

STATE OF ILLINOIS)
)SS
COUNTY OF BUREAU)

In the Matter of the Petition

of

Cherry Solar 1, LLC

Westfield Township
Bureau County, Illinois

Testimony of Witnesses
Produced, Sworn and
Examined on this 27th day
of November, A.D., 2023,
before the Bureau County
Zoning Board of Appeals

Present:

Shirley Ann Smith
Dave Bickett
Bill Jensen
Mike Stutzke
Barry Welbers, Chairman

Val Beattie, Secretary
Kristine Donarski, Zoning Enforcement Officer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

INDEX

Witness	Examination
Troy Snyder	8
By Kristine Donarski	9
By Barry Welbers	15
By Neil Gillan	16
By Nanette Gillan.	19
By Jessica Carls	22
By Neil Gillan	24
By Jessica Carls	26
By Nanette Gillan.	27
By Connie Stetson.	28
By Dave Bickett.	32
By Shirley Ann Smith	33
By Mike Stutzke.	34
By Barry Welbers	35
By Kris Donarski	35
Connie Stetson.	37
Neil Gillan	39
By Kristine Donarski	41
By Connie Stetson	42
By Barry Welbers	42
Nanette Gillan.	43
Beth Stanley.	48
End	58

1 MR. WELBERS: And that moves us to one
2 more, and we hopefully can do it. I'd like to
3 begin, if I can just read it right in.

4 The name of the Applicant is Cherry Solar
5 1, LLC. The Parcel Numbers are 12-21-200-017
6 and 12-21-200-016.

7 The common location is the southeast
8 corner of the intersection of Illinois Route 89
9 and Township Road 2100 North Avenue.

10 Property presently is zoned as
11 Agriculture.

12 And this is a request for a Conditional
13 Use to build and operate a 4.99-megawatt AC
14 commercial solar energy facility for the purpose
15 of generating electric power on a portion of the
16 subject property. The project will consist of
17 solar panels, racking, foundation piles,
18 inverters, overhead poles and lines, and
19 perimeter fencing. This also requests a
20 Variation -- a setback Variation to construct
21 proposed solar farm as close as 3,970 feet from
22 the corporate boundary line of Cherry. The
23 Zoning Ordinance requires a setback of
24 1.5 miles (7,920 feet) from the municipality's

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

1 corporate boundary line. Requesting up to a
2 3,950-foot setback Variation.

3 The present use is farmland for annual
4 grain crop, with one metal building.

5 From the Bureau County Regional Planning
6 Commission: The Commission found that the
7 application for Conditional Use as listed above
8 was consistent with the applicable goals,
9 objectives and policies of the Comprehensive
10 Plan, and was recommended for approval with
11 these attached stipulations.

12 Which we'll get to.

13 From the Village of Cherry, Mayor Robert
14 McCook: Our municipality has no objection to
15 the above application.

16 From the Westfield Township Supervisor
17 Lynn Bonnell: Our Township has no objection to
18 the above application.

19 From Hall High School District Number 502:
20 Our School District has no objection to the
21 above application.

22 Dimmick Community Consolidated School
23 District Number 175: Our School District has no
24 objection to the above application.

1 The Bureau County Soil and Water
2 Conservation District Board of Directors, in
3 their opinion this report, as summarized below,
4 is pertinent to the zoning request:

5 Culture Resource Information. Upon
6 review of the historic 1822 plat map, we
7 found no historic sites on the property.

8 Biological Resources. Historically
9 the site was of prairie landscape. We
10 recommend planting a pollinator mix for
11 ground cover around and underneath the
12 solar panel arrays to improve the
13 biological resources onsite and to
14 protect the soil. Common management of
15 pollinator planting at soil sites is
16 routine mowing and occasional
17 inter-seeding. Our office can provide
18 seed mixes and a management plan upon
19 request.

20 Wetland and Floodplain Information.
21 The site is within an area of minimal
22 flood hazard, Zone X. Consultation with
23 the Illinois Department of Natural
24 Resources Floodplain Permit Program should

1 happen before finalization of the work
2 plans to see if any permitting will be
3 required. The site does not contain
4 wetland areas within the footprint of the
5 construction site. Please contact the
6 U.S. Army Corps of Engineers to determine
7 your responsibilities going forward with
8 the project site.

9 Erosion Control. The building site
10 is located on gently sloping ground. Care
11 should be taken to cover bare soil during
12 construction whenever possible. Grading
13 should be kept to a minimum. The
14 landowner and Cherry Solar 1, LLC, should
15 agree upon a reasonable method to control
16 erosion on the landowner's property.

17 Soils Information. All but
18 approximately three acres of the soil on
19 the site are considered Prime Farmland or
20 Prime, if Drained, by the USDA. Much of
21 the soils on the site are highly suitable
22 for agricultural production. Some soils
23 are not suitable for shallow excavation
24 due to the depth of saturation, the zone

1 or ponding. Additional building and
2 engineering considerations may be needed
3 in these locations.

4 Soil Health Assessment. A site visit
5 was conducted on October 17th, 2023, to
6 further evaluate potential natural
7 resource concerns of the zoning request.
8 Current soil health conditions are
9 considered moderate based on the field
10 indicators and were tested on the site. A
11 pollinator planting within the solar
12 project would help to maintain and
13 possibly improve the soil health on the
14 site.

15 AIMA. Refer to the specifications
16 outlined in the Agricultural Impact
17 Mitigation Agreement with the Illinois
18 Department of Agriculture for the minimum
19 standards applied to all construction or
20 deconstruction activities. We emphasize
21 that construction activities should not
22 occur when normal farming operations,
23 such as plowing, disking, planting or
24 harvesting, cannot take place due to

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

1 weather conditions. If an AIMA is still
2 needed, the appropriate forms can be found
3 on the Illinois Department of Agriculture
4 website.

5 And the proof of publication is here, as
6 is the witness.

7 Come back forward, sir.

8 TROY SNYDER,
9 being first duly sworn, testified as follows:

10 MS. BEATTIE: Could you state your name
11 and address for the record, please.

12 MR. SNYDER: Troy Snyder, 3519 NE 15th,
13 Portland, Oregon.

14 So as mentioned, I'm here on behalf of
15 Cherry Solar 1. We're developing a solar
16 facility. It consists primarily of steel posts
17 and racking put in the ground, with panels that
18 sit atop. They are wired together into an
19 inverter, a transformer, and then goes into
20 Ameren's electrical field.

