garage structure. Additionally, the structure is not visible from the street, so it would not significantly change the character of the neighborhood.

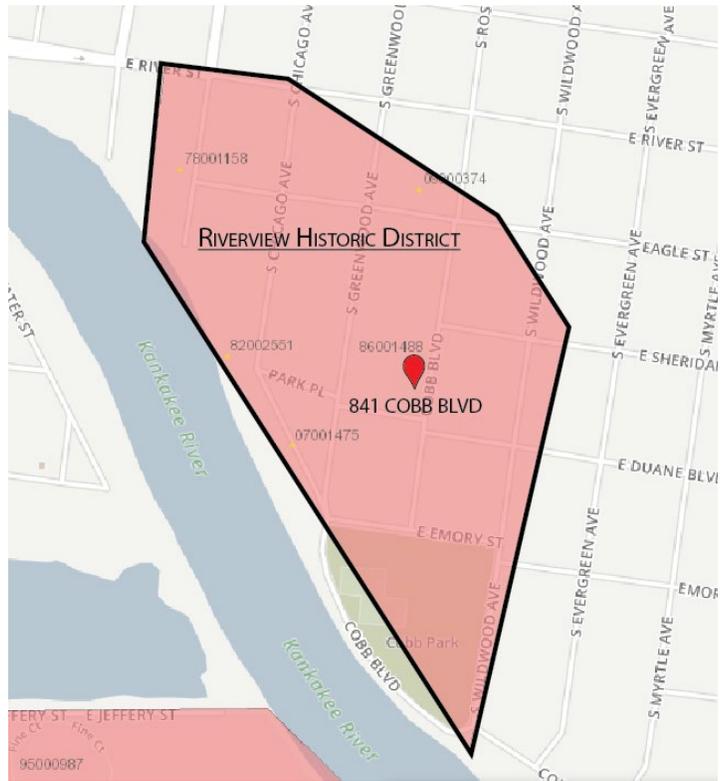
(4) *The benefits of the variance would substantially outweigh any detriment; and,*

The proposed detached garage structure would improve the overall aesthetic of the property and would help preserve and enhance the historic character. This would benefit both the property owners and the surrounding neighborhood given the property's location within the Riverview Historic District.

- (5) *The variance would not substantially impair the intent and purposes of the zoning ordinance and/or comprehensive plan, as adopted by the corporate authorities.*

The City's 1997 Comprehensive Plan values the importance of maintaining and improving the City's housing stock. This variance would allow the applicant to make improvements to the subject property that would ultimately elevate the character and value of the residence, property and the neighborhood.

