

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF BUREAU     )

In the Matter of the Petition

of

Zearing Solar 1, LLC

Berlin 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

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1 MR. WELBERS: As you all recall, when we  
2 recessed our last hearing, we were --

3 MS. DONARSKI: You need to talk a little  
4 louder. They don't know if you called it to  
5 order.

6 MR. WELBERS: Yes. We recessed a week  
7 ago, and we're reconvening right now.

8 What Zoning Enforcement Officer Donarski  
9 and I have just been talking about is, our  
10 witness from the developer last time is not  
11 here; we have someone else. And we're a little  
12 confused by that ourselves, because anything  
13 that Reuben testified to, he's not here to  
14 answer for or be cross-examined on, and we don't  
15 know how to consider it.

16 So the only thing we know to do, unless  
17 there's an attorney in the room that can advise  
18 us better, is to start again, and let this  
19 witness identify himself and present the  
20 project.

21 Are you prepared to do that, sir?

22 MR. SNYDER: I am.

23 MR. WELBERS: And that means that once he  
24 does that, any one of you here then can start

1 asking questions of what he has to say. You  
2 can't really ask questions of what Reuben said,  
3 because he's not here to answer for it.

4 And so with that said, if you would come  
5 forward, the court reporter will swear you in,  
6 our secretary will record your name and  
7 information, and we will allow you to start and  
8 we will see where it leads.

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

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

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

15 MS. BEATTIE: Thank you.

16 MR. WELBERS: Okay. Sir, begin like you  
17 are just starting out. Because then whatever  
18 you say will be subject to cross-examination by  
19 the people here and our Zoning Enforcement  
20 Officer. Start like we don't know anything, if  
21 you would, please.

22 MR. SNYDER: All right.

23 MR. WELBERS: You're starting with the one  
24 they call Zearing 1; is that right?

1 MS. DONARSKI: Zearing Solar 1.

2 MR. WELBERS: Start with that one by  
3 itself.

4 MR. SNYDER: Thank you for having me.  
5 Sorry it's a continuance and we couldn't get  
6 done earlier, but I ask for a little patience.  
7 Reuben knows the project better than I, but  
8 hopefully I'll do him justice and do just fine.

9 I also intended to have our counsel with  
10 us, Bill Shay, tonight, but he is in Peoria and  
11 the roads were too slick.

12 MR. WELBERS: They are slick.

13 MR. SNYDER: So he is not here. But he is  
14 available by phone, if needed.

15 So with that, as most of you are aware, we  
16 are in the process of developing a utility scale  
17 solar project. Zearing 1 is the project.

18 Let me get my notes here.

19 This project is approximately a 25-acre  
20 project. It will consist of solar panels that  
21 are fixed to the racking. The racking is piles  
22 in the ground that are generally hydraulically  
23 put in the ground.

24 This project will track the sun throughout

1 the day, and it will -- has a lifespan of about  
2 35 years.

3 Besides the panels and the racking, the  
4 project is also made up of a couple other  
5 components; one being the inverters that convert  
6 the electricity that comes into the panels as DC  
7 electricity and converts it to it AC; there's  
8 also a transformer that steps up the voltage of  
9 the electricity and then it's put into Ameren's  
10 grid.

11 So that's the nature of the project; just  
12 a few components that are built more like an  
13 erector set.

14 Let me -- is that --

15 MR. WELBERS: Is that what you have to say  
16 right now?

17 MR. SNYDER: Right now. I haven't been to  
18 a public hearing in your county and --

19 MR. WELBERS: I understand. You're doing  
20 the best you can, and we respect that.

21 So what we will do is ask our Zoning  
22 Enforcement Officer -- she had a whole series of  
23 questions that she asked last week. So we'll  
24 start with those, see if you can answer them.

EXAMINATION

BY MS. DONARSKI:

Q. So, Mr. Snyder, what is your position then with the solar company?

A. Principal.

Q. And so are -- do you do any project development or anything like that? Or what do you do in that position?

A. Yeah, I've developed a lot of projects. Not too many in Illinois yet. But over the last dozen years, I have developed, you know, 60-plus projects that are in operation. The whole gamut from public hearings like this, to meeting with landowners, working with utilities, financing the projects, and construction. So sort of wear a lot of hats.

