

City of Kankakee
PLANNING BOARD
“AGENDA”
Tuesday, February 13, 2018
7:00 P.M.

I. CALL TO ORDER

II. DECLARATION OF QUORUM

III. MINUTES

- January 9, 2018 (Available on Website)
<http://www.citykankakee-il.gov/perch/resources/jan92018pbminutes.pdf>

IV. COMMUNICATIONS

- None

V. CITY COUNCIL ACTIONS

- A. PB18-01 - An application by Microgrid Energy LLC requesting a Conditional Use Permit to construct and operate a “Solar Array Farm” at the property commonly known as 1835 American Way.
- B. PB18-02 - An application by BFD Investment Group requesting a Conditional Use Permit to allow for the utilization of accessory storage units at the property commonly known as 1935-1937 E. Court Street.

VI. UNFINISHED BUSINESS

- None

VII. NEW BUSINESS

- A. PB18-03 - An application by Microgrid Energy LLC requesting a Conditional Use Permit to construct and operate a “Solar Array Farm” at the property commonly known as 2801 E. Court Street.

VIII. Other

- None

IX. Adjourn

The City of Kankakee
Planning Board Meeting
PB18-03
CONDITIONAL USE STAFF REPORT

February 13, 2018

CASE NUMBER: PB18-01

CURRENT ZONING: 1) I-2 Heavy Industrial

FUTURE LAND USE 2) Industrial

EXISTING USE 3) Agricultural

ZONING REQUEST: Conditional Use Public Use Facilities & Related Uses – Community and Regional

LOCATION: 2801 E. Court Street

TAX MAP NUMBER: 16-09-34-100-028 & 16-034-400-001

ACREAGE: Roughly 117 Acres

PROPOSED USE: Solar Array

ADJACENT ZONING, : N) 1) I-2 Heavy Industrial

FUTURE LAND USE 2) Residential

& EXISTING LAND USE 3) Residential

S) 1) I-2 Heavy Industrial

2) Industrial

3) Industrial / Commercial / Vacant

E) 1) I-2 Heavy Industrial

2) Industrial

3) Industrial

W) 1) Residential (County)

2) Agricultural (County)

3) Residential (County)

APPLICANT: Microgrid Energy LLC
18 S. Michigan Avenue, 12th Floor
Chicago, Illinois 60603

OWNER: Alexander Real Properties LLC
1151 Commerce Drive
Bourbonnais, Illinois 60914

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a conditional use permit to allow for the construction and operation of a solar array farm. The conditional use permit is required to allow for “Public Use Facilities & Related Uses – Community and Regional.

The major issues associated with this request are:

1. Accordance with the currently adopted Land Use Element of the City of Kankakee Comprehensive Plan; and
2. Compatibility with Future Land Use Map; and
3. Compatibility with the character and use of the surrounding area; and
4. Appropriateness of uses allowed within the I-2 Zoning District.

II. REVIEW OF THE PLAN

The proposed development would result in the construction of Solar Array Farm within an industrial area.

III. TRANSPORTATION & PARKING

The property fronts Court Street and Eastgate Industrial Boulavard.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

Fire and water service will be handled by the City of Kankakee.

V. REQUIREMENTS OF THE ZONING ORDINANCE

Section 9.04, Subsection C of the Zoning Ordinance:

- C. **Conditional Uses.** Certain industrial and non-industrial uses, shall be allowed as principal and/or accessory uses, on zoning lots designated as I-2 Heavy Industrial, on the City's Official Zoning Map, provided the owner(s) of record obtain a conditional use permit, in accordance with the provisions of Chapter 12 (Administration) of this Ordinance. For zoning lots designated as I-2 Heavy Industrial, said conditional uses shall include the following:
- (1) Uses Specified in Appendix A (Permitted and Conditional Uses by Zoning District) of this Ordinance.

