

*City of Kankakee*  
**PLANNING BOARD**  
*“AGENDA”*  
**Tuesday, January 9, 2018**  
7:00 P.M.

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I. CALL TO ORDER

II. DECLARATION OF QUORUM

III. MINUTES

- NA

IV. COMMUNICATIONS

- None

V. CITY COUNCIL ACTIONS

VI. UNFINISHED BUSINESS

- None

VII. NEW BUSINESS

- A. PB16-01 - 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. PB16-01 - 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.

VIII. Other

- None

IX. Adjourn

**The City of Kankakee  
Planning Board Meeting  
PB18-01  
CONDITIONAL USE STAFF REPORT**

January 9, 2018

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**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:** 1835 American Way

**TAX MAP NUMBER:** 17-09-28-212-023 (004)

**ACREAGE:** Roughly 36 Acres

**PROPOSED USE:** Solar Array

**ADJACENT ZONING, : N) 1) Residential (Village of Bradley)**

**FUTURE LAND USE 2) Residential**

**& EXISTING LAND USE 3) Residential**

**S) 1) I-2 Heavy Industrial**

**2) Industrial**

**3) Industrial / Commercial / Vacant**

**E) 1) NA- Interstate**

**2) Interstate**

**3) Interstate**

**W) 1) I-2 Heavy Industrial**

**2) Industrial**

**3) Industrial**

**APPLICANT:** Microgrid Energy LLC  
18 S. Michigan Avenue, 12<sup>th</sup> 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 American Way and is offset from Interstate 57 to the East.

**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.

<b>APPLICATION</b> <small>(✓ check type of request)</small>		Case Number PB18-01	
<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 <sup>th</sup> Floor			
City / State / Zip Code of applicant/agent: Chicago, IL 60603		Telephone number of applicant/agent: 248-892-4247	
Street address of subject property: American Way, Kankakee, IL (41.14190, -87.83935)			
Legal description of subject property: TRACT IN EH NEQ BAL 20.97AC, and TRACT EH NEQ BAL 15.60AC			
Ten-digit Tax Parcel Identification Number(s): 17-09-28-212-023 & 17-09-28-212-004	Site plan attached as required for Variance: <input type="checkbox"/> Yes <input type="checkbox"/> No	Aerial tax map attached as required for Conditional Use Permit or Re-zoning: <input checked="" type="checkbox"/> 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>			
<b>VARIANCE</b>			
Variance requested:			
Reason for requested variance:			
<b>REZONING</b>			
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:

1/9/18

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

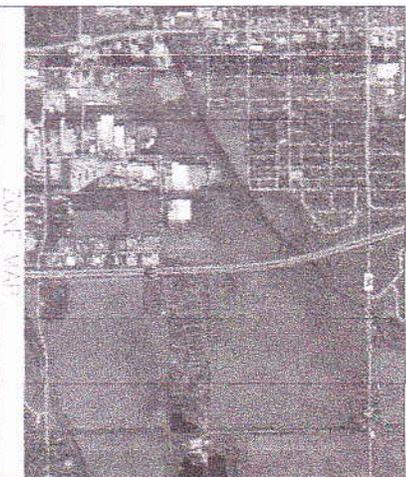
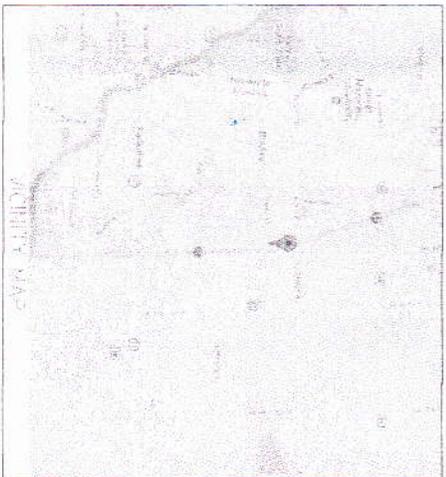
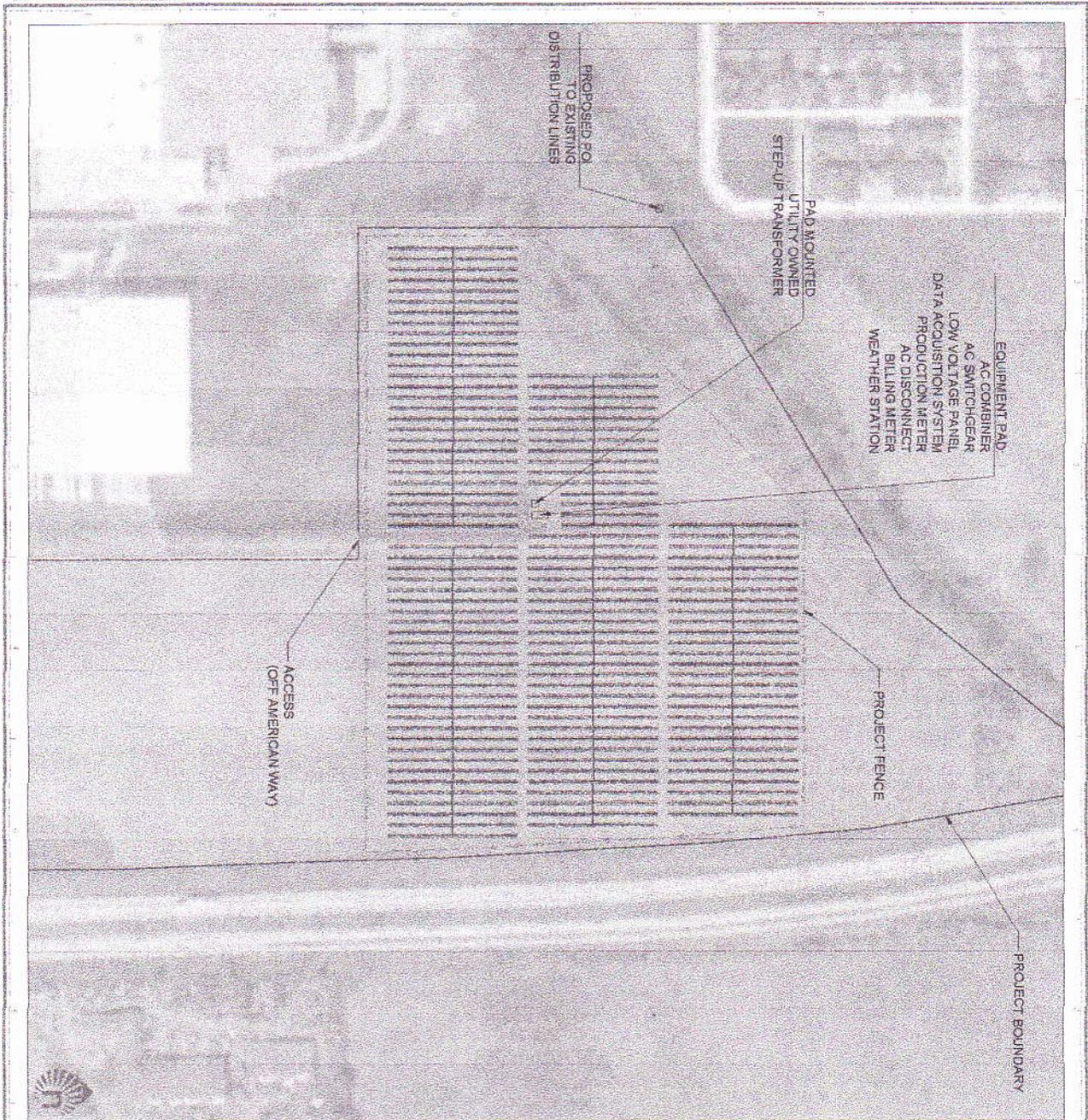
Fee: \$ 600.00  
 This application will not be scheduled for public hearing until application fee is received.