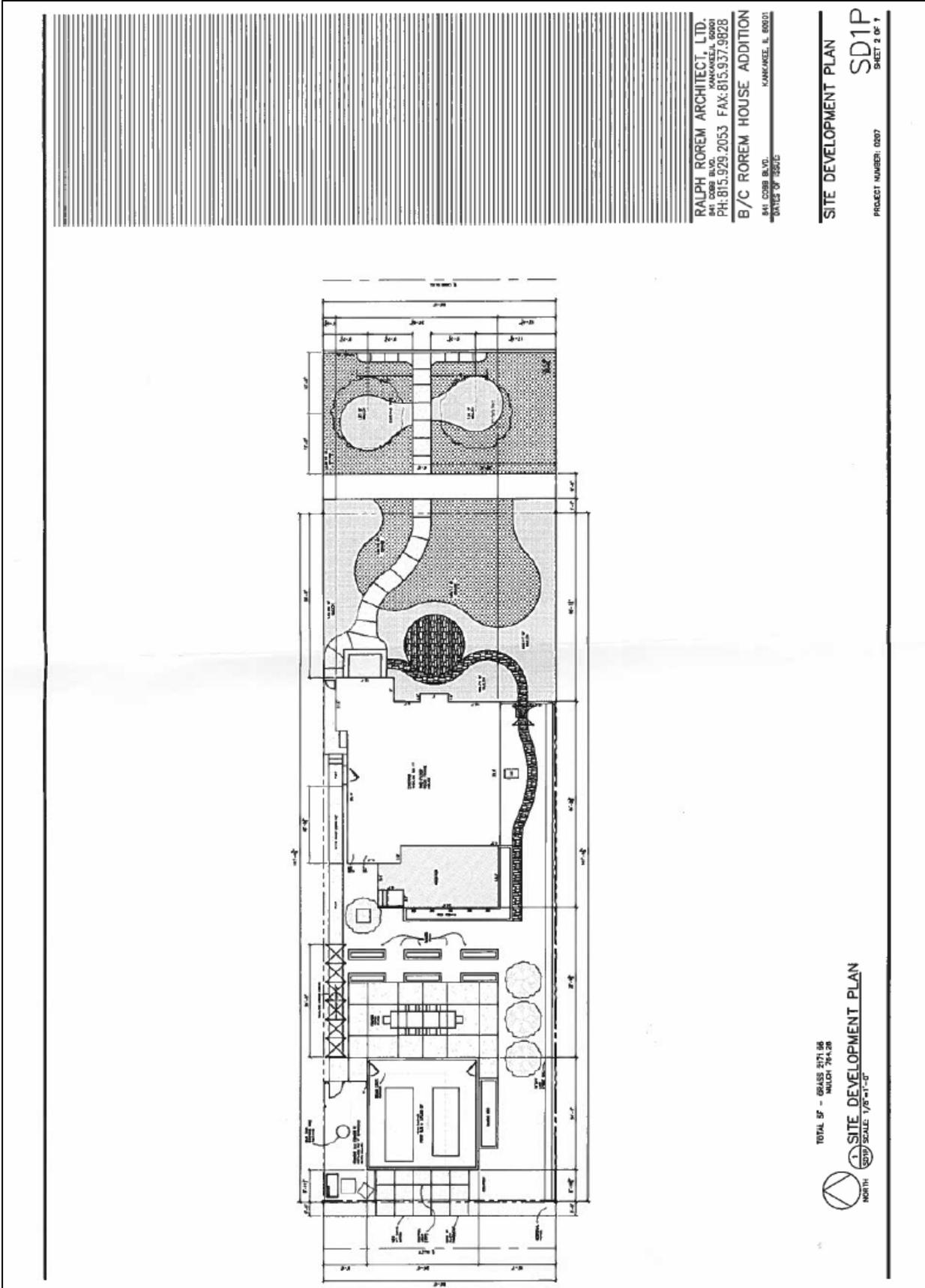
While the subject property falls within the Federally Registered Historic District (Riverview Historic District), the City has no local preservation ordinance to maintain that district. However, this project would further the goals of the City by appropriately updating a historic property by maintaining the overall character.



## RECOMMENDATION

Subject to any testimony provided at the Public Hearing, the proposed Garage Height Variance appears appropriate and meets the standards for a Variance as outlined in Section 12.03.C of the Zoning Ordinance.

We recommend approval of the proposed Garage Height Variance as depicted in the plans prepared by Ralph Rorem Architect, LTD.:



RALPH ROREM ARCHITECT, LTD.  
 841 COBB BLVD.  
 KANKAKEE, IL 60501  
 PH: 815.929.2053 FAX: 815.937.9828  
 B/C ROREM HOUSE ADDITION  
 DATES OF ISSUE