21 It will be fenced, and it will be
22 replanted with a pollinator-friendly seed mix.

23 MR. WELBERS: Okay. Questions from our
24 Zoning Enforcement Officer?

EXAMINATION

BY MS. DONARSKI:

Q. Okay. On this one, will the location of the array cause any kind of a visual obstruction at the corner of Route 89 and the east-west road there on the north side?

A. I don't believe so.

Q. Okay. 2100 North Avenue.

Okay. Have you talked to the road commissioner in regards to getting an approved entrance?

A. I personally, no, but a colleague has talked with Alfred Hewitt in August about a Road Use Agreement, yes.

Q. Okay. Are these the -- basically the same project as the others you have described tonight? Basically the same racking, the same solar panels, the same way that they are moving and installed and the pile driver and all of that?

A. Yes, they are substantially the same.

Q. Okay. And so have you done a -- looking out for pipelines, buried electrical, gas lines, drainage tile? Do you have a drainage tile map

1 or anything for this property?

2 A. We have a survey by a licensed professional
3 surveyor.

4 Q. Okay. Do you -- have you checked to see if
5 there was any buried utilities in the vicinity
6 of the proposed project?

7 A. Not within our project area.

8 Q. So when do you do that?

9 A. Our surveyor would have picked that up on a
10 survey. And then also prior to construction, I
11 believe in Illinois it's JULIE that we call.

12 Q. Okay. And then how many solar panels will be
13 on this project?

14 A. This one will be approximately 12,000, I
15 believe. Yeah, plus or minus.

16 Q. Okay. And, now, are you proposing a battery
17 energy storage system, or a BESS, at this site?

18 A. No.

19 Q. Okay. Will the site be lighted?

20 A. No.

21 Q. Are you planning -- what type of height and
22 type of perimeter fence are you planning on
23 installing for this project?

24 A. 7-foot tall woven wire fence.

1 Q. Okay. Would -- is it your testimony that you
2 intend to build the fence on the property line
3 even though the Bureau County Zoning Ordinance
4 states that it must be 50 feet away from the
5 right-of-way?

6 A. Our read of the Ordinance is that the fence is
7 not part of the facility.

8 Q. Is it your intention then to build it on the
9 property line?

10 A. Our intention is to build it in accordance with
11 the Ordinance.

12 Q. And which Ordinance is that?

13 A. The Ordinance that is approved.

14 Q. The Bureau County Zoning Ordinance?

15 A. The Bureau County Zoning Ordinance.

16 Q. Okay. That's what I'm trying to get to.

17 Would moving the fence back to meet the
18 setback requirements kind of cut down on the
19 amount of energy that you can produce?

20 A. It starts to substantially decrease the size of
21 the facility, but then also it starts leaving
22 vacant land that's outside of the fence that's
23 not harvestable and it's just there that has to
24 be maintained.

1 Q. So it's just easier for you to do it that way?

2 A. For everybody.

3 Q. Who will be maintaining the vegetation on this
4 property once the solar farm has been installed?

5 A. We will enter into a long-term contract with a
6 company to maintain the vegetation.

7 Q. Okay. So is it your testimony that you intend
8 to get an approved entrance from the governing
9 road authority prior to a building permit being
10 issued and having a Road Agreement with them
11 also prior to the issuance of a building permit?

12 A. Correct.

13 Q. Will the vehicles entering and exiting the
14 property on the gate on 2100 North have room to
15 park their vehicles and trailers off the road
16 right-of-way while the gate is being opened and
17 closed?

18 A. Yes.

19 Q. What are your plans in regards to establishing
20 a decommissioning plan with Bureau County?

21 A. We have an executed AIMA, and I believe there
22 was a draft plan attached to the application,
23 and we will be obtaining the decommissioning
24 bond.

1 Q. Okay. And prior -- a decommissioning plan with
2 the Bureau County Board prior to the issuance of
3 a building permit?

4 A. Correct.

5 Q. Okay. Has anyone associated with this project
6 met with or spoken to any of the adjoining
7 property owners and asked for their input or
8 addressed questions and concerns with the
9 project?

10 A. I have not, but I can't speak for the rest of
11 my team.

12 Q. Would there be any type of noise or sound
13 emitted from inverters, transformers or other
14 electrical equipment to be used for the project?

15 A. Inverters and transformers do emit a hum that
16 -- only during the daylight hours when they're
17 operating. It quickly dissipates, and generally
18 once you're outside of the fence it's not
19 audible above the ambient noise.

20 Q. Will there be any electromagnetic fields, or
21 EMFs, emitted from the inverters, transformers
22 or other electrical equipment that can pose
23 potential health hazards to individuals living
24 or working in close proximity to this project?

1 A. No. EMFs don't emit more than a few feet and
2 are no more than most devices we carry around.

3 Q. Okay. What are the existing land uses in the
4 vicinity around this property?

5 A. Generally agricultural and rural residential.

6 Q. Okay. And what fire district are you located
7 in there?

8 A. This is in the Arlington Fire District.

9 Q. Okay. And what would be the time frame for the
10 construction of this project if it's approved?

11 A. If it's approved, this one will depend upon,
12 again, Ameren and how fast they can do their
13 work to accommodate the project. But it would
14 start either next summer or the following
15 spring.

16 Q. Okay. Now, what kind of work does Ameren have
17 to do?

18 A. As part of developing these projects, they do a
19 study where they work at their own
20 infrastructure, they look at our project and
21 determine what upgrades they need to their
22 infrastructure in order to accommodate this
23 project.

24 Q. Okay. And where would the interconnection be?

1 Where would this substation be that this project
2 here would hook into?

3 A. I would have to look, like, where the
4 substation is, but we would interconnect into
5 the existing Ameren lines that are adjacent to
6 the property.

7 Q. Okay. So you're not sure where the substation
8 is that would serve this?

9 A. Not off the top of my head.

10 Q. Okay. And what is your plan for disposal of
11 construction debris during and after the
12 construction?

13 A. In a safe and lawful manner.

14 MS. DONARSKI: Okay. That's all I have
15 right now.

16 MR. WELBERS: I have one question.

17 EXAMINATION

18 BY MR. WELBERS:

19 Q. If you look at your proposed project one time,
20 just to clarify for me, if you had to put the
21 fence 50 feet back from the right-of-way, does
22 that really diminish your capacity of this
23 project?