Ownership Affidavit or Letter Submitted:  Yes  No

City Planner's Endorsement:  
 Yes  No

City Planner Endorsement:

Site Plan or Ariel Tax Map Submitted:  
 Yes  No

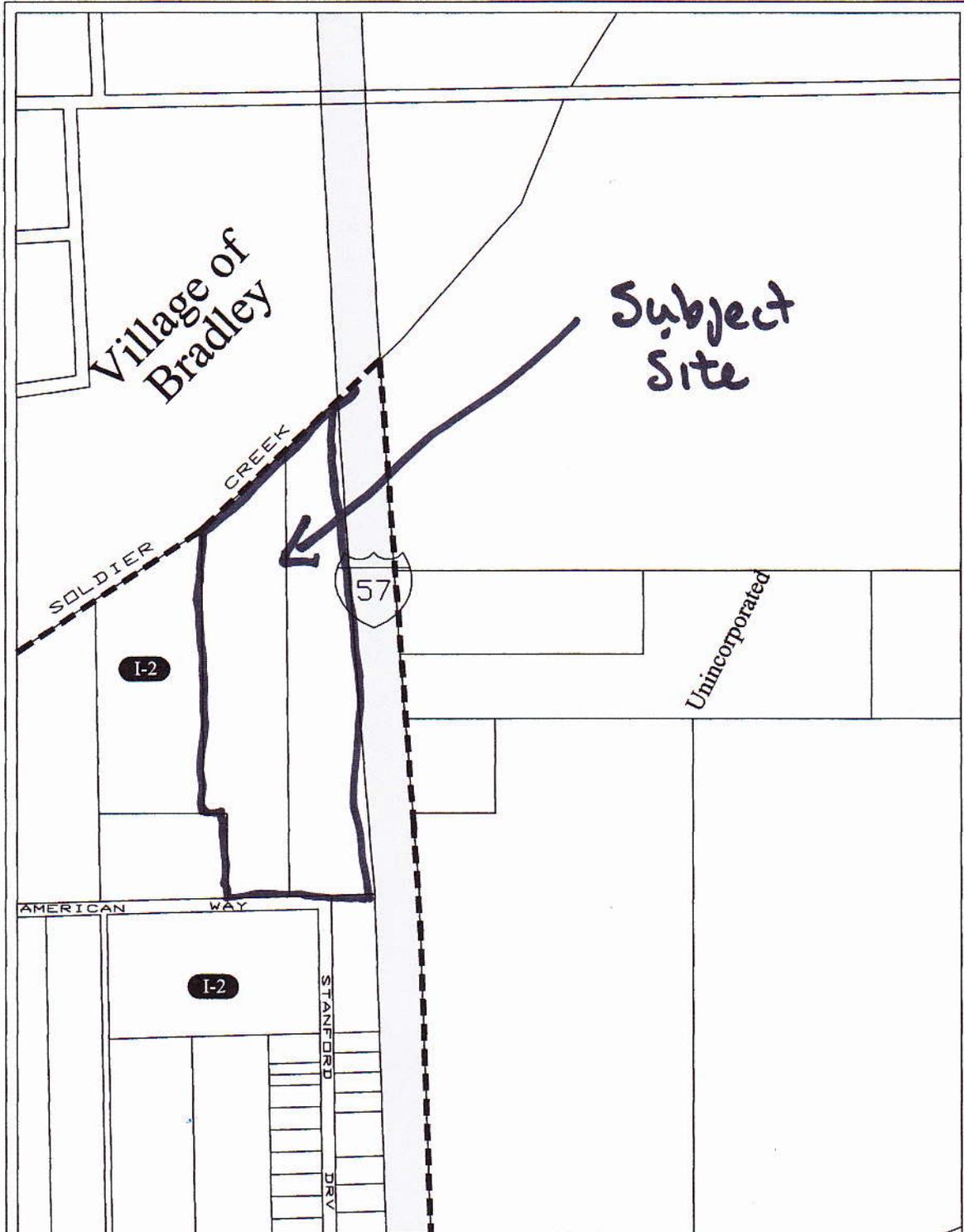


**SYSTEM SPECIFICATIONS**

SQUARE METRE  
 2000 - 2400000 SOLAR CSPV - 1000 - 120 MW  
 MODULAR  
 10 - 1000000 MW SOLAR CSPV - 1000 - 120 MW  
 WEATHER STATION  
 10 - 1000000 MW SOLAR CSPV - 1000 - 120 MW