Appendix A of the Zoning Ordinance:

287	Public utility facilities & related uses - community or regional	C	C	C	C	C	C	C
288	Public utility facilities & related uses - neighborhood	P	P	P	P	P	P	P

VI. ZONING REVIEW STANDARDS

1. Whether the proposed use is consistent with the surrounding neighborhood;
2. Suitability for proposed Uses and/or improvements.
3. Development trends of the general area including changes to land use or prior amendments to the zoning ordinance.
4. Official Comprehensive Plan including compliance with the stated objectives.
5. Maintenance of the public's health, safety and general welfare.
6. Enjoyment of the property by neighbors for its intended use.

VII. PLANNING STAFF RECOMMENDATIONS:

Staff believes the use is appropriate for the location but would consider all applicable fencing and landscaping that would be required.

APPLICATION <small>(✓ check type of request)</small>		Case Number	
<input type="checkbox"/> Variance <input type="checkbox"/> Re-zoning <input checked="" type="checkbox"/> Conditional Use Permit			
Name of applicant/agent: Microgrid Energy LLC			
Street address of applicant/agent: 18 S Michigan Ave, 12 th Floor			
City / State / Zip Code of applicant/agent: Chicago, IL 60603		Telephone number of applicant/agent: 248-892-4247	
Street address of subject property: 2801 E Court Street, Kankakee, IL 60901			
Legal description of subject property: 39AC S PT OF EH NEQ & N PT OF NEQ SWQ MAP 9Q & 9-34F, WH SEQ EX ROW S THEREOF BAL. 78.41AC			
Ten-digit Tax Parcel Identification Number(s): 16-09-34-100-028 & 16-09-344-400-001	Site plan attached as required for Variance: <input type="checkbox"/> Yes <input type="checkbox"/> No	Ariel tax map attached as required for Conditional Use Permit or Re-zoning: ✓ Yes <input type="checkbox"/> No	
Name of property owner (if different from applicant): Alexander Real Properties LLC			
Street address of property owner: 1151 Commerce Drive			
City / State / Zip Code of property owner: Bourbonnais, IL 60914		Telephone number of property owner: 815-933-2122	
<i>Note: Attach letter or affidavit from property owner if different from applicant/agent</i>			
<i>Complete ONLY section that applies to request</i>			
VARIANCE			
Variance requested:			
Reason for requested variance:			
REZONING			
Current zoning classification:		Proposed zoning classification:	
Reason for requested re-zoning:			

CONDITIONAL USE PERMIT

Conditional use permit requested: Public Utility Facilities

Reason for requested permit: Solar ground mount array

Complete ALL sections

Proposed use of property: Develop and install a solar ground mount facility, which will interconnect to electrical distribution lines and generate electricity.

Existing uses or trend of development of property in the general area: Vacant, industrial-zoned

Additional information or comments: (optional)

Date: 12/22/2017

I hereby certify that I am, or represent, the legal owner of the property described above and do hereby submit this request to the Planning Board of the City of Kankakee, Illinois for consideration.

Print Name: Elizabeth Reddington

Signature 

Official Use Only

Date of Planning Board Public Hearing:

Request Approved:
 Yes No

Pub Certificate Submitted:
 Yes No

Fee Receipt Submitted:
 Yes No

Date of City Council Meeting: (if applicable)

Ordinance No.