24 A. It does start to diminish it, you know, because

1 it's just fewer -- because we have to have a
2 space between the fence and our modules all the
3 way around approximately 20 feet. So it does
4 start cutting into the facility. And when you
5 take that all the way around the whole facility,
6 that's actually a pretty meaningful impact.

7 MR. WELBERS: Okay. Any questions from
8 our audience here tonight?

9 We'll start to the left and work our way
10 to the right.

11 MR. GILLAN: Neil Gillan, 32944 - 2100
12 North Avenue, Arlington, Illinois.

13 EXAMINATION

14 BY MR. GILLAN:

15 Q. So a little back story here: I'm an operating
16 engineer.

17 You drive these piles, correct?

18 A. Correct.

19 Q. Okay. So can you tell me, when you're holding
20 that piling with the machine and you're driving
21 it in, you're going to tell me that you can feel
22 when you hit a farm tile?

23 A. No. So, generally not.

24 I'm not a pile driver, so. But the AIMA

1 requires us to work with the landowner and map
2 the farm tiles prior to construction, and then
3 we design to try to avoid the farm tiles.

4 If we do --

5 Q. So how are you going to know if you strike one?

6 A. Sometimes you don't know until the next rainy
7 season.

8 Q. Until my basement is full of water? My footing
9 tile directly drains into that --

10 MR. WELBERS: Stop one second. This is
11 your opportunity to ask him questions.

12 MR. GILLAN: Okay.

13 MR. WELBERS: We would love to hear your
14 concerns. It's just the order that I have to
15 keep in accordance for the court reporter to
16 record it.

17 So your question was, you know, How would
18 you know? Well, he said he doesn't.

19 MR. SNYDER: No, I said we work with the
20 landowner to map the tiles prior to construction
21 and engineer to avoid.

22 Q. (By Mr. Gillan:) So when it's not avoided,
23 then what happens, when the tile is hit?

24 A. You know, sometimes they are -- if a tile --

1 we're working in a field and we haven't mapped
2 it and it is hit, you know, sometimes it is
3 picked up during construction, sometimes it's
4 not. And if it's picked up during construction,
5 dig it out and reroute the tile and keep going.
6 Sometimes it's not going to show up until the
7 next wet weather. But this is why we map them
8 prior to construction and then engineer to avoid
9 it.

10 So I would have to get the name of the
11 group that we most likely are going to engage to
12 map them. But they map drain tiles for solar
13 facilities all over the state, and they end up
14 hand-digging them out. So they literally put a
15 hand on every drain tile and they GPS
16 everything. Then once it's GPS'd and we have
17 the exact coordinates, then it's much easier to
18 engineer around that.

19 MR. WELBERS: Your question -- are you
20 done, sir? Neil, are you done?

21 MR. GILLAN: I'm good.

22 MR. WELBERS: Okay. Next.

23 MS. GILLAN: Nanette Gillan, 32956 - 2100
24 North Avenue, Arlington.

EXAMINATION

1
2 BY MS. GILLAN:

3 Q. You mentioned that you work with the landowner
4 and he helps you map out where those are at. So
5 are you telling me I have to trust that that
6 landowner is going to know where my tile goes
7 through or tell you that?

8 A. If they don't have a map, then we will work
9 with a third party. Some farmers have
10 sophisticated maps, some have no maps, some have
11 hand-drawn maps. It's all over the --

12 Q. Am I allowed to ask how many people you spoke
13 to that declined your offer of having these
14 solar panels in that -- in Westfield Township?
15 Am I allowed to ask that?

16 A. I don't have an answer for you. I don't know.

17 Q. How do you decide who to approach?

18 A. It's a combination of are they on -- in Ameren
19 territory; no environmental issues on their
20 land; you know, a willing landowner; are they on
21 existing Ameren lines? If not, then we have to
22 build new lines, and we don't want to do that.
23 We want to use what's already there. And do
24 those lines have sufficient capacities to

1 support our project without significant
2 upgrades?

3 Q. Okay.

4 A. A lot of it is driven by Ameren's grid and what
5 it can support.

6 Q. How deep do you put these pilings in?

7 A. Yeah, it depends on the exact soil conditions,
8 but generally a depth of 6 to 10 feet.

9 Q. Okay. And they spoke before about concern,
10 like your -- the map says you're putting a chain
11 link fence in. On Route 89 where this is going
12 to be, you come over a hill and then that ground
13 is actually lower.

14 So don't you feel there would be a concern
15 of snow piling up there too? I mean, Route 89,
16 there's difficulty getting through that when
17 there's normal circumstances, so. The same with
18 2100 North. The drifting is always bad.

19 A. Yeah, just based on looking at this map, and I
20 don't have the survey in front of me, but it
21 appears that the right-of-way is substantially
22 wider than on County roads here. So there is a
23 lot more, sort of, natural setback from the
24 pavement.

1 Q. Then I also have a question in regards to the
2 glare that you spoke of. So these basically
3 face more towards the south; is that correct?

4 A. These are going to track throughout the day, go
5 from the east to the west throughout the day.

6 Q. Okay. And, again, there's no concern that --
7 like I said, where the Romanellis' property is,
8 which is going to go right up to it, is on a
9 hill. When you come over that hill on Route 89
10 and come down, have they done any testing to see
11 if there's going to be a glare hitting drivers
12 as they drive down that road?

13 A. You have to be from a pretty elevated position
14 in order to experience that glare.

15 Q. Well, it is a pretty elevated position from
16 where this ground is and where you come over
17 that hill.

18 A. Like, when you're at -- if you think about it,
19 like, even at the lowest -- and I have to get my
20 orientation on the sun and when it's at the
21 lowest time of year.

22 So the sun reflects; hits the panels,
23 reflects up. So it goes up. So you have to be
24 elevated. And the further you're out from the

1 project, the higher you have to be. And
2 generally, like, unless you're standing right
3 next to the facility or you are flying over it,
4 you're never going to experience glare.

5 Q. Okay. And my last question is, has your
6 company done any sort of studies on the effects
7 of the noise from these -- you keep saying it's
8 minimal -- but with autistic children?

9 A. I have not seen a study with -- on autistic
10 children. But I believe in the application, we
11 do say we will have a professional go out there
12 and measure the sounds after construction to
13 confirm we're compliant with the State law.

14 MR. WELBERS: State your name, please.

15 MS. CARLS: Jessica Carls, C-A-R-L-S,
16 3461 East Cleveland Street, Ladd.

17 EXAMINATION

18 BY MS. CARLS:

19 Q. First is a follow-up to what Mr. Welbers asked
20 you before. You said that the 50-foot -- the
21 requirement of a 50-foot right-of-way would
22 diminish the facility as you have it laid out
23 right now, correct?