SYSTEM SIZE  
 1000 - 120 MW  
 1000 - 120 MW

# City of Kankakee Zoning Ordinance / 1995



City of Kankakee, IL



F1	G1
F2	G2 H2

## Zoning Districts

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

— Zoning District Line

- - - Corporate Limit Line

\*Revised

CITY OF KANKAKEE

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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 1835 AMERICAN WAY

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF KANKAKEE  
THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2018

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Published in pamphlet form by authority of the City Council  
of the City of Kankakee, Kankakee County, Illinois,  
this 5<sup>th</sup> 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 1835 AMERICAN WAY

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 1835 American Way, Kankakee, Illinois, and legally described as follows:

- (a) Common Address: 1835 American Way
- (b) Tax Parcel ID Nos: 17-09-28-212-023 & 17-09-28-212-004
- (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 January 9, 2018 public hearing;

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 5<sup>TH</sup> DAY OF FEBRUARY, 2018.

AYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Chasity Wells-Armstrong, Mayor

ATTEST:

\_\_\_\_\_  
Anjanita Dumas, City Clerk

**The City of Kankakee**  
**Planning Board Meeting**  
**PB18-02**  
**CONDITIONAL USE STAFF REPORT**

January 9, 2018

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**CASE NUMBER:** PB18-02

**CURRENT ZONING:** 1) C-2 Service Commercial

**FUTURE LAND USE** 2) Commercial

**EXISTING USE** 3) Commercial

**ZONING REQUEST:** Conditional Use Outdoor Accessory Storage Units

**LOCATION:** 1935-1937 E. Court Street

**TAX MAP NUMBER:** 16-09-33-430-007

**ACREAGE:** Approximately 59,000 square feet

**PROPOSED USE:** Accessory Storage Units

**ADJACENT ZONING, : N) 1) R-1 (Single-Family Residential)**

**FUTURE LAND USE 2) Residential**

**& EXISTING LAND USE 3) Residential**

**S) 1) C-1 Neighborhood Com / C-2 Service Com**

**2) Public / Commercial**

**3) Public / Commercial**

**E) 1) C-2 Service Commercial**

**2) Commercial**

**3) Commercial (Residential)**

**W) 1) C-2 Service Commercial**

**2) Commercial**

**3) Commercial**

**APPLICANT:** BFD Investment Group  
14032 S. Kostner Avenue, Unit D  
Crestwood, Illinois 60445

**OWNER:** Same

## I. PURPOSE AND MAJOR ISSUES

The applicant seeks a conditional use permit to allow for the utilization of accessory outdoor storage units at the property.

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 C-2 Zoning District.

## II. REVIEW OF THE PLAN

The proposed development would result in the utilization of accessory outdoor storage units to accommodate the existing business.

## III. TRANSPORTATION & PARKING

The property fronts Court Street and Oak Street to the rear with an access alley to the east.

## IV. INFRASTRUCTURE AND PUBLIC SERVICES

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

## V. REQUIREMENTS OF THE ZONING ORDINANCE

Section 9.03, Subsection C of the Zoning Ordinance:

- C. Conditional Uses.** Certain commercial and non-commercial uses shall be allowed as principal and/or accessory uses, on zoning lots designated as C-2 Service Commercial on the City's Official Zoning Map, provided the owners of record obtain a conditional use permit in accordance with the provisions of Chapter 12 (Administration) of this Ordinance. For zoning lots designated as C-2 Service Commercial, said conditional uses include the following:
- (1) Uses Specified in Appendix A (Permitted and Conditional Uses by Zoning District) of this Ordinance.
  - (2) Accessory Uses Specified in Chapter 4 (Accessory Uses) of this Ordinance.