Affidavit of Service of Notice Submitted:
 Yes No

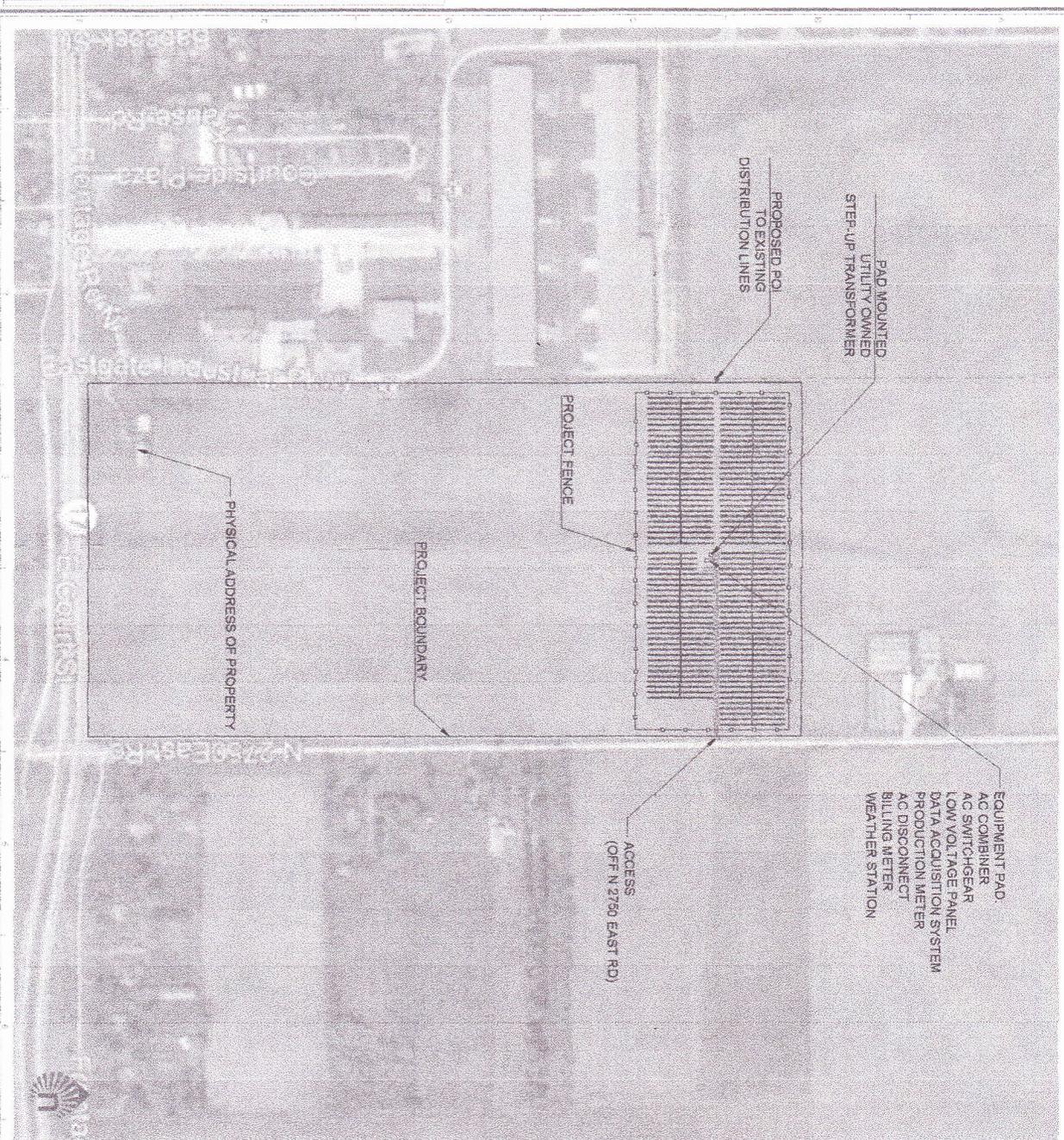
Fee: \$ _____
This application will not be scheduled for public hearing until application fee is received.

Ownership Affidavit or Letter Submitted: Yes No

City Planner Endorsement:

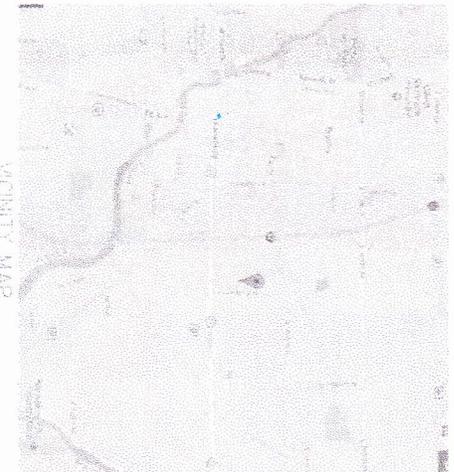
Site Plan or Ariel Tax Map Submitted:
 Yes No