SITE DEVELOPMENT PLAN  
 SD1P  
 PROJECT NUMBER: 0207  
 SHEET 2 OF 1

TOTAL SF - GRADE 2471 SQ  
 FLOOR 244 SQ  
 NORTH  
 SCALE: 1/8" = 1'-0"  
 SITE DEVELOPMENT PLAN





**TO:** Kankakee Planning Board

**FROM:** Mike Hoffman, AICP, PLA, Vice President  
Emma Swanson, Associate

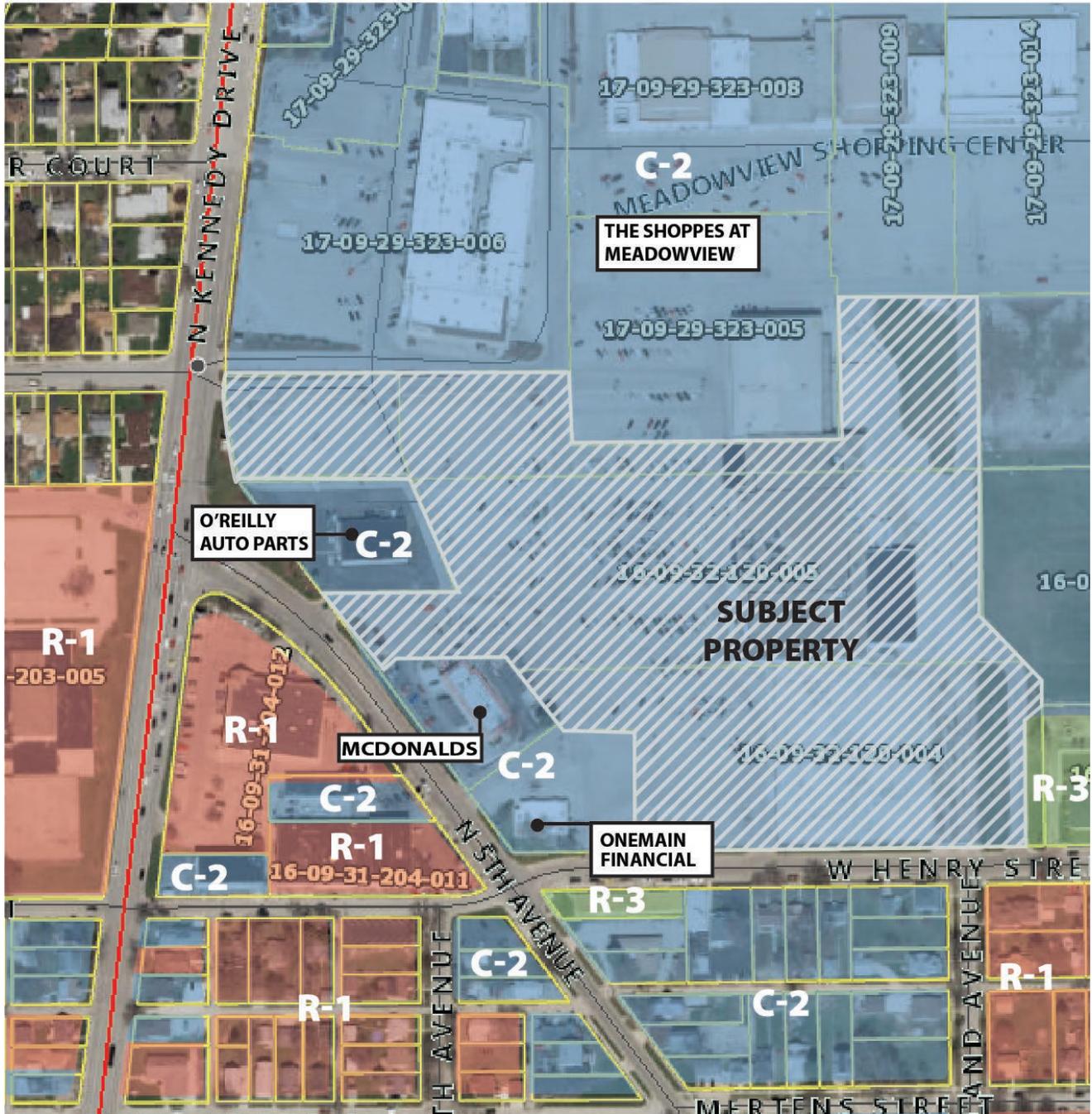
**DATE:** November 16th, 2018

**RE:** **Case # PB 2018-11-1 - Request for Conditional Use Permit for U-Haul Self-Storage & Outdoor Storage on Property Located at 1200 Kennedy Drive by AMERCO Real Estate**

**SUMMARY**

<p><b>Applicant/Agent:</b> Bryan Lopez AMERCO Real Estate</p>	<p><b>Conditional Use Requested:</b> U-Haul Moving and Storage, through their real estate subsidiary AMERCO Real Estate, is requesting to allow indoor self-storage and outdoor storage uses on the property located at 1200 Kennedy Drive, zoned Service Commercial (C-2).</p>
<p><b>Property Owner:</b> FT Meadowview Grocery, LLC Attn: Daniel Wander</p>	<p><b>Proposed Use of Property:</b> The subject property, the former Ultra Foods, is 14-acres with an existing 77,000 SF building. The applicant would like to convert the existing vacant building into a U-Haul Moving and Storage Store. The uses for this proposed business include self-storage, truck and trailer sharing, upgraded parking, and related retail sales. The interior of the building will be retrofitted to house self-storage units.</p>
<p><b>Property Address:</b> 1200 Kennedy Drive Kankakee, IL 60901</p>	<p><b>Reason for Conditional Use:</b> A Conditional Use Permit is required to allow indoor self-storage and outdoor storage on the subject property, which is zoned C-2 Service Commercial.</p>
<p><b>Property ID #:</b> 16-09-32-120-005 16-09-32-120-004 17-09-29-323-004 17-09-29-323-002</p>	<p><b>History:</b> The subject property was an Ultra Foods grocery store but has remained vacant since the grocery store closed.</p>
<p><b>Current Zone:</b> C-2 Service Commercial</p>	<p><b>Key Issues:</b> A Conditional Use Permit is required for the applicant to convert the subject property to a U-Haul Moving and Storage Store.</p>
<p><b>Proposed Zone:</b> C-2 Service Commercial</p>	<p><b>Staff Recommendation:</b> <u>Approve</u> applicant’s request for a Conditional Use Permit for self-storage and outdoor storage in the Service Commercial (C-2) Zone, located at 1200 Kennedy Drive, <u>with conditions</u>.</p>