Q. Okay. But has your company developed any other solar projects in any other county besides Bureau County in Illinois?

A. We do have a number of projects that we are currently developing in many other counties besides Bureau County.

And my business partner, Hunter, he has developed a project in Tazewell County that has



1           been built and fully constructed as well.

2   Q.    Okay.  And so with -- have you been out to the  
3           site where this project has been proposed out  
4           in -- for Zearing 1?

5   A.    I have not been to this site as of yet.  I got  
6           here late in the day.

7   Q.    Okay.  Have you spoken with any of the  
8           adjoining property owners or the property owner  
9           where the array is going?

10  A.    I personally have not.

11  Q.    Okay.

12  A.    I can't speak for others on my team.

13  Q.    Right, okay.

14                So since you have -- I'm trying to ask  
15           these questions so I can figure out how to ask  
16           the questions to get the information we need  
17           into the record so the Board has something to  
18           vote on for this.

19  A.    Sure.

20  Q.    You know, so that's what I'm trying to ask.

21                So are you aware of any type of survey  
22           work that has been done, such as checking for  
23           location of pipelines, buried electrical, gas  
24           lines, anything like that, in that area?

1 A. Yes, we have had a survey done by a  
2 professional licensed surveyor.

3 Q. Okay. And so then do you construct that  
4 project so it does not negatively impact  
5 those --

6 A. Correct.

7 Q. -- buried utilities?

8 Okay. And what about plans for repairing  
9 broken field tiles?

10 A. We do have an executed AIMA that does address  
11 that.

12 Q. And you will abide by the AIMA agreement?

13 A. Correct.

14 Q. Okay. Are you planning to put a battery energy  
15 storage system, or a BESS, at this site?

16 A. We are not.

17 Q. Okay. Have you seen the zoning application for  
18 this --

19 A. Yes.

20 Q. -- for Zearing?

21 Do you have a copy of it before you?

22 A. Yes.

23 Q. Okay. So I have a question for you about,  
24 we'll start with the roads. Have you had any

1 contact with the road commissioner, Mr. Stanley?

2 A. I personally have not, but I believe my  
3 colleagues have.

4 Q. Okay. Are you aware that Mr. Stanley sent a  
5 letter that says that the Township objects to  
6 this until there is a Road Agreement in place?

7 A. I'm aware that there does need to be a Road Use  
8 Agreement in place.

9 Q. Okay. And what do you plan to do to ensure  
10 that that Road Use Agreement is en- -- is --  
11 comes to fruition? What's your plan on that?

12 A. Again, I believe my colleagues have been in  
13 touch with Mr. Stanley about this, and happy to  
14 have it be a condition of approval for a permit.

15 Q. You have no personal knowledge of it?

16 A. Of the specific conversation?

17 Q. Right.

18 A. I was not privy to that conversation.

19 Q. Okay. So as far as the setbacks from the road  
20 right-of-ways, on the site plan that was  
21 Exhibit P3 which was submitted -- have you seen  
22 that site plan --

23 A. Yes.

24 Q. -- for the array?

1           Do you have an approved entrance to put an  
2           entrance off of the north-south road to enter  
3           this project?

4   A.    We have not reached that point in our  
5           development process yet.

6   Q.    Okay.  At the intersection of two roads,  
7           Mr. Snyder, the County imposes a 50-foot setback  
8           so it doesn't block traffic at an intersection  
9           and cause an accident.  And that was something  
10          we had talked about.

11           Do you plan on adhering to the Zoning  
12          setbacks so as not to cause a visual obstruction  
13          at the intersection of two streets or two roads?

14   A.    My attorney, Bill, was going to be here to  
15          speak on this.  Our read of the Ordinance is  
16          different than that.  But as a measure of good  
17          faith on this issue, we will set back 50 feet  
18          from the road, from the corners --

19   Q.    Okay.

20   A.    -- on this specific issue.

21   Q.    Okay.  And as such, talking about the fence,  
22          what is your testimony about the distance from  
23          the fence to the edge of the right-of-way?