City Planner's Endorsement:
 Yes No



SYSTEM SPECIFICATIONS

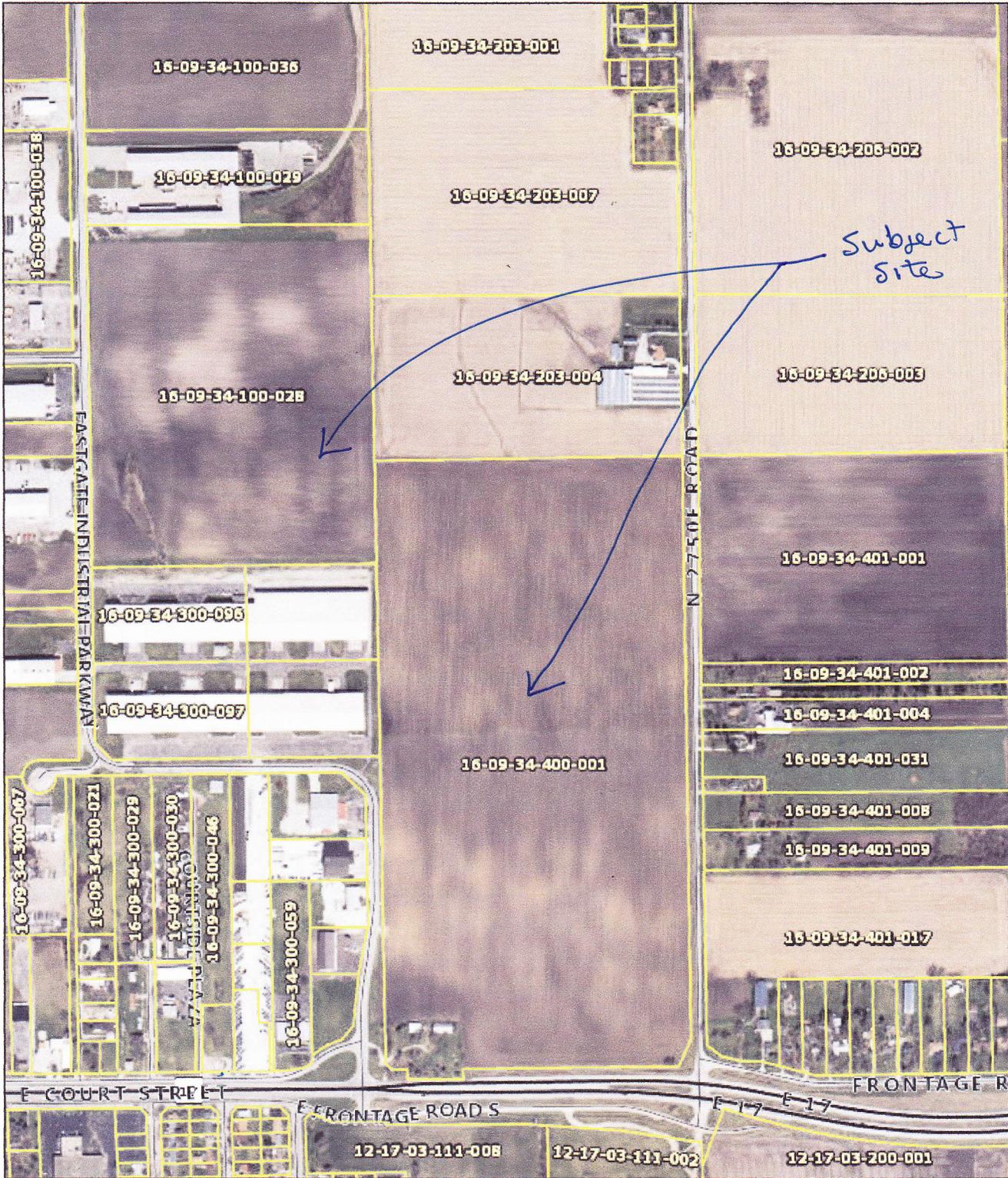
- SOLAR MODULE
- 8296 - CHANDIAN SOLAR 6067-32DF - 328 WATT
- INVERTER
- 40 - SOLLECTRA PH SOL1 50KW STRING INVERTERS
- MOUNTING SYSTEM
- 5 - A11 DERRAMPACK HZ V310 SINGLE AXIS TRACKERS
- SYSTEM SIZE
- 2.7 MW AC
- 2.0 MW DC



