

**Kankakee County
PZA Committee
September 21, 2022**

The meeting of the Kankakee County Planning, Zoning & Agriculture Committee was held on September 21, 2022 and was called to order by Committee Chairman, Mr. Fetherling at 9:00am. The following members were present:

Mr. Fetherling, Mr. Miller, Mr. Fairfield, Mr. Snipes, Mr. Swanson, Mr. Dunnill, Mr. Kerkstra, Ms. Hudson, Ms. Foster and Mr. Wheeler

Members Absent – Mr. Tholen, Ms. Peters, Mr. Ekhoﬀ, Mr. Alexander-Hildebrand, Mr. Gowler and Mr.,. Sirois

Quorum –Present

Department Heads Present – Teresa Goudie, Delbert Skimerhorn, Ben Wilson

Media Present – None

Public Commentary

- Michael Maloney spoke in favor of the girl’s home in Momence through Garden of Prayer
- Stacy Noble address the concerns of district cost regarding the girl’s home in Momence though Garden of Prayer.
- Mikkal Harris addressed concerns over kids in psychiatric crisis
- Ryan Magnoni stated that he was available for any questions regarding the solar farm permits on the agenda today.

Minutes of the Last Meeting

The minutes of August 17, 2022 were submitted to the committee for approval.

Mr. Swanson made a motion to approve and Mr. Snipes seconded the motion. Motion passed with a voice vote.

Building

Building Report

Building Report – July and August 2022

Mr. Skimmerhorn reviewed both reports with the committee.

Ms. Hudson made a motion to combine and approve the reports, Mr. Kerkstra seconded it. Motion carried with a voice vote.

- Decommissioning Plan & Bond for Kankakee 1 Solar Farm
Mr.,. Skimerhorn reviewed the plans with the committee. Total cost \$226,073.88

- Decommissioning Plan & Bond for Kankakee 3 Solar Farm
Mr. Skimerhorn reviewed the plans with the committee. Total cost \$295,206.70

Discussions were held.

Mr. Snipes made a motion to combine and approve and Ms. Hudson seconded it. Motion carried with a voice vote.

Zoning

- **ZBA Case#22-07; request for a Special Use Permit #8 in the R1-Single Family Residential District (Community Residential Home) on a parcel generally situated in Section 24 of Ganer Township. The petitioner is Garden of Prayer Youth Center, property owner and applicant.**

Mr. Skimerhorn reviewed the request with the committee. Discussions were held.

Mr. Skimerhorn advised the case was heard at ZBA on September 6th and they voted to recommend approval 6-0, no conditions.

Mr. Snipes abstained from the vote.

Mr. Wheeler made a motion to approve, and Ms, Hudson seconded it. Motion carried with a voice vote. Mr. Snipes abstained.

- **ZBA Case#22-10; a request for rezoning from A1-Agriculture District to A2-Agriculture Estates District and a Variance to Section 121-100.d (Lot Size) on a parcel generally situated in Section 12 of Yellowhead Township. The petitioners are William & Kristen Berger, property owners and applicants.**

Mr. Skimerhorn reviewed the request with the committee.

ZBA heard the case on September 6 and recommended approval 6-0

Concerns were discussed regarding how many homes could be built on the property going forward.

Mr. Snipes made a motion to approve, and Ms. Hudson seconded it. Voice vote was made, committee called for a roll call.

Voting aye were: Mr. Miller, Mr. Fairfield, Mr. Snipes, Mr. Swanson, Mr. Dunnill, Ms. Hudson and Ms. Foster

Voting nay were: Mr. Fetherling, Mr. Kerkstra and Mr. Wheeler

Motion carried with 7 ayes and 3 nays

- **ZBA Case#22-11; a request for a Special Use Permit #14.a (Fertilizer Sales & Service) in the A1-Agricultural District on a parcel generally situated in Section 06 of Ganer Township. The petitioners are Heritage FS, Inc., property owner and applicant.**

Mr. Skimerhorn reviewed with the committee. Discussions were held.

Mr, Kerkstra made a motion to approve, and Ms. Hudson seconded it. Motion carried with a voice vote.

- **ZBA Case#22-12; request for a Special Use Permit Section 121.99.c.34 (Solar Farm) in the A1-Agricultural District and a Variance to Section 121-99.c.34.b.7 (Interconnect Agreement) on a parcel generally situated in Section 31 of Rockville Township. The petitioners are The Jackson Family Trust, property owner and USS Warner Solar, LLC, applicant.**

Mr. Skimerhorn reviewed with the committee. Discussions were held.

Mr. Swanson made a motion to approve, and Ms. Hudson seconded it. Motion carried with a voice vote. Voting Nay: Mr. Dunnill

US Solar representative requested to speak and make a comment.

Mr. Snipes made a motion to allow, and Mr. Kerkstra seconded it. Motion carried with a voice vote.

- **ZBA Case#22-13; request for a Special Use Permit Section 121.99.c.34 (Solar Farm) in the A1-Agricultural District and a Variance to Section 121-99.c.34.b.7 (Interconnect Agreement) on a parcel generally situated in Section 17 of Limestone Township. The petitioners are Wayne F. & Dolores H. O'Connor Trust, property owners and USS O'Connor Solar, LLC, applicant.**

Mr. Skimerhorn reviewed the request with the committee. Discussions were held.

Mr. Kerkstra made a motion to approve, and Ms. Hudson seconded it. Motion carried with a voice vote. Voting nay" Mr. Dunnill

Planning

- **Document Scanning retention – proposals**

Mr. Skimerhorn advised he had received two quotes for the scanning and document retention.

Information and Records Associates - \$70,093.97

Proven IT - \$91,210

Discussions were held.

Mr. Snipes made the motion to accept the lowest responsible bidder after review, and Ms. Hudson seconded it. Motion carried with a roll call vote of 10 ayes and 0 nays.

Voting aye was: Mr. Fetherling, Mr. Miller, Mr. Fairfield, Mr. Snipes, Mr. Swanson, Mr. Dunnill, Mr. Kerkstra, Ms. Hudson, Ms. Foster and Mr. Wheeler

- **Kankakee County Regional Planning Commission By-Law Amendment**

Mr. Skimerhorn reviewed the current committee members and their attendance with the committee. Discussions were held.

Mr. Snipes made a motion to update the by-laws to 11 members, and Ms. Hudson seconded it.

Discussions were held.

Motion carried with a roll call vote of 9 ayes and 0 nays.

Voting aye was: Mr. Fetherling, Mr. Miller, Mr. Fairfield, Mr. Snipes, Mr. Dunnill, Mr. Kerkstra, Ms. Hudson, Ms. Foster and Mr. Wheeler

Old Business

None

New Business

None

Adjournment

Ms. Hudson made the motion to adjourn the meeting at 10:30am a.m. Mr. Kerkstra seconded the motion. Motion carried by a voice vote.

John Fetherling, Committee Chairperson

Kelly Bylak, Executive Coordinator

<https://www.youtube.com/watch?v=tDbxZ5Vm560>