24 A. Correct.

1 Q. But that is part of the County Ordinance,
2 correct?

3 A. That's not my interpretation.

4 Q. Okay. That is part of the County Ordinance.
5 Have you visited the property yourself?

6 A. I personally have not.

7 Q. Okay. So you can't speak to really, like,
8 where she's talking about with the hill coming
9 down and how the property is quite a bit lower
10 than the road at that point?

11 A. I personally have not been to the property.

12 Q. Okay. My other question, there's a residence
13 just south of there that butts up to that
14 residence, the Romanelli residence. Is the
15 fence there 150 feet from the outside wall of
16 that residence?

17 A. I believe --

18 Q. Or are you saying the solar panel is 150 feet
19 from the outside wall of that residence?

20 A. Yeah, just to make sure we're talking about --
21 is it this residence?

22 Q. Correct.

23 A. Yeah, in this case it looks like the house
24 itself, from the outside wall, at least based

1 upon what is drawn on the site plan, just up to
2 the property line is 150 feet. So everything
3 would be greater than 150 feet.

4 Q. Okay. But the farmland to the east of it,
5 which is what my parents own, the fence would go
6 right to the property line?

7 A. That's how it's currently contemplated.

8 Q. Then being 50 feet back.

9 Okay. Are you aware that the well for the
10 Village of Cherry is directly across Route 89
11 from this property?

12 A. I personally am not aware of that.

13 MS. CARLS: Okay. I think that's all I
14 have.

15 MR. WELBERS: Another one, Neil?

16 MR. GILLAN: Yeah.

17 EXAMINATION

18 BY MR. GILLAN:

19 Q. If one of these panels were broken in a storm,
20 okay, we have a hailstorm, what's inside of
21 them?

22 A. So these panels are made up of three
23 components: primarily polysilicon, glass and
24 aluminum. Aluminium frame, glass on top, and

1 then polysilicon inside with a few little wires.

2 But at the heart of it, polysilicon is
3 just a highly refined sand. So there's no toxic
4 chemicals, if that's what you're asking.

5 Q. No metals other than the aluminum framework?

6 A. And the little wires that go through it.

7 Q. Okay. And if these -- so these are going to be
8 tracking as well?

9 A. Correct.

10 Q. Okay. What kind of mechanism is in there so
11 that there isn't squealing when they track?

12 A. I have never heard one squeal. But I imagine
13 if it's squealing, it's not working properly
14 and --

15 Q. I mean, is it metal on metal?

16 A. Yeah, it's just -- well, there's different
17 types of trackers that are used. Some have
18 motors on each individual row, where it turns
19 the row. Some of them have a central drive
20 train, where it turns multiple rows on a single
21 motor.

22 Q. So like a carrier bearing going through there,
23 if it had a drive shaft, that turns it?

24 A. Yes.

1 Q. Okay. Are those greased regularly?

2 A. They should be.

3 Q. I mean, to keep the noise down?

4 A. Yeah, and ultimately, like, we need it working
5 properly, and, you know, if it's not working
6 properly, it will set off an alarm and somebody
7 will come check it out.

8 MR. GILLAN: Okay. I don't have any more
9 questions.

10 MS. CARLS: I have one more.

11 MR. WELBERS: Go ahead, Jessica.

12 EXAMINATION

13 BY MS. CARLS:

14 Q. I know there's a decommissioning process that
15 will be put in place. Does that cover if there
16 was an event of bankruptcy by your company or it
17 goes defunct? Does the decommissioning process
18 address that?

19 A. If we were to go bankrupt and abandon the
20 facility, then it does address that.

21 Q. It does address that?

22 A. If we were to abandon the facility, we're no
23 longer operating the facility, and then if we
24 don't remove it, then the County has a bond that

1 can step in.

2 MS. GILLAN: I have two more questions.

3 MR. WELBERS: Okay. Nanette.

4 EXAMINATION

5 BY MS. GILLAN:

6 Q. These projects when they are built, are they
7 built using Union trades?

8 A. Can't guarantee Union, but prevailing wages
9 will be paid.

10 Q. Okay.

11 A. So there's a high likelihood Union will be
12 used. But since we haven't selected the exact
13 contractor yet, I can't tell you. But I can
14 tell you that prevailing wages will be paid.

15 Q. Okay. Then can you tell me when you first
16 approached this area or this bigger parcel to
17 use this as solar? Was it, like, two years ago?
18 three years ago?

19 A. Probably about a year ago.

20 MR. WELBERS: Are you good?

21 MS. GILLAN: Yup.

22 MR. WELBERS: Go ahead.

23 MS. STETSON: Connie Stetson.

24 EXAMINATION

1 BY MS. STETSON:

2 Q. You said -- okay. She mentioned if you go
3 bankrupt. There's decommissioning in the file.

4 Decommissioning is: First anniversary,
5 it's only 10 percent down; is that correct?

6 A. It's spelled out in the AIMA, but it's
7 something to that effect.

8 Q. The sixth year is 50 percent decommissioning
9 down; is that correct?

10 A. I would have to review the AIMA, but that
11 sounds correct.

12 Q. And the eleventh year is a hundred percent. So
13 if you go bankrupt year five, only 10 percent of
14 the decommissioning fee is put in; is that
15 correct?

16 A. That's correct.

17 I would also say that we have a
18 \$10 million facility in this field and probably
19 not going to walk away from that.

20 Q. Well, you're an LLC, which was mentioned, a
21 limited liability.

22 A. Okay. But if there's an asset that's worth a
23 significant value, it's pretty tough not to --
24 to walk away from that.

1 Q. You also said that you rearrange your panels
2 for the mapping of the tile. And let me tell
3 you, we bought some land that mapping of the
4 tile was a pencil.

5 A. Yes, I have seen some tile maps that --

6 Q. It was an old farmer that did it years ago.
7 And it was the clay tile.

8 A. Yup.

9 Q. So those break very easily.

10 A. Yup.

11 Q. So you can rearrange your panels for the tile,
12 but you can't rearrange your panels for the
13 50 feet from the fence?

14 A. With the panels, it's literally just moving a
15 post in the ground 1 or 2 feet either way. So
16 we're not changing any rows or anything. It's
17 literally just where that single post goes in
18 the ground.