Appendix A of the Zoning Ordinance:

314	Self-service storage facility - personal & commercial								C	C	P	P
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## **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 would request applicable fencing and landscaping be in place.

# APPLICATION

(✓ check type of request)

Case Number

1318-02



Variance    Re-zoning    Conditional Use Permit

Name of applicant/agent:

BFD Investment Group

Street address of applicant/agent:

14032 S. Kostner Avenue, Unit D

City / State / Zip Code of applicant/agent:

Crestwood, Illinois 60445

Telephone number of applicant/agent:

708-417-3225

Street address of subject property:

1935 E. Court

Legal description of subject property:

Ten-digit Tax Parcel Identification Number(s):  
To be assigned (16-09-33-430-007)

Site plan attached as required for Variance:  
 Yes    No

Aerial tax map attached as required for  
Conditional Use Permit or Re-zoning:  Yes    No

Name of property owner (if different from applicant):

NA

Street address of property owner:

City / State / Zip Code of property owner:

Telephone number of property owner:

*Note: Attach letter or affidavit from property owner if different from applicant/agent*

Complete ONLY section that applies to request

## VARIANCE

Variance requested:

Reason for requested variance:

## REZONING

Current zoning classification:

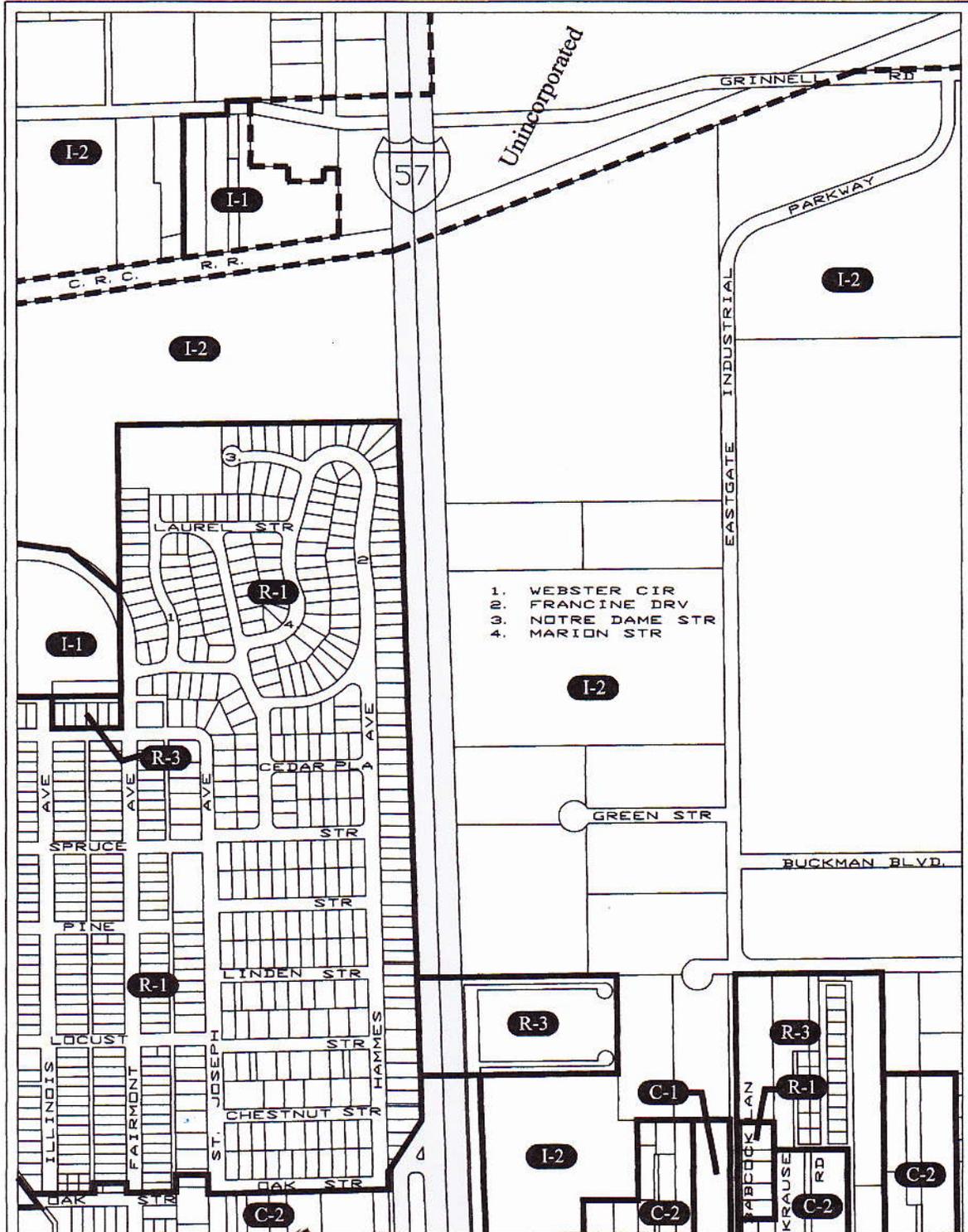
Proposed zoning classification:

