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Fax 309-856-6001

June 29, 2023

Honorable Mayor and City Council  
Kewanee City Hall  
401 E. Third Street  
Kewanee, Illinois 61443-2365

RE: Report from Plan Commission for June 28, 2023 Meeting.

The Plan Commission convened on June 28, 2023 in the City Council Chambers, at 401 E Third Street, commission members Costenson, Mirocha and Hodge were absent. For business, there was one case to be heard.

**Case Number 1:**

**Parcel 20-32-276-002 located at 101 Franklin St., Requesting a Special Use Permit to allow a Solar Development.**

***Property Owner:*** Joseph Czolgosz, 714 S. Main St., Kewanee, IL. 61443

***Applicant:*** EnPower Solutions, 232 Oxmoor Circle, Homewood, AL. 35209

***Address:*** 101 Franklin St.

***Legal Description:*** KEW BOILER SUB, BLK 1 ONEILLS ADD & BLK 4 & LTS 4-9 BLK 6 BURLINGTON VIEW, ALL BLK 3 MOORES ADD & ALL BLK 12 & LTS 1-9, 11, 12 & 14-18 BLK 7 & LT 1-16 BLK 8 IDYLYLDE ADD & 181 X 210 SW NE SEC 32 SE OF BLK 12 IDYLYLDE ADD & VAC FRANKLIN & 2ND ST ADJ, CITY OF KEWANEE [EZ], Henry County, Illinois.

***Location:*** 100 Block of Franklin St., Old Kewanee Boiler Shop site.

***Dimensions:*** The parcel is very irregular in shape. Overall dimensions are Approximately 2000 feet North to South, 1100 feet East to West.

***Area:*** Approximately 35 Acres.

***Existing buildings or uses:*** Dilapidated office building and one other abandoned structure.

***Current Zoning District:*** M-2 Manufacturing District, General.

***Surrounding Zoning:*** R-3 One-family Dwelling District.

***Existing Land Use:*** Heavy Industrial.

***Proposed Land Use Map:*** Heavy Industrial.

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**Background Information:**

City staff have been speaking with representatives of EnPower Solutions who have expressed their desire to come to Kewanee and utilize the Kewanee Boiler Shop property as a large solar development. EnPower Solutions representatives have stated their plan will include demolition of the remaining office building and other clean-up concerns on the property. Please see the included narrative from EnPower Solutions.

The city has no argument against the request.

Directly below is a set of stipulations that might be placed on a Special Use Permit for a Solar Development:

1. The Special Use Permit to allow a large ground mounted solar array is granted for the parcel #20-32-276-002 located at 101 Franklin St. These stipulations will transfer to all future owners of the parcel and shall be enforceable for as long as the solar array exists.
2. The owner of the property or the applicant shall apply for all permits required by the City and shall submit all required engineering documents with the application.
3. The owner of the property or the applicant shall cause a fence to be installed around the perimeter of the solar array in compliance with the City's solar ordinance.
4. The owner of the property or the applicant shall keep the property in compliance with all building codes and property maintenance codes adopted by the City.
5. If the array becomes inoperable for a period of 6 months, the owner of the property or the applicant shall remove the array in its entirety.
6. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan commission and City Council.
7. All activities associated with this Special Use Permit shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

**Special Use Permit Criteria (155.157 C)**

- (1) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community;

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(2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity, and

(3) That the proposed use will comply with the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the Council.

**The Public hearing:**

At 5:30 p.m. on June 28, 2023 the hearing for the requested Special Use Permit began. Miles Walding was present, via Zoom Meeting, to support the petition.

- Morrison called the meeting to order.
- Sayers made a motion to consider the Special Use Permit application. Milroy 2<sup>nd</sup> the motion.
- Edwards read the background information for the case.
- Walding said that they happened to come through the City of Kewanee several months ago and came across the old Boiler property. They looked into the property and found that it was up for a tax sale at that time. EnPower began communication with the City of Kewanee to discuss placing a community solar development on the site. After the sale of the property, EnPower reached out to the new owner of the property and entered into a lease agreement.
- Walding went on to say that Brownfield sites are typically what EnPower looks for to place their solar developments on because there is usually some contamination that makes it difficult for anything else to utilize the site. This makes a good location for a community solar project and gives the City's residents a way to receive clean power at a discounted price.
- Walding said that, if approved, EnPower will bring in a surveyor to survey the property and review everything that was completed by the EPA and their clean-up efforts. EnPower will do some demolition work and plans to hire local contractors for much of the work.
- Walding said that the solar development would be a 5-megawatt array that would use approximately seventeen acres of the property that would serve the City of Kewanee residents and would be a ballasted system. What this means is that the array would sit on top of the ground without any ground disturbance.
- EnPower partners with Common Energy, EnPowers subscription company, and residents that subscribe to the array can expect about a 10% savings on their power bill.
- EnPower tries to use as much American made equipment as possible. When American made equipment is not available, EnPower uses a supplier out of France.

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They use the highest quality equipment available to ensure the operability of the array.

- Walding said the completion date can vary from project to project but should be completed within two years.
- Morrison asked if EnPower uses their own inverter. Walding said that EnPower will supply all equipment on site and if there are any upgrades needed, EnPower would pay Ameren for those upgrades.
- Hasse expressed concern that the array would only cover about half of the site and asked if EnPower will be addressing clean-up concerns throughout the entire site. Walding said that during the initial site surveying, if they discover areas that need addressed/abated then they will take care of those areas as well.
- Hasse asked if there has been anything done with the well that has been of concern. Edwards stated that nothing has been done at this point and verified this with City Manager Gary Bradley who was present in the audience. Walding added that EnPower would take care of everything on the site as it pertains to this project.
- Hasse asked what EnPowers plan is for site maintenance. Walding said that they typically try to partner with one of the local schools FFA programs. If the schools are not interested, then EnPower would hire a local contractor to care for the property maintenance.
- Hasse asked how many developments EnPower has in Illinois. Walding named off approximately seven different locations in Illinois that EnPower has solar developments in right now.
- Morrison verified that Walding has seen the proposed stipulations for the Special Use Permit.
- Felipe Favela of 331 Rice St asked if this development would prohibit him from adding his own solar array on his property. Edwards replied that it would not.
- Michael Riske of 239 Rice St stated that he is in favor of the requested special use permit and likes that someone is going to do something with the property.

**Recommendation:**

The Plan Commission, by a vote of six in favor, none opposed, three absent, to grant the special use permit for a solar development as applied for.

- Morrison asked for a motion to consider the six recommended stipulations.
- Hasse made a motion to consider the stipulations. Sayers 2<sup>nd</sup> the motion.
- Morrison read the stipulations.
- There was no discussion.

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**Recommendation:**

The Plan Commission, by a vote of six in favor, none opposed, three absent, to approve the suggested stipulations for the special use permit.

Morrison stated that this would be his last meeting on the Plan Commission and asked for a motion and second to adjourn the meeting at 6:01 p.m.

Respectfully yours,

Steve Morrison

Steve Morrison, Chairman

By: 

PLAN COMMISSION Date 6/28/23

Attendance

	Attendance	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
COSTENSON	X	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
HASSE	✓	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
6/124		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
HEMPHILL	✓	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
Y		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
SELLERS	✓	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
N		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
MIROCHA	X	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
MORRISON	✓	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
Y		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
HODGE	X	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
N		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
SAYERS	✓	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
Y		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
MILROY	✓	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
Y		abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
	6p	by Dr. by on											