19 Q. Well, in previous ones you had stated that you
20 would move the panels closer to accommodate for
21 the fencing. Because there is a 50-foot fencing
22 in the Ordinance.

23 A. So the panels could be moved closer, but it,
24 too, has an impact on the facility.

1 Q. There's an incentive for installing these, and
2 it's 30 percent from the government, is that
3 correct, upfront?

4 A. The Investment Tax Credit is -- it's actually
5 currently 6 percent, but it has a five times
6 multiplier if you use prevailing wages.

7 Q. So if you use prevailing wages, you will get
8 30 percent?

9 A. Yeah, if we use prevailing wages. And there's
10 also an apprenticeship portion, where we have to
11 have a certain number of the labor hours done by
12 apprentice, but then you can get the 30 percent.

13 Q. So you have to use Union, more or less?

14 A. We have to pay prevailing wages. So that very
15 likely will be Union.

16 Q. So you're going to get about 30 percent?

17 A. Our intention is to obtain a 30 percent tax
18 credit.

19 Q. And then are you going to use the PTC federal
20 incentive for this?

21 A. Only the 30 percent Investment Tax Credit.

22 Q. And a mile and a half around the town, this is
23 really upsetting that the mayor signed off on
24 this. It's for the growth and the benefit of

1 the town to keep that mile and a half intact,
2 and I just -- that's --

3 MR. WELBERS: That's testimony.

4 MS. STETSON: I know, but it's really
5 upsetting.

6 Q. (By Ms. Stetson:) Does that bother you, that
7 you're impeding into the town, at all?

8 A. I am not sure of the growth patterns of that
9 town, but a mile and a half is a ways.

10 Q. So do you know if the mayor and the council
11 voted just on this?

12 A. I don't know what the process is.

13 Q. Or do you know if they came out to the
14 surrounding people and asked them what they
15 thought? Do you know any of that?

16 A. I cannot tell you what their process was.

17 MS. STETSON: Okay. I have nothing else.

18 MR. WELBERS: You're good?

19 MS. STETSON: Yeah.

20 MR. WELBERS: Commissioner, I know this
21 isn't your township, but do you have any
22 questions?

23 MR. STANLEY: No.

24 MR. WELBERS: You ask good questions.

1 MR. STANLEY: I was only representing
2 Berlin Township. I really don't have any other
3 questions, other than maybe -- no questions.

4 MR. WELBERS: All right. Everyone done
5 with questions?

6 (No verbal response.)

7 MR. WELBERS: Any questions from the
8 Board?

9 EXAMINATION

10 BY MR. BICKETT:

11 Q. I had a question on the taking care of -- Neil
12 had brought up, or maybe it was Kris, about
13 moving the fence in, and you had said that, you
14 know, taking care of it would be easier to leave
15 it out, as well as the -- you know, taking the
16 facility, it diminishes --

17 A. We have to take care of the land one way or the
18 other.

19 Q. I was going to say, so from the fence row out
20 to the road, is that still maintained by you or
21 is that maintained by the landowner?

22 A. In this case, we're leasing that land up to
23 the --

24 Q. The complete portion of the land?

1 A. Yeah.

2 Q. So really the fence in that particular case
3 doesn't matter, because you're going to take
4 care of it on both sides?

5 A. We're going to take care of the land on both
6 sides.

7 Where it does is if we have to push the
8 fence further back where -- you know, the
9 50 feet, then we have to cut off another 20 feet
10 of our project.

11 Q. Right, I understand that.

12 A. Yeah.

13 Q. I just meant as far as --

14 A. If we put the fence, split the difference at
15 25 feet, we're --

16 Q. You're still taking care of both sides?

17 A. We're maintaining both sides.

18 MR. WELBERS: Other questions?

19 MS. SMITH: I have one.

20 EXAMINATION

21 BY MS. SMITH:

22 Q. Have you ever started a project and were not
23 able to complete it but had partially started
24 it?

1 A. Once construction starts, I have never seen a
2 project not be completed.

3 MS. SMITH: Okay.

4 MR. WELBERS: Mike?

5 EXAMINATION

6 BY MR. STUTZKE:

7 Q. Just a point of clarification, and perhaps I
8 misunderstood. But on this particular project,
9 you had no problems with the Bureau County
10 setbacks; is that correct? Did you say that or
11 did I -- I thought I heard you say that you had
12 no problems in complying.

13 A. In complying, and then it just moves to
14 interpretation.

15 Q. Okay. And the reason I'm asking is that you
16 and your colleague were rather adamant in the
17 previous two parcels. You didn't state what you
18 stated on this one. I was just wondering why it
19 was different for this project, that you are
20 okay with complying? Or perhaps I
21 misunderstood.

22 MR. WELBERS: I believe, to clarify, you
23 said that you intend to build on the property
24 line the fence?

1 MR. SNYDER: That's our intention, or
2 somewhere in that first probably 30 feet.

3 But with this one, we do have more space
4 per -- and we could. With the other two
5 projects, if you take out an extra 50 feet all
6 the way around, that's many acres.

7 MR. STUTZKE: Understood. Thank you.

8 EXAMINATION

9 BY MR. WELBERS:

10 Q. Now, I asked the question earlier that said --
11 asked you if you could build this project and go
12 back the 50 feet, and you said you couldn't.
13 Now you indicate you do have a little extra
14 space. Do you or do you not?

15 A. It's not ideal. None of it is ideal.

16 Q. But it is your intention to build the project,
17 the fence, on the property line?

18 A. Within the first probably -- we can move it
19 back 30 feet and still have our 20 foot around
20 our panels inside the fence. Because we need to
21 circumvent inside the fence.

22 MS. DONARSKI: I have a question.

23 EXAMINATION

24 BY MS. DONARSKI:

1 Q. Do you understand -- have you ever heard of a
2 term called a Variation? Have you ever heard of
3 that word, Variation?

4 A. I have heard of the term variation.

5 Q. Okay. So if you would like to build closer to
6 the right-of-way of the road or the property
7 line than what the Ordinance allows, the proper
8 thing to do is to file a petition for a
9 Variation.

10 Were not here to play Let's Make a Deal.
11 Oh, yeah, I'll move it back 30. Oh, yeah, we'll
12 do 30 here. Oh, no, I'll do that.

13 No, we can't do that. The Ordinance says
14 50; it's 50. If you want to go closer, a
15 Variation is required.

16 A. Understood.

17 Q. So I just wanted to make sure you understood
18 that there's another process you can go to ask
19 for that relief in those areas where you might
20 need to be building closer.