24   A.    Again, Bill --

1 Q. I don't want to hear about Bill. I want to  
2 hear your testimony.

3 A. Yeah.

4 MR. WELBERS: If you don't know, you don't  
5 know.

6 A. Our position is that the fence can be all the  
7 way up to the right-of-way, as allowed under the  
8 Code.

9 Q. (By Ms. Donarski:) Okay. And have you read  
10 the Bureau County Zoning Ordinance?

11 A. I have.

12 Q. Okay. And do you see that all parts of the  
13 solar facility, all components -- components --  
14 of the solar facility must meet that 50-foot  
15 setback requirement?

16 A. Yeah, we do not believe the fence is a  
17 component of the facility. If you read the  
18 plain language of it and of the State Statute --

19 Q. We're not talking about State Statutes. We're  
20 talking about the Bureau County Zoning  
21 Ordinance.

22 A. That implements the State Statutes.

23 Q. Right, but the Bureau County Zoning  
24 Ordinance -- okay. Let's talk about it.

1           So you understand that we're not here  
2           tonight -- we're not here to dispute the Bureau  
3           County Zoning Ordinance?

4   A.    Understood.

5   Q.    We're here to talk about your project, and  
6           you're testifying tonight that your project is  
7           not going to comply and you think, We don't have  
8           to comply with your Zoning Ordinance.

9   A.    That is not what I said.

10   Q.    That is your testimony.

11   A.    My testimony is, our interpretation of your  
12           Zoning Ordinance allows us to put the fence up  
13           to the right-of-way.

14   Q.    Your interpretation?

15   A.    And our legal counsel --

16   Q.    Are you the Zoning Officer for Bureau County?

17   A.    I am not the Zoning Officer.

18   Q.    Have you been to Bureau County ever in your  
19           life?

20   A.    This is my first time to Bureau County.

21   Q.    All these folks here, we all live here. This  
22           is our rules, and they go by the rules and we go  
23           by the rules, and you're going by the rules too.

24   A.    We are happy to oblige by the rules.

1 Q. It's 50 feet from the right-of-way of the road.  
2 All parts of the facility, all components, which  
3 includes the fence. The fence is specifically  
4 called out in the enabling Ordinance, which you  
5 talked about, and it's specifically in the  
6 Bureau County Zoning Ordinance too, and it  
7 states that it is part of the project.

8 And our Ordinance clearly states that all  
9 parts of the project have to be at least 50 feet  
10 from the right-of-way of the road.

11 A. If that's your interpretation of the --

12 Q. That's not my interpretation.

13 A. Okay.

14 Q. That's the Zoning Ordinance.

15 A. I'll just politely state that it's in  
16 disagreement with the State law.

17 Q. It's in disagreement with the State law?

18 A. Correct.

19 Q. Okay. And that doesn't have really anything to  
20 do with us right now. Because you're talking  
21 about the compliance with the Bureau County  
22 Zoning Ordinance.

23 If this fellow here wants to build a shed,  
24 he's got to be 50 feet from the right-of-way of

- 1 the road. If this guy over here wants to build  
2 a grain silo, 50 feet from the right-of-way of  
3 the road. Anything that's built in the rural  
4 area, 50 feet from the right-of-way of the road.  
5 And that includes your fence, a 7-foot fence  
6 which is going to go around big, tall equipment  
7 that's going to block the view, and it's going  
8 to be 50 feet from the right-of-way of the road.
- 9 A. The State law says that counties can't impose  
10 anything more restrictive than set out by the  
11 State.
- 12 Q. And it says right here that it has to be  
13 50 feet from the right-of-way of the road.
- 14 A. Are you reading the County Ordinance or the  
15 State law?
- 16 Q. Yes. Setback Requirements, public road  
17 right-of-way, 50 feet from the nearest edge.
- 18 A. Okay. Our interpretation is that the fence is  
19 not part of the facility.
- 20 Q. If the fence isn't part of the facility, why  
21 would they put wording that -- why would that be  
22 specifically mentioned in there, giving a height  
23 regulation? Why would that be in the Ordinance,  
24 if you could just put the fence -- Oh, just put



1           it wherever you want, that's no big problem?

