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1 MR. WELBERS: Okay. Our next one -- I  
2 don't know what distracted me.

3 MR. QUEST: Probably Santa Claus.

4 MR. WELBERS: Our next Applicant is Robert  
5 Carlson. Parcel Number 05-24-479-005.

6 Common location is southwest corner of  
7 Burnett Street and Park Avenue, 802 South Park  
8 Avenue, LaMoille.

9 This property is presently zoned R-2.

10 This is a Variation request to install a  
11 9.78-kilowatt solar array on the roof on an  
12 existing garage located as close as zero feet  
13 from the right-of-way of Park Avenue.  
14 Requirement is 25 feet. Requesting up to a  
15 25-foot front yard Variation. Also requesting a  
16 Variation to expand a nonconforming structure to  
17 add said proposed solar array to the roof of the  
18 existing nonconforming garage.

19 Present use is a single-family home.

20 And LaMoille Township Supervisor: Our  
21 Township has no objection to the above  
22 application.

23 And the proof of publication is here.

24 And which Applicant -- or who is the

1 Applicant on this?

2 MR. CARLSON: Me.

3 MR. WELBERS: Would you come forward, sir.

4 ROBERT CARLSON,

5 being first duly sworn, testified as follows:

6 MS. HOLT: Can you please state your name  
7 and address for the record.

8 MR. CARLSON: Robert Carlson, 802 South  
9 Park Avenue.

10 MR. WELBERS: Tell us some more of what  
11 you would like to do. You have got a garage  
12 close to the property line and you want to put  
13 up a solar array?

14 MR. CARLSON: Well, I just want to put  
15 the --

16 MR. WELBERS: The solar array.

17 MR. CARLSON: -- solar on top of that  
18 instead of my house. Because I got a big tree  
19 on the west side of my house that just about  
20 covers the whole house.

21 MR. WELBERS: So you would get better  
22 sun --

23 MR. CARLSON: Right.

24 MR. WELBERS: -- if you move to the

1 garage?

2 Okay. Anything else you would like to  
3 say?

4 MR. CARLSON: Just, to me, that would be  
5 the ideal place to put it.

6 MR. WELBERS: Understand.

7 MR. CARLSON: I mean, I'm sure the garage  
8 has been there for a hundred years. It used to  
9 be a horse barn.

10 MR. WELBERS: Was it?

11 MR. CARLSON: Yeah.

12 MR. WELBERS: Kris, you have some  
13 questions?

14 MS. DONARSKI: Sure.

15 EXAMINATION

16 BY MS. DONARSKI:

17 Q. So this would be added to the roof of that  
18 existing barn. What are the existing uses on  
19 the properties around you, Robert? Is it all  
20 residential?

21 A. Yeah.

22 Q. It's all residential?

23 A. Well, the school is a half a block south.

24 Q. Okay. Residential and school, okay.

1           And then how much space is there actually  
2           between the front of the garage and, like, the  
3           actual pavement of Park Avenue? How far would  
4           you estimate?

5   A.    That would be about 18 feet.

6   Q.    Okay. So it's not, like, a foot away from the  
7           edge of the pavement?

8   A.    Oh, no.

9   Q.    You have room out in front?

10  A.    I have room enough to park a car in front of  
11           there.

12  Q.    Okay. So when it says zero feet from the  
13           right-of-way, you've still got probably about  
14           18 feet of parking area --

15  A.    Yeah.

16  Q.    -- before you actually get to the pavement?

17  A.    Yeah, about that.

18           MS. DONARSKI: Thank you. That's all my  
19           questions.

20           MR. WELBERS: I'm sure there's no  
21           questions?

22                           (No verbal response.)

23           MR. WELBERS: Board?

24                           (No verbal response.)

1 MR. WELBERS: Troy, this is your area  
2 again.

3 MR. QUEST: It was. I was busy.

4 I come by there, pretty familiar with  
5 this. It's a pretty quiet street. And like he  
6 said, he's got some pretty good-sized trees that  
7 pretty much render this the only place that  
8 would be viable for this. I don't see any sight  
9 issues.

10 I'm going to go ahead and move to approve  
11 the Variation to install a 9.78-kilowatt solar  
12 array on the roof on an existing garage located  
13 as close as zero feet from the right-of-way of  
14 Park Avenue; needs 25 feet. Requesting up to a  
15 25-foot front yard Variation. And also to  
16 approve the Variation to expand a nonconforming  
17 structure to add said proposed solar array to  
18 the roof of the nonexisting -- or of the  
19 existing nonconforming garage.

20 That's a tongue-twister.

21 MR. WELBERS: So that motion is made. Is  
22 there a second?

23 MR. STUTZKE: Second.

24 MR. WELBERS: Michael Stutzke is the

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second.

MS. HOLT: Mr. Jensen?

MR. JENSEN: Yes.

MS. HOLT: Mr. Stutzke?

MR. STUTZKE: Yes.

MS. HOLT: Mr. Forristall?

MR. FORRISTALL: Yes.

MS. HOLT: Mr. Quest?

MR. QUEST: Yes.

MS. HOLT: Mr. Welbers?

MR. WELBERS: Yes.

(By voice vote five ayes.)

MR. WELBERS: You're good, sir.

MR. CARLSON: Thank you.

MS. DONARSKI: Thank you.

(The hearing was concluded at

7:17 p.m.)



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Now on this 19th day of December, A.D., 2024, I  
do signify that the foregoing testimony was given  
before the Bureau County Zoning Board of Appeals.

Barry Welbers, Chairman

Kristine Donarski,  
Zoning Enforcement Officer

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*Callie S. Bodmer*

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