21 A. Understood.

22 MS. DONARSKI: Thank you.

23 MR. WELBERS: Any other questions of this
24 witness?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

(No verbal response.)

MR. WELBERS: Connie, would you like to express a couple thoughts or concern? You were talking about the mayor. You're welcome to do that. Now's the time.

MS. STETSON: I just --

MR. WELBERS: You've got to --

MS. STETSON: Oh.

MR. WELBERS: Yeah, you know the procedure.

CONNIE STETSON,
being first duly sworn, testified as follows:

MS. BEATTIE: Could you please state your name and address for the record.

MS. STETSON: Connie Stetson, 6300 - 1050 North Avenue, Neponset.

I just -- we just went through an Ordinance in Neponset for solar and wind not to be within the mile and a half. And it's just for more protection of the people, because there's more people in that area that could get hurt with wind or solar. And I just feel that for the growth of the town, that mile and a half is there for a reason.

1 If you go into the Planning Commission
2 book, there's a map that you open up in there --
3 I don't know if you know where it's at or if you
4 have it, but there's a map in that, and there's
5 circles where the mile and a half is, and that
6 is for protecting of the town.

7 So I'm very upset that the mayor signed
8 this. And I hope he asked the people that live
9 around there their opinion before he pushed it
10 through. That's really all I have to say.

11 Because there's people around there. It
12 shouldn't just be the mayor and the Council to
13 make that decision. It should be the people
14 that live around it.

15 MR. WELBERS: Okay. Are there any
16 questions of Connie on her statement that she
17 just made?

18 (No verbal response.)

19 MR. WELBERS: Are you good?

20 MS. STETSON: Yes. He has a question.

21 MR. GILLAN: It's not really a question
22 for her, but Arlington is just as close as
23 Cherry. Were the people of Arlington consulted?

24 MR. WELBERS: Well, we don't know.

1 MS. STETSON: I'm just saying, they should
2 have been asked before that decision was made.

3 MR. WELBERS: Okay. Would you like to
4 come up and say a few things, Neil?

5 MR. GILLAN: Yeah.

6 MR. WELBERS: And you can -- when you're
7 under oath, you can ask that question. None of
8 us know the answer, but you can certainly lay it
9 into the record.

10 NEIL GILLAN,
11 being first duly sworn, testified as follows:

12 MS. BEATTIE: Could you please state your
13 name and address for the record.

14 MR. GILLAN: Neil Gillan, 32944 - 2100
15 North Avenue.

16 MS. BEATTIE: And it's N-E-A-L?

17 MR. GILLAN: I-L.

18 MS. BEATTIE: Thank you.

19 MR. GILLAN: So I bought the property from
20 my parents about five or six years ago. I never
21 dreamt that my grandfather, who I'm related to,
22 not by choice obviously or I wouldn't be up
23 here, I just -- my understanding, why is it that
24 it needs to be a mile and a half from town but

1 it can be right at everybody else's doorstep
2 that's in the rural community, you know, within
3 150 feet?

4 So -- and then moving forward, the farm
5 tile that does run through there, if these
6 things are driven in 10 to 15 feet --

7 Didn't you say 10 to 12?

8 MR. SNYDER: 6 to 10.

9 MR. GILLAN: 6 to 10, okay.

10 Most of the farm tile is probably 4 foot
11 deep. So when you puncture them, I guess,
12 what's the step? I mean, it's going to happen,
13 I guarantee it will. When my footing tile backs
14 up and my basement is full of water, who do I
15 turn to?

16 MR. SNYDER: I'm not testifying right now.

17 MR. GILLAN: Okay. And as far as the
18 relationship between Wes, the landowner, and Bob
19 McCook, they're good friends. So as far as that
20 being pushed through with the mayor, there's --
21 you know, obvious, they are good friends, so why
22 wouldn't it go through?

23 None of the people of Cherry were alerted
24 of this. I only got it because I was in

1 proximity, and there was only eight other people
2 that I believe got it, the letter, one being my
3 parents.

4 So I don't -- does anybody have any
5 questions for me?

6 EXAMINATION

7 BY MS. DONARSKI:

8 Q. How close is your home to the -- to this? Is
9 it north? south? east? west?

10 A. Mine's to the east.

11 Q. And how close is your home to the perimeter
12 fence or to the property line?

13 A. So the property line, it's probably 250 feet --

14 Q. Okay.

15 A. -- from there to there.

16 Q. Okay. And have you had trouble with flooding
17 in your basement then?

18 A. If a tile gets broke, then for sure I would.

19 Q. So you've gone to extra expense and measures to
20 have a drainage system installed around your
21 home to drain it away from your home?

22 A. Absolutely. We have spent thousands of dollars
23 on this tile that runs through that property,
24 drains that one and it drains other properties

1 adjoining ours.

2 MS. DONARSKI: Okay. Thank you.

3 EXAMINATION

4 BY MS. STETSON:

5 Q. Do you know when your Village meetings are? If
6 you don't, I assume that you should and you
7 should go visit them and have your opinions
8 spoke with your other neighbors.

9 EXAMINATION

10 BY MR. WELBERS:

11 Q. We just, not long ago, did a zoning --
12 something for you, didn't we?

13 A. Yes. My dad and I had to come in here because
14 we had to rezone for my home property to be
15 parcelled off to five acres.

16 Q. You operate the business there, or does your
17 father?

18 A. No.

19 Q. The Area Wide Septic Service, your father --

20 A. My mother and father operate it out there. And
21 the business has been sold since then, so the
22 business is out of there.

23 The other concern is, the road
24 commissioner, that road is 9-ton, posted year

1 round. I mean, these semis, I'm sure they're
2 going to come in right at gross vehicle weight
3 of 80,000 pounds. Normally that's what they
4 run, around that.

5 Q. That they are.

6 A. So, I guess, I express concern of the road
7 itself. It's not great to begin with, and they
8 don't maintain it.

9 In a snowstorm -- which I have seen, I
10 opened that road myself personally multiple
11 times -- if you put a fence on the right-of-way,
12 right at the edge of that field, my road will be
13 closed in a snowstorm, guaranteed, especially if
14 there's any type of grass or anything that
15 would, you know, restrict.

16 MR. WELBERS: Any other questions of Neil?

17 (No verbal response.)