PROPOSAL EXHIBIT

SITE PRELIM SOLAR ARRAY WORK PLAN	KAWAHEE SOLAR 4 LLC 2071 E OAKHURST ST KAPOHAKO, HI 96761			DATE: 10/9/17		SHEET NO. 1 TOTAL SHEETS 1	
	PROJ. NO. EWA	DATE: 10/9/17		DRAWN BY: [Name] CHECKED BY: [Name]	DESIGNED BY: [Name] REVIEWED BY: [Name]	APPROVED BY: [Name]	DATE: [Date]

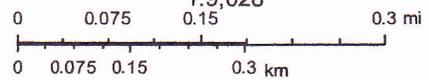
Kankakee County GIS Webmap



February 8, 2018

1:9,028

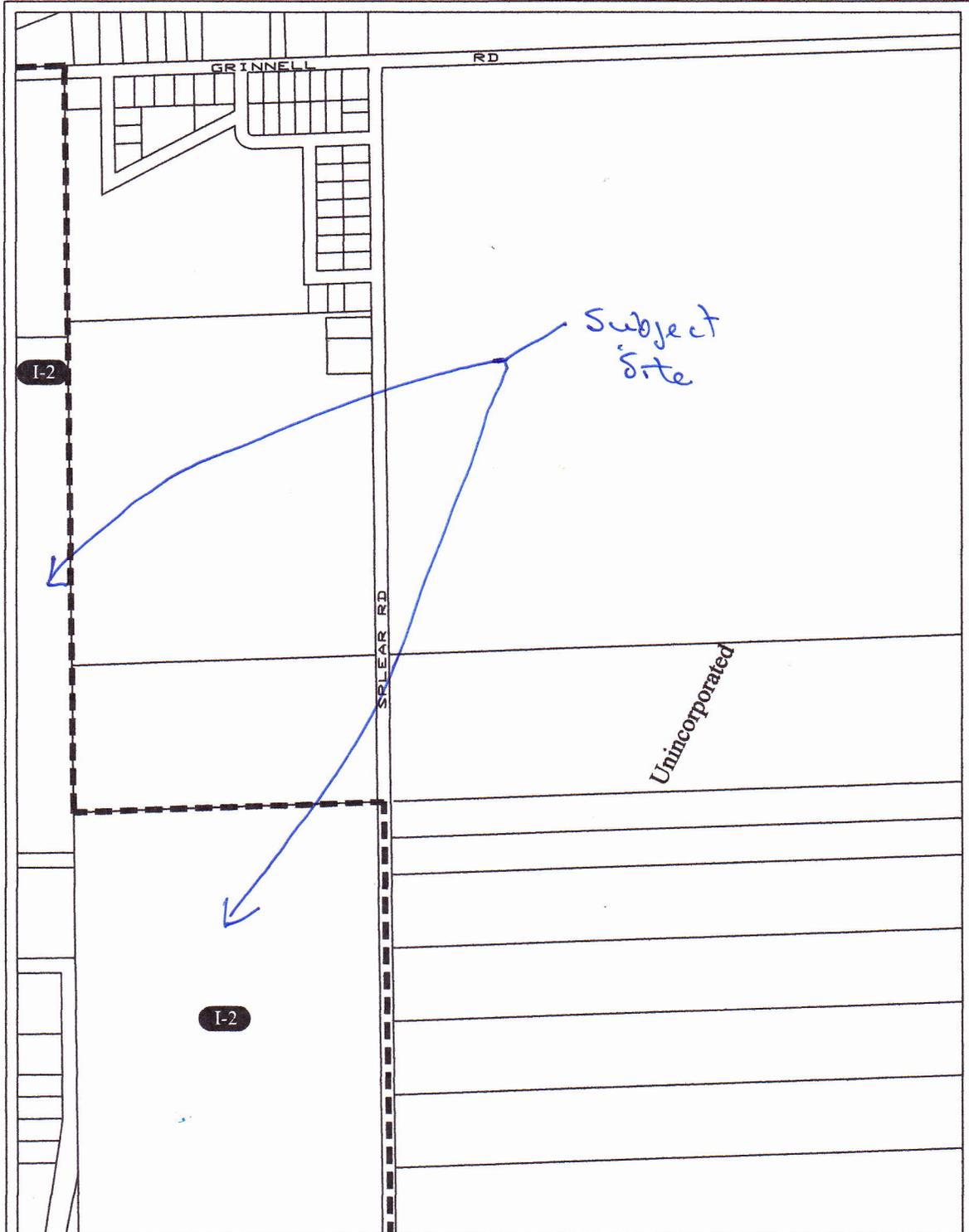
- Tax Parcels
- US/State Combination
- Parcel Number Labels
- State
- Road Name Labels
- County
- Road Centerlines**
- Interstate
- Local
- US
- Ramp/Median