2           Why would that be?

3   A.     So, for example, the State law says that the  
4           facility must be enclosed by a fence.

5   Q.     Yes.

6   A.     So if the fence is part of the facility --

7   Q.     Yup.

8   A.     -- how you guys are implementing your Code is  
9           that we would then need two fences.

10   Q.    No, you don't. You have one fence right around  
11           the facility, that's it.

12   A.    But the State very clearly says it's not part  
13           of the facility.

14   Q.    Where does it say in the State Code that it's  
15           not part of the facility?

16   A.    If it was part of the facility, it would not  
17           need to be surrounded by a fence.

18   Q.    Can you say that again? If a fence --

19   A.    If the fence was part of the facility, the  
20           drafters of the law would not state that the  
21           facility needs to be enclosed by a fence.

22   Q.    So why would it need to be enclosed by a fence?

23   A.    The National Electric Code requires it to be  
24           enclosed by a fence.

1 Q. Right, which is a regulation which requires the  
2 fence, which is part of the facility. Because  
3 if the facility wasn't there, we wouldn't need  
4 the fence. The fence is part of the facility.

5 A. Okay.

6 Q. We're going to go on.

7 A. We can go on.

8 I could give you examples in your Code  
9 from a substation down the street, an electrical  
10 facility that is enclosed by a 7-foot fence that  
11 is within --

12 Q. Electrical substations owned by Ameren or other  
13 power companies are exempted from Ordinance --  
14 from the Zoning Ordinance. That's a totally  
15 different thing.

16 You are a Conditional Use under the AG  
17 Zone. The facilities owned by Corn Belt,  
18 Ameren, they are exempted from zoning, so they  
19 don't have the same regulations as you.

20 A. Okay.

21 Q. Okay. We'll move on.

22 How close is this facility to the nearest  
23 home?

24 A. No closer than 150 feet.

1 Q. Do you have anything more precise than that?

2 A. I don't have that specifically measured, but I  
3 can tell you.

4 Q. Do you know -- have you looked at the zoning  
5 site plan on W03, Page 3, of your site plan?

6 A. Okay.

7 Q. Do you have that in front of you?

8 A. Yup.

9 Q. At the bottom of that, on the south side of the  
10 road, it says: Solar structure is set back a  
11 minimum 50 feet from the nearest edge of the  
12 public road right-of-way.

13 Do you see where it says that?

14 A. Correct.

15 Q. Right to the left of that word "solar," you see  
16 a little square right there?

17 A. Okay.

18 Q. Do you see that little square on there?

19 A. Sure.

20 Q. Do you know what that little square is?

21 A. I would assume that's a house, but I would need  
22 to look at --

23 Q. Why would you assume it was a house?

24 A. There's also -- again, I would need to look at

1 other materials.

2 Q. Okay. You can look at other materials.

3 A. Is it applicable to the criteria?

4 Q. Well, I'm just going to ask you how far the  
5 fencing is going to be from that square.

6 Because it is a home.

7 A. We are happy to take a condition that all of  
8 our structures, all of our facilities, need to  
9 be 150 feet from a home.

10 Q. But you have no idea what the actual  
11 measurement is?

12 A. It's greater than 150 feet.

13 Q. Okay. Where will the power go that's generated  
14 from the facility?

15 A. It will go into Ameren's grid.

16 Q. And what path will that follow?

17 A. It will interconnect to lines that are adjacent  
18 to the property.

19 Q. And then where's the substation located for  
20 this one?

21 A. I would need to refresh myself on that. I  
22 don't have that in front of me.

23 Q. Don't know, okay.

24 So what kind of -- what kind of a fence

1 are you planning on putting around this project?

2 A. It's going to be a woven wire fence.

3 Q. Okay. And how tall is it going to be?

4 A. 7 feet.

5 Q. And do you -- will you testify that you will  
6 position the entrance in such a way that the  
7 truck can pull completely off the public road  
8 before opening the gate, so as not to cause  
9 congestion on the public streets?

10 A. Yes, that's fine.

11 Q. How often will personnel be on the site at the  
12 proposed solar farm?

13 A. Once the project is constructed and operating,  
14 it's more or less an unmanned facility, with,  
15 you know, operations and maintenance folks  
16 coming maybe once a month.