Teska has reviewed the application for a Conditional Use Permit against the requirements set forth in the City of Kankakee Zoning Ordinance, Section 12.04 Conditional Uses. The submitted application is complete, and we offer the following comments and recommendations.



U-Haul Moving & Storage Store

## 1200 Kennedy Drive, Kankakee IL

-  Tax Parcels
-  R-1 Single-Family Residential
-  C-2 Service Commercial
-  Subject Property
-  R-3 Multi-Family Residential

**teska associates inc**

24103 West Lockport Street, Unit 107, Plainfield, IL 60544 office 815 436-9485 www.TeskaAssociates.com

## STANDARDS USED TO EVALUATE VARIANCES

### Conditional Use Factors

The factors for reviewing a Conditional Use are established to ensure that the proposed Conditional Use is consistent with the goals and objectives of the Zoning Ordinance. The following factors for evaluating a Conditional Use are provided in Section 12.04.C.6 of the code. These factors should be considered when reviewing the proposed Conditional Use, along with any other evidence the Planning Board considers relevant.

- (a) Existing and/or proposed uses and zoning classification relating to the subject property, abutting zoning lots, the surrounding neighborhood, and the City as a whole;
- (b) Suitability for proposed uses and/or improvements;
- (c) Development trends in the general area including changes to land use or prior amendments to the Zoning Ordinance, thereby altering conditions for use and development;
- (d) Official Comprehensive Plan including compliance with the stated objectives, and the impact on said objectives, of granting said conditional use; Maintenance of the public's health, safety and general welfare; and,
- (e) Enjoyment of property by neighbors for its intended use.

### Review

#### (a) Existing Land Use/Zoning

The subject property, made up of four tax parcels, is approximately 14 acres in size. It is currently zoned as C-2 Service Commercial, and the existing commercial building is currently vacant.

Direction	Use	Zoning
North	The Shoppes at Meadowview	C-2
South	Strip Mall, Single-Family Residential	R-3, C-2, R-1
East	Vacant Lot, Multi-Family Residential	C-2, R-3
West	O-Reilly Auto Parts, McDonald's OneMain Financial, Walgreens, Metro By T-Mobile	C-2, R-3

#### (b) Suitability for Proposed Use

The proposed use will operate within the existing commercial building on the subject property. The applicant will retrofit the existing building to house self-storage units. The proposed use would be an appropriate adaptive reuse of this property and the existing commercial building. The proposed use for

the subject property as a U-Haul Moving and Storage Facility will also provide 10-15 full-time and part-time jobs and tax revenue for the City upon completion.

While the existing site is generally suitable for the proposed use, we raise the following concerns based on a site visit:

1. The entrance onto Henry Street to the south has a steep incline, and many vehicles have had trouble navigating the slope based on the condition of the pavement. We would recommend that this drive entrance be redesigned to reduce the slope.



*Steep Drive Entrance onto Henry Street*

2. This is a very large site for the proposed use, particularly given the reduced parking demand for this use compared to the previous grocery store. We would recommend the developer consider creation of an outlot for future development. In particular, the area just north of the O'Reilly Auto Parts would seem a prime location.
3. In addition to the area marked 'upgraded parking' on the site plan, the pavement conditions between this area and the building, and between this area and the eastern property line, are in poor condition. The pavement in these areas should be improved or removed if not needed for the operation.



*Expansive Parking Area*

*(c) Development Trends*

The intersection of Kennedy and 5<sup>th</sup> has been a commercial center for many years and given traffic counts along Kennedy remains a viable commercial location. The adjacent McDonald's was recently remodeled.