18 MR. WELBERS: You can sit down. Thank
19 you.

20 Would anyone else like to testify?

21 MS. GILLAN: I do.

22 MR. WELBERS: Come on up.

23 NANETTE GILLAN,
24 being first duly sworn, testified as follows,

1 MS. BEATTIE: Could you please state your
2 name and address for the record.

3 MS. GILLAN: Nanette Gillan, 32956 - 2100
4 North Avenue, Arlington, Illinois.

5 I just want to say that I am definitely
6 against this. You had asked him if he or
7 anybody from his company has spoke to any of the
8 surrounding people. I can tell you that he did
9 not speak to myself or any of my family that own
10 the farm that's adjoining to this property.

11 I know that there has been, like Neil
12 said, a drainage problem. My husband and I
13 built our house there in -- well, we bought the
14 farm in 1980. We took down fences because we
15 didn't want any fences around the property. We
16 built our home there in 1990, and then we had
17 trouble with flooding off and on and worked to
18 put -- we have a drainage pit also out in that
19 yard that's supposed to help with the water. We
20 have backflow valves and everything that we had
21 put in. So it's very concerning.

22 My other concern is, I just find it ironic
23 that this has all come about at this time.
24 Because my husband passed away four months ago,

1 and now his dad is going to do this to us. I
2 mean, I really -- it's a great, big burden to be
3 doing to us during this time.

4 But along with that, I'm concerned about
5 the property value. I mean, we worked hard to
6 buy that farm, to build our house. We built
7 that house ourselves, and to see that the value
8 is going to go down on that is just disgusting.

9 My other concern is the snow and the
10 drifting, and then our grandson that lives on
11 the property. He is autistic. So I'm greatly
12 concerned as to what this will do for him with
13 the sound. You can say it's not going to bother
14 him. Well, you don't have autism. You haven't
15 done a study with autistic kids. I have read
16 studies online of how it affects them and how
17 it's difficult for them. So any kind of change
18 this dramatic, to have this big thing put down,
19 you know, 200 -- less than 200 feet from us, is
20 just terrible. It's ridiculous.

21 And I find it disgusting, as you said,
22 that the mayor of Cherry did nothing. We spoke
23 to a couple of the Board members. They were
24 told that there wasn't enough time to file --

1 what did they call it? I can't remember what
2 they called it.

3 MR. GILLAN: Like, an intervention.

4 MS. GILLAN: It wasn't an intervention,
5 but it was something to that -- an objection,
6 basically.

7 They were told that they had to go along
8 with this because there was not enough time to
9 object to it. This is what the Board members
10 were told.

11 Because we -- the Board members we talked
12 to, we considered putting up notices in town
13 saying, you know, this is going to come in, it's
14 going to be too close, and your well where your
15 water comes from is right across the road from
16 this. So there's all sorts of, to me,
17 environmental reasons.

18 A question I didn't ask earlier that I
19 probably should have asked you about was,
20 where -- I know you have to get permits from
21 Bureau County, but do you have to get permits
22 from the Illinois Department of Public Health,
23 you know, as to what this is going to do?

24 My husband and I ran our business for over

1 30 years and, I mean, the hoops that we had to
2 jump through with the State of Illinois and
3 permitting and everything that we ever installed
4 for any homeowner was just above and beyond
5 anything that you're going to have to do, from
6 what I have seen so far.

7 So I just -- I hope that you don't
8 agree that this can go through, because it
9 just -- I hope you deny it, because it just --
10 it's heartbreaking.

11 You know, the other people with the
12 Zearing one said they took it personal. Well,
13 they think they take it personal? We are
14 related to the guy, unfortunately -- I'm not; my
15 husband was.

16 So, you know, it's sad to think that money
17 is that important over your family and what's
18 best for a whole community, just to fill your
19 wallet. I think that's sad.

20 MR. WELBERS: Okay. Any questions for
21 Mrs. Gillan?

22 (No verbal response.)

23 MR. WELBERS: Thank you, Mrs. Gillan.
24 Jessica, would you like to?

1 MS. CARLS: No. I think they covered
2 everything.

3 MR. WELBERS: Well, all subject to the
4 same conditions that you have read into the
5 record?

6 MS. DONARSKI: Yes.

7 MR. WELBERS: You don't need to reread
8 that?

9 MS. DONARSKI: I have another sheet here
10 to hand out. It's exactly the same, except I
11 changed the name of the project and the date it
12 was filed.

13 MS. STANLEY: Can I ask one question?

14 MR. WELBERS: Go ahead.

15 MS. STANLEY: My name is Beth Stanley.

16 Is Mr. McCook a County Board member?

17 MR. WELBERS: He is.

18 MS. STANLEY: That's all I -- I just
19 wanted to know.

20 MR. WELBERS: There technically wasn't a
21 witness up there, and I'm not a witness, but I
22 did answer your question.

23 MS. STANLEY: Thank you.

24 MR. WELBERS: Kris, I'm puzzled. You

1 know, when I load into my Google maps the
2 address where Neil lives, it is equidistant to
3 Arlington. Arlington is not mentioned here as
4 to even have an opinion. Why would that be?

5 MS. DONARSKI: Well, when it was measured
6 in my office, we -- it was determined that it
7 was more than a mile and a half from Arlington.
8 So if it was an error, then we did not
9 intentionally leave Arlington out. But it was
10 measured that it was more than the mile and a
11 half.

12 MR. WELBERS: Well, there's two questions
13 before us; one is the Conditional Use and the
14 other is a Variation.

15 So I suppose what we're talking about is
16 the corporate boundary line from Cherry, and we
17 may not have looked at the corporate boundary
18 line for Arlington or maybe we did overlook it,
19 we just don't know.

20 It's a significant distance north of
21 Cherry, so I don't know how far the corporate
22 boundary line goes out. It's more than a mile
23 and a half from downtown Cherry out to there.
24 And it actually seemed closer to Arlington to

1 me, instinctively.

2 But at any rate, first of all, again I
3 inspected. Closest to my residence down by
4 Spring Valley. And again I believe that the
5 Applicant has not met the Zoning standards. And
6 so when it comes to the Conditional Use, I am
7 going to move that we recommend that the Bureau
8 County Board decline the application for
9 Conditional Use to build and operate a
10 4.99-megawatt AC commercial solar energy
11 facility for the purpose of generating
12 electrical power on a portion of the subject
13 property. The project will consist of solar
14 panels, racking, foundation piles, inverters,
15 overhead poles and lines, and perimeter fencing.