17 Q. Okay. And is the electric cabling aboveground  
18 or below ground?

19 A. Most of it's below ground, but we do go  
20 aboveground with some poles that connect to  
21 Ameren.

22 Q. So in your earlier testimony, you said this was  
23 going to be a tracking -- a tracking system that  
24 moves with the sun?

1 A. Correct.

2 Q. How does the winter weather, when we have ice,  
3 how does that affect the ability of the tracking  
4 system to move?

5 A. They have weather sensors built into them. If  
6 there is a weather event, that puts it into a  
7 still mode and it lays flat.

8 Q. So it just lays flat then until the ice is  
9 melted off?

10 A. I would have to check with the manufacturer on  
11 what exactly -- in what conditions it goes into  
12 still mode.

13 Q. Okay.

14 A. But these are engineered for weather events and  
15 there also weather stations built in. So it  
16 does account for the weather.

17 Q. So is there a different type of model that goes  
18 into areas where there's ice and snow than a  
19 place where there's, like, sun and hot all the  
20 time?

21 A. It's generally, more or less, the same  
22 equipment.

23 Q. Okay. How does heavy snow affect the solar  
24 array?

1 A. With these being trackers, they can sense the  
2 snow and they can dump the snow off.

3 Q. Okay. How long does it typically take to  
4 install a solar project at a site like this?

5 A. Six to nine months.

6 Q. Okay. And then how does that -- how do the  
7 materials come in? How do they get there?

8 A. Most materials will come in on trucks.

9 Q. Okay. And are you aware that at some times of  
10 the year that our roads are posted and heavy  
11 loads are not permitted to go?

12 A. If they are posted, we will abide by that in  
13 the Road Use Agreement.

14 Q. Okay. And will this site be lighted?

15 A. We do not intend to have any lights.

16 Q. Okay. So what do you plan to do as far as  
17 underneath of the array? What type of  
18 pollinators or ground cover do you plan to put  
19 there?

20 A. I believe we have a pollinator seed mix that we  
21 have worked with a local company to put  
22 together.

23 Q. So how will that be maintained then?

24 A. We will have a long-term contract with an

1 operations maintenance contractor.

2 Q. And how does that respond to area farmers who  
3 do aerial spraying and things like that?

4 A. I would hope they're not spraying on land  
5 that's not theirs. But if there is some drift,  
6 like any other thing that's grown, it will  
7 depend on how much drift there is.

8 Q. Do you have a plan then to replace the things  
9 that would be --

10 A. If it dies, then we will replace it and reseed.

11 Q. Okay. What are your plans in regards to  
12 establishing a decommissioning plan with Bureau  
13 County?

14 A. Decommissioning is required per the AIMA. We  
15 plan to obtain that.

16 Q. So you will follow through and get a  
17 decommissioning plan with Bureau County then?

18 A. Correct.

19 Q. Okay. Is there any kind of noise or sound  
20 emitted from the inverters or transformers or  
21 the other components that you testified would be  
22 part of this project?

23 A. There is generally a small hum that comes from  
24 both inverters and the transformers when they're



1 operating. So only during sunlight hours.  
2 Generally once you get beyond the fence --

3 AUDIENCE MEMBER: Can you speak up a  
4 little bit? There's a lot of outside noises.

5 A. Generally once you get beyond the fence, that  
6 is not audible above the ambient noise.

7 Q. (By Ms. Donarski:) Is there any kind of  
8 electromagnetic fields, EMFs, emitted from the  
9 inverters or transformers or other electrical  
10 equipment that can pose potential health hazards  
11 to individuals or animals living in close  
12 proximity to the project?

13 A. No.

14 Q. Has there been a study that shows that?

15 A. I have read a study that does show that EMFs  
16 aren't transmitted more than a foot or two, and  
17 generally no more than most electronics that we  
18 all carry around.