Reason for requested re-zoning:

59000

<b>CONDITIONAL USE PERMIT</b>			
Conditional use permit requested: Outdoor Storage Units			
Reason for requested permit: Accessory Outdoor Units			
<i>Complete ALL sections</i>			
Proposed use of property: Accessory Outdoor Storage Units			
Existing uses or trend of development of property in the general area: Commercial			
Additional information or comments: (optional)			
Date: 12/20/17		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: CHARLES HUMPHREY		Signature: <i>Charles Humphrey</i>	
<b>Official Use Only</b>			
Date of Planning Board Public Hearing:	Request Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	Pub Certificate Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Receipt Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date of City Council Meeting: (if applicable)	Ordinance No.	Affidavit of Service of Notice Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee: \$  This application will not be scheduled for public hearing until application fee is received.
Ownership Affidavit or Letter Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No  City Planner's Endorsement: <input type="checkbox"/> Yes <input type="checkbox"/> No	City Planner Endorsement:	Site Plan or Ariel Tax Map Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	

# City of Kankakee Zoning Ordinance / 1995



City of Kankakee, IL



F1	G1	
F2	G2	H2
F3	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

Zoning Districts



CITY OF KANKAKEE

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ORDINANCE NO. 2018-\_\_\_\_\_

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE  
UTILIZATION OF "SELF-SERVICE STORAGE FACILITIES - PERSONAL" AT THE  
PROPERTY COMMONLY KNOWN AS 1935-1937 E COURT STREET

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF KANKAKEE  
THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2018

---

Published in pamphlet form by authority of the City Council  
of the City of Kankakee, Kankakee County, Illinois,  
this 5<sup>th</sup> day of February, 2018

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE UTILIZATION OF "SELF-SERVICE STORAGE FACILITIES - PERSONAL" AT THE PROPERTY COMMONLY KNOWN AS 1935-1937 E COURT STREET

WHEREAS, the Kankakee Zoning Ordinance/1995, as amended, requires the issuance of Conditional Use Permits for the zoning approval for the operation of a "Self-Storage Facilities" within the C-2 Neighborhood Commercial Zoning District; and

WHEREAS, the subject business is utilizing independent accessory self-storage facilities at the property commonly known as 1935-1937 E. Court Street; 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 BFD Investment Group to approve the utilization of accessory "self-service storage units" at the property commonly known as 1935 E. Court Street, Kankakee, Illinois, and legally described as follows:

- (a) Common Address: 1935 E. Court Street
- (b) Tax Parcel ID No: 16-09-33-430-007
- (c) Legal Description: Marycrest 1<sup>st</sup> Addn  
PT. OUTLOT 2  
33-31-12 E

SECTION 2: That this Ordinance is approved pursuant to the Findings and Recommendations of the City of Kankakee Planning Board made at its January 9, 2018 public hearing;

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 5<sup>TH</sup> DAY OF FEBRUARY, 2018.

AYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Chasity Wells-Armstrong, Mayor

ATTEST:

\_\_\_\_\_  
Anjanita Dumas, City Clerk