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community K3GIS

Printed from K3-Mapper

City of Kankakee Zoning Ordinance / 1995



City of Kankakee, IL

Zoning Districts



MAP SHEET

G1	
G2	H2
G3	H3

- (R-1)** Single-Family Residential
- (R-2)** Two-Family Residential
- (R-3)** Multi-Family Residential
- (C-1)** Neighborhood Commercial

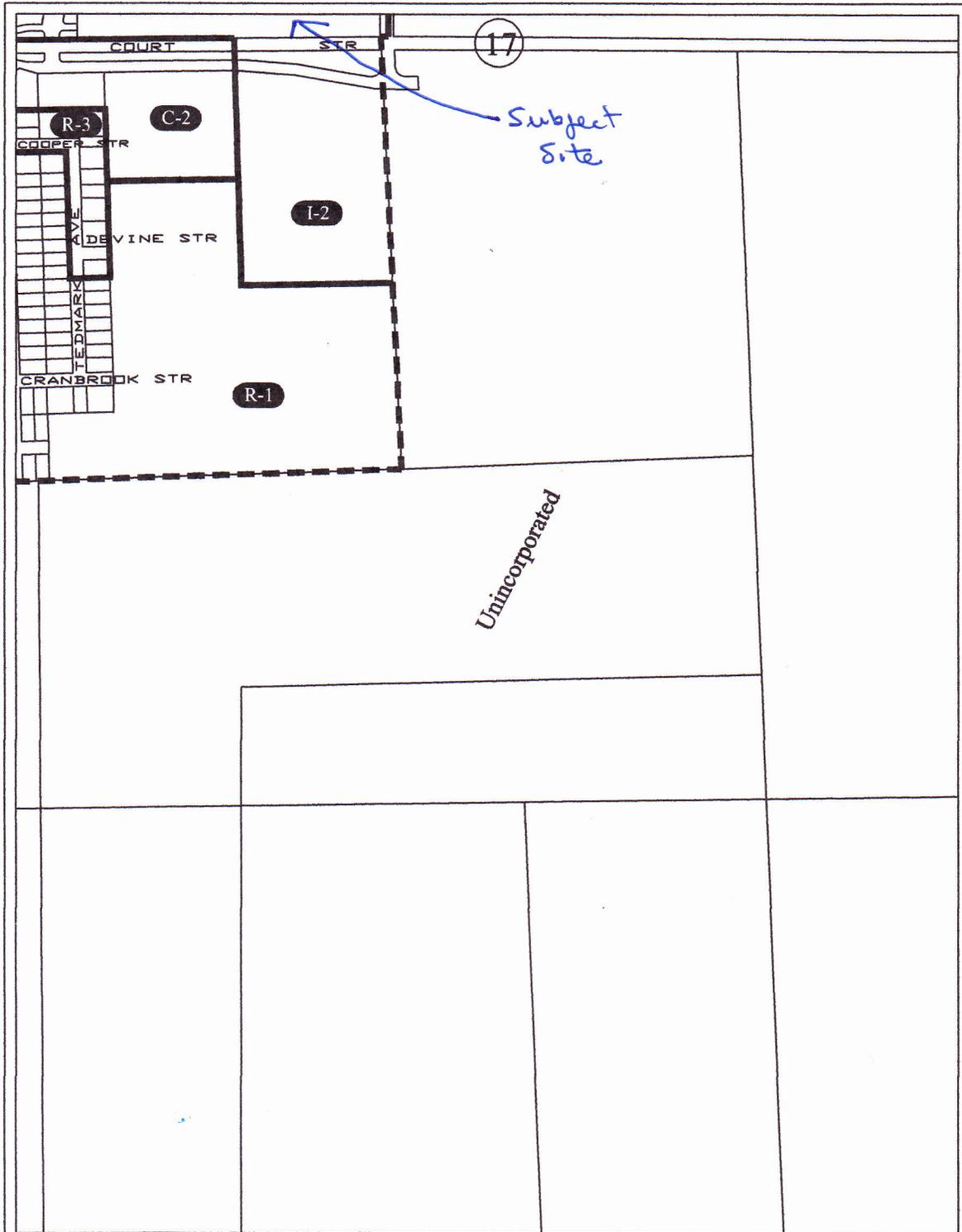
- (C-2)** Service Commercial
- (C-3)** Central Commercial
- (I-1)** Light Industrial
- (I-2)** Heavy Industrial