16 So that's the motion on the Conditional
17 Use. Is there a second?

18 MR. BICKETT: I'll second.

19 MR. WELBERS: Dave is the second.

20 Val, please call the roll.

21 MS. BEATTIE: Mr. Jensen?

22 MR. JENSEN: No.

23 MS. BEATTIE: Mr. Bickett?

24 MR. BICKETT: Yes.

1 MS. BEATTIE: Mr. Stutzke?

2 MR. STUTZKE: No.

3 MS. BEATTIE: Mrs. Smith?

4 MS. SMITH: I'm rejecting it.

5 MR. WELBERS: So the answer is yes on the
6 motion --

7 MS. SMITH: Yes.

8 MR. WELBERS: -- to send it
9 nonrecommended?

10 And of course I will vote yes; I made the
11 motion.

12 (By voice vote three ayes, two
13 nays.)

14 MR. WELBERS: So that's three-to-two,
15 right?

16 MS. BEATTIE: Yes, sir.

17 MR. WELBERS: So it does advance on to the
18 County Board not recommended by this Board.

19 When it comes to the Variation, I don't
20 know what to do. I am tempted to continue it,
21 to table it to another time, because I think we
22 need to clarify whether Arlington is involved or
23 whether they are not.

24 No one from Cherry is here tonight. And

1 normally when no one objects to a Variation, we
2 usually go along with it. But we do have some
3 testimony here that concerns me. If the Cherry
4 Board was misadvised, all they had to do was say
5 they don't approve and it would be done.

6 So I'd like to table that Variation to our
7 next regular meeting and then we'll look at it
8 again.

9 MR. BICKETT: Do you need a second?

10 MR. WELBERS: In the meantime, we'll look
11 to see if Arlington should be notified.

12 MR. STUTZKE: I have a question,
13 Mr. Chairman. If we have already voted and we
14 have a vote taken that we nix it, why are we
15 looking at --

16 MR. BICKETT: It's recommended to not
17 approve it. They make the decision.

18 MR. WELBERS: We still have to vote on the
19 Variation, one way or the other.

20 MR. STUTZKE: So we send a Variation --

21 MR. WELBERS: But I don't want to vote to
22 recommend the Variation, which I normally would
23 do if there's no one here, but there's testimony
24 that indicates that maybe there's some unholy

1 alliance here, but also testimony, which I have
2 verified, that Arlington appears to be just as
3 close, and they have not been asked. So I think
4 they should be.

5 MS. DONARSKI: Well, what -- I believe
6 what Mr. Stutzke is saying, if this is going to
7 go to the County Board and it's going to go with
8 a recommendation for denial, you recommend it
9 for denial, why would you grant a Variation if
10 you recommend a denial? Is that what you're --

11 MR. STUTZKE: Yes.

12 MR. WELBERS: That's what he said.

13 MS. DONARSKI: Okay. That's what I was --

14 MR. WELBERS: But we have had these issues
15 before in various other types of applications,
16 where we had Conditional Use requests and we
17 also had Variation requests, and we still acted
18 on the Variation requests. Those were cases
19 where Judge Slavin was here facilitating for us
20 and advised us to recommend both.

21 I mean, if your advice is we do nothing
22 and not recommend anything on the Variation --

23 MS. DONARSKI: No, I'm not giving advice.
24 I was just clarifying what he was saying, to

1 make sure I understood.

2 MR. WELBERS: Somebody else on the Board
3 can make a recommendation to approve or
4 disapprove that Variation, if they want to.

5 MS. DONARSKI: The Variation is granted or
6 denied by this group here.

7 MR. WELBERS: That's correct, it's up to
8 us.

9 MS. DONARSKI: It's up to you.

10 MR. WELBERS: So we want to be sure that
11 what we have done is right, and I don't feel
12 sure that granting a Variation, just in the
13 absence of someone from Cherry tonight, is
14 right.

15 Again, I think we need to look to see if
16 Arlington is affected by this, if it's in their
17 corporate limit, if they have such a thing, and
18 ask them.

19 Second, you know, maybe the people of
20 Cherry need to take one more look at this.

21 MS. DONARSKI: Okay. Well, this is -- the
22 next regular hearing is on December 21st.
23 Thursday, December 21st, at 7 p.m.

24 MR. WELBERS: That's when I would

1 recommend continuing the Variation request,
2 until then.

3 MS. DONARSKI: Tabling it.

4 MR. WELBERS: Right. Tabling it, yes,
5 tabling it.

6 And then in the meantime, we should take a
7 look to see if Arlington needs to be asked.

8 MR. BICKETT: If we table it, will they
9 still vote on the Conditional Use at the County
10 Board meeting or will they table it a month?

11 MS. DONARSKI: Well, I can't say what the
12 County Board will do, so I don't know the answer
13 to that.

14 MR. WELBERS: Us tabling this Variation
15 request, in my opinion, would not stop them from
16 acting on the Conditional Use --

17 MS. DONARSKI: On the Conditional Use,
18 correct.

19 MR. WELBERS: -- either in favor or not in
20 favor.

21 If they acted not in favor, then there
22 wouldn't be any need in December --

23 MR. BICKETT: Well, that's what I was
24 wondering.

1 MR. WELBERS: -- for us to do anything
2 more than just to close it out. But if they
3 were to go ahead and approve it, then --

4 MR. BICKETT: The Variation wouldn't then
5 matter.

6 MR. WELBERS: -- the Variation decision
7 needs to be made.

8 MR. BICKETT: Do you need a second?

9 MR. WELBERS: I don't remember.

10 MS. DONARSKI: I had you down as a second,
11 yeah.

12 MR. WELBERS: So this is tabled until
13 December 21st, the Variation request, here, at
14 7 p.m., Bureau County Courthouse.

15 And other than that, I guess we are done
16 tonight, right?

17 MS. DONARSKI: Yes.

18 MS. BEATTIE: You've got to move to
19 adjourn.

20 MR. WELBERS: Because I certainly am
21 tired. Motion to adjourn.

22 MR. BICKETT: I'll make it.

23 MS. SMITH: Second.

24 MR. WELBERS: Shirley Ann and Dave.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

(The hearing was concluded at
9:58 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

Now on this 27th day of November, A.D., 2023, 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

Callie S. Bodmer

Callie S. Bodmer
Certified Shorthand Reporter
Registered Professional Reporter
IL License No. 084-004489
P.O. Box 381
Dixon, Illinois 61021