19 Q. Okay. Is this a speculative project based on  
20 being selected to receive grant funding?

21 A. No.

22 Q. So it's your intent to build this project if  
23 it -- should it be approved by the County?

24 A. And the rest of our diligence, but yes.

1 Q. Once that is built, are you just the developers  
2 of the project and then you sell it to someone  
3 else? Or how does that work?

4 A. It depends on the project, but we do both,  
5 where we -- some projects we sell, like at the  
6 point of construction, some we build ourselves  
7 and maintain.

8 Q. Okay. And out of the other ones that you have  
9 done, you said there were some others in  
10 Illinois that you were working on, one in  
11 Tazewell County. Is that one that you  
12 maintained yourself or was that one that was  
13 sold?

14 A. No, my business partner sold that one.

15 Q. Okay. How does your company select perspective  
16 sites for solar development?

17 A. If you look at it like in terms of a funnel,  
18 you just sort of work your way down the funnel.  
19 So what we're doing, we need to be in Ameren  
20 territory; we need to be relatively close to a  
21 substation; needs to be free of environmental  
22 issues, floodplains, wetlands, et cetera; we  
23 need to have a willing landowner; and there  
24 needs to be capacity on the grid in order to

1 support the project.

2 Q. And have you met all of those at this site?

3 A. We're in Ameren's territory; we're free of  
4 environmental issues; we're through our studies  
5 with Ameren; we obviously have a willing  
6 landowner. So yes.

7 Q. Okay. We have a letter from Soil and Water  
8 that talks about that the site contains prime  
9 farmland. Is there any consideration in  
10 giving -- picking sites for solar farms that are  
11 not considered prime farmland?

12 A. When we're working with landowners, you know,  
13 we do -- as long as it fits our criteria. Like,  
14 we don't want to use their best land, so long as  
15 it still fits our criteria. That's a  
16 conversation we have with landowners.

17 Q. Do you have any idea what fire district would  
18 cover this area?

19 A. I would have to look. Not off the top of my  
20 head.

21 Q. Okay. And what is your -- and you don't have  
22 any idea of the land uses around this property  
23 at all?

24 A. Generally farmland, with some rural

1 residential.

2 Q. Okay. And what would be the time frame for  
3 construction if the proposed array would be  
4 approved?

5 A. I believe we would begin the construction next  
6 summer.

7 Q. Is that the summer of 2024?

8 A. '24.

9 Q. And what do you do with construction debris  
10 during the --

11 A. It is all hauled off.

12 Q. And disposed of in a proper manner?

13 A. Correct.

14 Q. Okay. When you're looking at -- excuse me one  
15 second here.

16 One more question on site selection. Do  
17 you do any type of survey of existing land uses  
18 in the area and try to develop them away from  
19 residential areas where people's homes are  
20 located?

21 A. That is taken into consideration.

22 Q. Was it taken into consideration on this case,  
23 on Zearing 1?

24 A. We can't avoid all homes, but we're not up

1           against a subdivision or a larger group of  
2           homes. So we do the best we can.

3           MS. DONARSKI: That's all I have right  
4           now.

5           MR. WELBERS: Okay. Now you're subject to  
6           some questions from Interested Parties.

7           MR. SNYDER: All right.

8           MR. WELBERS: And so, again, this is a  
9           chance for everyone to ask questions. Some of  
10          you asked some questions of Reuben last time,  
11          but, again, Reuben is not here to further that.  
12          We were in recess, so we don't consider that a  
13          done deal. So you're welcome to ask the  
14          questions again.

15                  Do you have a question, Connie?

16    EXAMINATION

17 BY MS. STETSON:

18 Q.    Are you planning on --

19                  My name is Connie Stetson.

20                  Are you planning on using the PTC credit,  
21          which is a federal incentive?

22 A.    Our current plan is to use the Investment Tax  
23          Credit.

24 Q.    So you're not going to use the PTC tax credit?

1 A. That is not our current plan.

2 Q. So to me, if you're not using the PTC credit,  
3 your, probably, plan is to produce this solar  
4 project and then possibly sell to somebody that  
5 would use it?

6 A. Well, the Production Tax Credit, you can only  
7 take that or the Investment Tax Credit. And  
8 that's actually a recent change in the IRS  
9 rules. But our plan is to use the Investment  
10 Tax Credit.