*(d) Comprehensive Plan*

The City's current Comprehensive Plan, adopted in 1997, outlines several economic development goals such as to "attract business and industry to locate within the City" and to "ensure that the City has the resources available to support the location of business and industry within the City." The proposed U-Haul Moving and Storage Facility will promote the goals of the Comprehensive Plan by providing appropriate commercial development.

*(e) Enjoyment of Property*

Self-storage businesses are typically quiet businesses with little traffic. The hours of operation are consistent with other surrounding commercial establishments. We do recommend the addition of a landscape buffer between the multi-family residential to the east and the upgraded parking area.

The proposed use for the property will not alter the existing layout of the property, or the structure of the existing building. However, the applicant does plan to have a series of accessory structures on the property, which the applicant refers to as "Sustainable Modular Self-Storage" These structures involve the reuse of U-Haul moving truck bodies to create self-storage rooms. The moving truck bodies are lined up side-by-side on cinder blocks, and they are completely resided and painted for aesthetic purposes. This process does not require any additional concrete to be poured on site (see attached pictures).

**FISCAL IMPACT**

Based on the 2017 annual property tax data for the combined taxing parcels, the subject property (14 ac) has an Equalized Assessed Value of approximately \$1,318,000 and generates approximately \$132,000 in *total* annual property taxes. Of that total, \$61,000 went to the City of Kankakee in 2017. With occupancy and property improvements, we would anticipate this property tax revenue to increase. There will also be some sales tax revenue generated by this project from sale of moving supplies, hitches, and other items. However, the sales tax revenue will likely be considerably less than for other retail uses.

## RECOMMENDATION

Subject to any testimony provided at the Public Hearing, the proposed U-Haul Moving & Storage Facility appears appropriate and meets the standards for a Conditional Use Permit as outlined in Section 12.04.C.6 of the Zoning Ordinance.

We recommend approval of the proposed U-Haul Moving & Storage Facility subject to the following:

1. Drive-up storage units shall be limited to the same square footage of storage area as illustrated on the Conceptual Site Plan prepared by AMERCO Real Estate Company and dated 10/25/2018. However, the location of these storage units may be changed to accommodate a future out-lot development.
2. All drive-up storage units shall be sided, painted a solid color with no advertising to create aesthetically pleasing self-storage units.
3. At the time of building permit application, the applicant shall submit a landscape plan for City staff approval detailing landscape improvements along Henry Street and providing a landscape buffer between the upgraded parking area and the multi-family development to the east.
4. At the time of building permit application, the applicant will provide engineering plans for City staff approval addressing the entire site, with specific attention to regrading of the Henry Street entrance and upgraded pavement between the existing building and Henry Street. These plans should also detail any security fencing.
5. The applicant should consider developing an out lot on the western portion of the property near Kennedy Drive.

If the Planning Board agrees with this report, we recommend that it be adopted as preliminary findings of fact.





FT Meadowview Grocery, LLC  
3201 Old Glenview, Suite 300  
Wilmette, IL 60091

City of Kankakee  
Planning & Development Services  
304 South Indiana Avenue  
Kankakee, Illinois 60901

**RE: FT Meadowview Grocery, LLC-Applications Processing Authorization  
Meadowview Shopping Center Resub LT 6 S PT 6AC"- SEC 32 & 29-31-  
12E**

To Whom It May Concern:

The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications, including but not limited to amendments to the City of Kankakee Zoning Ordinance, Conditional Use Permits requests, and related application requests and site plan review applications which may be related to securing entitlements for the development of the referenced property.

- Amerco Real Estate Company, including but not limited to its representatives, Matthew R. Braccia, and Bryan Lopez
- Architectural, engineering, or related firms that may be engaged throughout the referenced application processes

FT Meadowview Grocery, LLC has the development rights for the property identified above.

Sincerely,

FT Meadowview Grocery, LLC

A handwritten signature in black ink, appearing to read "Daniel J. Wander", is written over a horizontal line.