— Zoning District Line

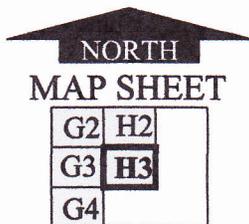
- - - Corporate Limit Line

*Revised

City of Kankakee Zoning Ordinance / 1995



City of Kankakee, IL



Zoning Districts

- | | |
|--|--|
| <ul style="list-style-type: none"> R-1 Single-Family Residential R-2 Two-Family Residential R-3 Multi-Family Residential C-1 Neighborhood Commercial | <ul style="list-style-type: none"> C-2 Service Commercial C-3 Central Commercial I-1 Light Industrial I-2 Heavy Industrial |
|--|--|

— Zoning District Line

- - - Corporate Limit Line

*Revised

CITY OF KANKAKEE

ORDINANCE NO. 2018-_____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION AND OPERATION OF A "SOLAR ARRAY FARM" AT THE PROPERTY
COMMONLY KNOWN AS 2801 EAST COURT STREET

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF KANKAKEE
THIS 20TH DAY OF FEBRUARY, 2018

Published in pamphlet form by authority of the City Council
of the City of Kankakee, Kankakee County, Illinois,
this 20th day of February, 2018

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A “SOLAR ARRAY FARM” AT THE PROPERTY COMMONLY KNOWN AS 2801 EAST COURT STREET

WHEREAS, the Kankakee Zoning Ordinance/1995, as amended, requires the issuance of Conditional Use Permits for the operation of a “Public utility facilities & related uses – community or regional” within the I-2 Heavy Industrial Zoning District; and

WHEREAS, the proposed development will consist of the construction of a solar array farm; and

WHEREAS, the City of Kankakee considers this proposed use to be consistent with prior types of development falling under the “Public utility facilities & related uses – community or regional” classification; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE, KANKAKEE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use permit is hereby granted to Microgrid Energy LLC to approve the construction and operation of a “solar array farm” at the property commonly known as 2801 East Court Street, Kankakee, Illinois, and legally described as follows:

- (a) Common Address: 2801 East Court Street
- (b) Tax Parcel ID Nos: 16-09-34-100-028 & 16-09-34-400-001
- (c) Legal Description: Attached Legal

SECTION 2: That this Ordinance is approved pursuant to the Findings and Recommendations of the City of Kankakee Planning Board made at its February 13, 2018 public hearing and subject to the following conditions;

- 1) Conditional Use Permit Valid for 24 months from approval.
- 2) Conditional Use Permit carries over to subsequent owner if same operation continued.
- 3) Appropriate Seeding Plan approved by Planning Board.
- 4) Appropriate fencing be in place.

SECTION 3: That all Ordinances or parts thereto inconsistent with this Ordinance be and are hereby repealed.

SECTION 4: That this Ordinance shall be effective upon its passage, approval and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE, KANKAKEE COUNTY, ILLINOIS, THIS 20TH DAY OF FEBRUARY, 2018.

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAIN: _____

Chasity Wells-Armstrong, Mayor

ATTEST:

Anjanita Dumas, City Clerk