



**ZONING BOARD OF APPEALS AGENDA
City of Monmouth
February 8th, 2023**

Call to Order

Roll Call

Approval of Minutes from meeting on 5/11/22

Old business (as needed)

New Business

Notice is hereby given that a Public Hearing will be held by the Zoning Board of Appeals of the City of Monmouth, Illinois on Wednesday February 8th, 2023, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

Request: A special use permit to install ground mounted solar array on 1 of 2 lots, each lot is 1.52 acre strip of ground owned by the Y.M.C.A. of Warren County, and lot in question is adjacent to the main parcel # 09-044-084-00 owned by the Y.M.C.A. of Warren County.

LOT S19 T11 R2 60' WD NON-DEDICATED ROADS SHOWN ON PLAT
#428747 & 456969 STATE DOCKET #08-94-3

Otherwise known as: 700 W Harlem Avenue. (Y.M.C.A.)
Pin# 09-044-191-00

Roll Call for approval

Adjournment

Zoning Board of Appeals
Votes Cast
02/08/23

The Zoning Board of Appeals met on Wednesday February 8th, 2023 at 5:30 p.m. in the Council Chambers at City Hall, 100 East Broadway with the following votes cast on the following request:

Request: A special use permit to install ground mounted solar array on 1 of 2 lots, each lot is 1.52 acre strip of ground owned by the Y.M.C.A. of Warren County, and lot in question is adjacent to the main parcel #09-044-084-00 owned by the Y.M.C.A. of Warren County.

LOT S19 T11 R2 60'WD NON-DEDICATED ROADS SHOWN ON PLAT #428747 & 456969
STATE DOCKET #08-94-3

Otherwise known as: 700 West Harlem Avenue (Y.M.C.A.)
Pin# 09-044-191-00

Dated February 8th, 2023

The following votes were cast: 5 yea, 0 nay **Motion Carried.**

Heather Santos
Zoning Secretary



Zoning Board of Appeals Official Minutes
February 8, 2023
Monmouth City Hall

Attendance:

Dennis Rhoades	Present
Donald Fillman	Absent
David Noel	Present
Doug Rankin	Present
Brian Helms	Present
Jeff Uddin	Present
Director Joe Clark	Present
Secretary Heather Santos	Present

Chairman Noel called the Zoning Board of Appeals to order at 5:30 p.m., in the City Council Chambers. A roll call was performed. Chairman Noel motioned to approve the minutes from the last meeting which was held on May 11, 2022. The motion was approved by the board.

First Request:

A special use permit to install ground mounted solar array on 1 of 2 lots, each lot is 1.52-acre strip of ground owned by the Y.M.C.A. of Warren County, and lot in question is adjacent to the main parcel #09-044-084-00 owned by the Y.M.C.A. of Warren County.

Applicant Greg Swanson with Renewable Energy Evolution was present. He explained the installation of the solar array on the lot will establish a 95% electricity offset. Chairman Noel added that there will be a 10ft fence around solar array for safety purposes. Noel went on to ask if there is a building that a battery would be housed in. Greg Swanson stated that there would be no battery storage and that they would bore underground and have no above ground wires. Mr. Swanson further explained that no energy would be stored. The Y.M.C.A would use the electricity needed and then it would go back onto the grid. Board member Uddin asked what would happen if the Y.M.C.A. loses power. Swanson said the solar panels will not act as backup power in the event of an outage. Uddin went on to ask if the seven panels will be adjustable or fixed. Mr. Swanson stated that the panels will be fixed. Noel asked if this project will be a long process to which Swanson responded that the anticipation is for the project to take one month to complete. Swanson went on to say that Renewable Energy Evolution has worked with the Y.M.C.A. in Canton and other facilities on the same type of project. Board member Uddin inquired about the interference with sports being played behind the Y.M.C.A. Sam Brooks explained that the solar array will be located on a baseball field that is no longer in use and will not interfere with any activities.

A motion was made by Uddin and seconded by Rankin. Motion was carried.

Roll Call for vote:

Dennis Rhoades	Yes
Donald Fillman	Absent
David Noel	Yes
Doug Rankin	Yes
Brian Helms	Yes
Jeff Uddin	Yes

5-0 Pass

Chairman Noel advised that the Zoning Board of Appeals is only an advisory board, and the final decision will rest with the City Council. The next city Council meeting is Tuesday, February 21st, 2023. There was no other business for the meeting. Rankin made a motion to adjourn and seconded by Uddin. Meeting adjourned at 5:40 p.m.

Respectfully submitted,
Heather Santos, Secretary of Zoning