Daniel J. Wander

# AMERCO<sup>®</sup>

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## REAL ESTATE COMPANY

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2727 North Central Avenue, 5-N • Phoenix, Arizona 85004  
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany\_sheekey@uhaul.com

### **Narrative Project Summary**

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Kankakee's participation and counseling in regards to a Conditional Use Permit for the property located at 1200 Kennedy Dr. Kankakee, IL 60901. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 14.11 acre property is located at 1200 Kennedy Dr. Kankakee, IL 60901. U-Haul is proposing an adaptive reuse of the existing 77,000 SF building by converting it into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, upgraded parking and related retail sales. The interior of the building will be retrofitted to house self-storage units. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned C-2 (Service Commercial). The uses of self-storage and Outdoor storage requires a Conditional Use Permit. U-Haul is proposing to apply for the permit to allow this use. The building will be used structurally as is with the exception of imaging and signage.

U-Haul will be providing a valuable service to the city, as we are a one-stop shop for the moving and storage needs of our customers. With the current economic and retail trends the need for big box stores is becoming obsolete. It is becoming more and more difficult for cities to fill that large of a retail space. This leaves a large building underutilized. U-Haul proposes a sustainable adaptive reuse of the existing building which will revitalize the property as well as providing a service to the community.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones

- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

### **The U-Haul Store:**

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

### **Significant Policies:**

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

### **Traffic Study:**

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

<b>USE COMPARISON</b>					
<b>Use</b>	<b>Square Feet</b>	<b>Traffic Volume</b>		<b>Typical Hours</b>	<b>Days</b>
		<b>Weekday</b>	<b>Weekend</b>		
<b>Fast Food Restaurant</b>	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
<b>Gas Station w/ Convenience Store</b>	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
<b>Hotel</b>	50,000 sq ft	905 trips	901 trips	24 hours	7
<b>Casual Dining</b>	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
<b>U-Haul Center</b>	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Kankakee as you consider the Conditional Use Permit we are currently submitting.

Sincerely,

Bryan Lopez  
AMERCO Real Estate - Planner

**PUBLIC NOTICE OF MEETINGS  
OF THE PLANNING BOARD  
OF THE CITY OF KANKAKEE, ILLINOIS**

PUBLIC NOTICE IS HEREBY GIVEN of the regular meetings of the Planning Board of the City of Kankakee, Illinois for the calendar year of 2019. Meetings will be held at 7:00 p.m. in the Council Chambers, Donald E. Green Public Safety Building, 385 East Oak Street, Kankakee, Illinois as listed below, unless otherwise changed for otherwise scheduled by proper action of the Planning Board of said City:

JANUARY .....	Tuesday, January 15	JULY .....	Tuesday, July 16
FEBRUARY .....	Tuesday, February 12	AUGUST .....	Tuesday, August 20
MARCH .....	Tuesday, March 19	SEPTEMBER .....	Tuesday, September 17
APRIL .....	Tuesday, April 16	OCTOBER .....	Tuesday, October 15
MAY .....	Tuesday, May 21	NOVEMBER .....	Tuesday, November 19
JUNE .....	Tuesday, June 18	DECEMBER .....	Tuesday, December 17

All regular, special, rescheduled or reconvened meetings are open to the public.



# PLANNING BOARD

## "2019 Meeting Schedule"

PLANNING BOARD MEETING DATES	*10-20 DAY PUBLIC NOTICE DATES	CITY COUNCIL MEETING DATES
JANUARY 15	Dec 26 (2018) - Jan 5	January 22 (Tues) or Feb. 4
FEBRUARY 12	Jan 23 - Feb 2	February 19 (Tues) or Mr. 4
MARCH 19	Feb 27 - Mar 9	April 1, 15
APRIL 16	Mar 27 - Apr 6	May 6, 20
MAY 21	May 1 - May 11	June 3, 17
JUNE 18	May 29 - June 8	July 1, 15
JULY 16	Jun 26 - Jul 6	August 5, 19
AUGUST 20	Jul 31 - Aug 10	September 3 (Tues), 16
SEPTEMBER 17	Aug 28 - Sep 7	October 7, 21
OCTOBER 15	Sept 25 - Oct 5	November 4, 18
NOVEMBER 19	Nov 30 - Nov 9	December 2, 16
DECEMBER 17	Nov 27 - Dec 7	Jan. 6, 2020
<p>*Public notice shall be given by the applicant not less than ten(10) days nor more than twenty (20) days in advance of the scheduled public hearing.</p>		

**Planning & Code Enforcement Department**  
**Planning & Zoning Division**  
**850 N. Hobbie Avenue**  
**Kankakee, IL 60901**  
**815/936-7320 FAX 936-7314**