

# Zoning Board of Appeals Minutes

## March 29, 2023

The meeting was called to order at 5:35 p.m by Dave VanDeVelde with members James Ufkin, Russell Olson, and Dennis Sullivan present. Zoning and Building Manager Kyle Stromquist was present. Applicant representative Richard VanWassenhove was present for SU 23-04. Applicant representatives Audriana Burella and Simon Courtney were present for SU 23-03. There were a few area land owners present for the public hearing. Applicants and audience members were sworn in. Meeting notices were published, posted and mailed.

Dave VanDeVelde made a motion to approve the meeting agenda. Dennis Sullivan seconded. Motion carried.

Russell Olson made a motion to approve the December 28, 2022 minutes as printed. Dennis Sullivan seconded. Motion carried.

Committee reviewed the following zoning application:

- A. 23-04 SU- Triple V Equipment being represented by Richard VanWassenhove—requesting Article 8 AG-1 Agriculture Section 8.3 Special Use Permit for a rural small business for new and used refuse truck and equipment sales.

Dave VanDeVelde introduced special use permit and then gave applicant representative Richard VanWassenhove the opportunity to discuss the plans for the special use permit for his business.

Richard stated he has been in the refuse truck sales for 25 years and worked at Elliot Equipment Company. He stated from 1999 to 2007 he was Vice President and worked up to being the President until he left. Richard stated the business name is Triple V Equipment and he will be working with his two sons, Zachary and Nicholas as a refuse body manufacturing dealer, buying and selling new and used refuse trucks. Richard stated most of the trucks will be under the CDL class weight. The plan is to have an office in the current 40x60 building with a small sign and the posted hours on the west end of the building. Hours will be by appointment only. Richard stated he will have a business website with email contact for customers. Richard also stated that there will never be any loaded garbage trucks while at his property and there will also not be any service done to the trucks. Richard stated he has a business partner in Prescott, Iowa that has a service shop for the trucks to go if needed.

Ann DeSmith asked if there would be an interior showroom plan design.

Richard stated there will not be an interior showroom plan as he hopes for the trucks to be quick turnaround time as he will have a new loan for each truck. He is hoping to sell 25-40 trucks per year.

Gerald Franks asked if they would be refurbishing trucks at the property.

Richard stated not at this location.

Gerald Franks asked what weight class the trucks would be.

Richard stated mainly single axle, roll offs with no container.

Josh Curry asked if all the roads were posted out in the area.

Richard stated he believed they were posted but he would have to pay attention during the spring for weight restrictions.

Scott Stephenson asked if any Kewanee officials responded.

The Department stated no one from Burns Township responded and notices were sent to Burns Township Supervisor, Clerk, and Highway Commissioner and City of Kewanee Clerk office.

Ann DeSmith asked if there were any more questions from committee members or from the audience. No other questions or comments.

Josh Curry made a motion to approve 23-04 SU for comprehensive plan based on goals and principles 1, A, B, C, D, H and principle 3.

Lynn Sutton seconded. Roll call vote was taken with all “yes” votes and motion carried.

Dave VanDeVelde asked if there were any questions from the Zoning Board of Appeals members after listening to Planning Committee questions and applicants answers.

Dennis Sullivan asked applicant is there was going to be any restrooms available for the business.

Richard stated if he needed to, he would allow a customer to use a bathroom in his house that is located near the business building.

There were no other questions from Zoning Board of Appeals members after listening to Planning Committee questions and applicant answers.

Dennis Sullivan made a motion to approve 23-04 SU. Russell Olson seconded. A roll call vote was taken and all 4 members were in favor and motion carried.

B. 23-03 SU-Stacy and Tonda Mueller and Solar Provider Group IL, LLC -requesting Article 8 AG-1 Agriculture Section 8.3 Special Use Permit for Solar Farm Energy System.

Dave VanDeVelde asked if there were any questions from the Zoning Board of Appeals members after listening to Planning Committee questions and applicants answers.

Audriana stated the name of this project would be called Green River Community Solar Project and then presented information about the company and discussed past projects. Audriana and Simon then discussed the plans for this project. Out of 39 acres, the solar energy farm system would be on 16.8 acres and produce 2.8 megawatts and the panels would be about 8ft in height. Audriana stated some benefits of community solar is there is no pollution, revenue for the county and land owner and the land can go back to its original state of land once the site is decommissioned. Audriana stated they have submitted AIMA, decommissioning agreement, and ECO cat although those are not required to be done yet.

Ann DeSmith asked if the project was part of the State lottery and if it was approved by the state.

Simon Courtney stated the auction is June 1, 2023 and the solar program is a community driven program based on a point system and this project is a high point project so he is very hopeful it will be picked for approval to be built.

Josh Curry asked what power company had the transmission line the solar energy would go to.

Simon Courtney stated ComEd.

Ann DeSmith asked how neighbors would apply to get the energy benefits.

Audriana stated people would have to apply directly with ComEd and it would be approximately a 10-15% savings on energy bill.

Lynn Sutton asked how many acres the solar farm would be on.

Audriana stated 16 acres.

Josh Curry made the comment that the solar energy farm being proposed is in a good location as the soil is not that good of soil for farming.

Ann DeSmith asked how often the panels need to be replaced.

Simon Courtney there is a 20 year plan for panels to be swapped out.

Ann DeSmith stated the panels pivot with the sun and asked if the anti-glare would last that long.

Simon Courtney stated yes the panels pivot with the sun from east to west.

Ann DeSmith asked if there any questions from audience members.

Bruce Jones, an adjoining landowner, came forward and stated he was a 4<sup>th</sup> generation farmer and asked why the company chose to take production out of Illinois and not another state. Bruce stated that Illinois ranks 34 out of 50 for prime farm ground but noted this particular piece of ground is poor due to sandy soil. Bruce asked that the zoning not be changed to allow for the solar energy farm. Bruce asked about any toxic residue coming off the panels and if there has been any studies done.

Audriana stated there have been studies done showing no there is no toxic residue that comes off the panels. Simon also added that the materials used are silicon, copper, and glass.

Ann DeSmith asked if the land owner signs a contract and is on the special use permit like in the past with other solar energy farm systems.

Department confirmed that landowners would also be on the special use permit.

James Ufkin what are the benefits of solar energy?

Simon Courtney stated the obvious reason is money off your energy bill.

James Ufkin asked where the applicants were from.

Audriana stated she is from Toronto, Canada and Simon stated he is originally from Ireland.

Dave VanDeVelde mentioned this is an ag community and they were concerned about taking away ag land.

James Ufkin asked about the new state ordinance on wind and solar.

The Department stated that our current ordinance is very similar to the new state one as far as setbacks are concerned.

Dave VanDeVelde mentioned the LESA rating of 184

Dennis Sullivan made a motion to recommend with stipulations would have to also be met prior to a building permit being issued. Dave VanDeVelde seconded. Roll call vote was taken with 4 “no” votes.

The next tentative meeting is scheduled for Wednesday, January 25, 2023 at 5:30 p.m. in Room 102J of the Henry County Courthouse

With no further business, James Ufkin made the motion to adjourn. Russell Olson seconded. The meeting adjourned at 6:37 p.m.

Respectfully,

Kyle Stromquist  
Zoning/Building Manager