11 Q. And other -- another question. Other solar  
12 companies have put their lease into the public  
13 records. Do you plan on doing that?

14 A. A memorandum of our lease will, at some point,  
15 be recorded on the title of the property, which  
16 will be public.

17 Q. It will be public?

18 A. A memorandum of our lease.

19 Q. Right. But it isn't as of now?

20 A. It has not been recorded as of now.

21 Q. And so when do you plan on doing that?

22 A. At some point prior to construction.

23 Q. Usually they do that right before -- like, way  
24 before they even start coming to these meetings.

1 A. I can't speak to what other developers do and  
2 what their process is.

3 MS. STETSON: I don't have any more  
4 questions at this time.

5 MR. WELBERS: Any questions?

6 Go ahead. Please identify yourself for  
7 the court reporter and then ask your questions.

8 MS. Kiest: Teresa Kiest, 3107 Arlington  
9 Drive, Princeton, Illinois.

10 I'm the daughter of the parents' house  
11 that's going to be completely engulfed by these  
12 fields.

13 COURT REPORTER: Can I have you spell your  
14 last name?

15 MS. Kiest: K-I-E-S-T, as in Tom.

16 EXAMINATION

17 BY MS. Kiest:

18 Q. My first question is, you had said about the  
19 panels moving. Is there any glare that comes  
20 from these panels that can reflect into my  
21 parents' home or, if we're out in the yard, make  
22 it so that we can't see or anything like that?

23 A. Yeah, the glare, you know, at some points there  
24 can be glare --

1           AUDIENCE MEMBER: Can you speak up a  
2           little bit? I can't hear you.

3   A.    At some point there can be glare with panels,  
4           but with the angle, it hits the panels and then  
5           reflects, it hits the panels and then reflects  
6           back up.

7           So in order to experience glare from these  
8           projects, you would have to be at an elevated  
9           perspective, flying through the air.

10   Q.   (By Ms. Kiest:) How many farms have you built  
11           and done that completely engulf a home like  
12           this?

13   A.    I cannot speak to "completely engulf."

14   Q.    Completely surround within 150 feet, like just  
15           surround a home, how many farms have you done  
16           that just isolate one residence?

17   A.    I would have to go back and look at all the  
18           projects I have developed.

19   Q.    And then what happens if when we're shooting in  
20           the field and one of our stray bullets goes into  
21           your solar farm? If it damages the equipment,  
22           do we have to worry about arc, electric, you  
23           know, explosions? Are we going to be held  
24           liable?



1           Because, I mean, we have a right to shoot  
2           our guns. That's where I go -- I'm a sheriff's  
3           deputy. I go out to my father's farm to  
4           practice, so.

5   A.    I have seen solar projects with bullet holes  
6           through the solar panels before. There's --  
7           they still operate, but they do cause damage.

8           And while I'm not a sheriff, I'm not an  
9           attorney, by my understanding is that's also a  
10          trespass.

11   Q.   So a person loses their Second Amendment right  
12          to practice on their own land?

13   A.    I didn't say anything about --

14   Q.    That would be considered trespassing, even  
15          though I'm not on --

16   A.    With something entering our property.

17   Q.    Just have to make sure I'm really on aim, huh?  
18          All right.

19                My other one was, you said you constructed  
20                in other counties here in Illinois. Now, when I  
21                was going through all these websites, I found  
22                one that was specific to Illinois, and it had  
23                said that Illinois had already set a standard  
24                that these solar fields are supposed to be at

1 least 250 feet from the property line.

2 Now, why is it that this one is only  
3 150 feet, if that was a statute that was set by  
4 the State of Illinois?

5 AUDIENCE MEMBER: That's not the property  
6 line. That 150 feet is the corner of the  
7 closest building.

8 MS. Kiest: The Statute said property line  
9 for the State of Illinois.

10 A. Yeah, so I can't speak to what you read. My  
11 understanding, my interpretation of the State  
12 law that was passed earlier this year, is that  
13 it's 150 feet from a residence and 50 feet from  
14 a public right-of-way or property line.

15 Q. (By Ms. Kiest:) And in the other counties, is  
16 that the standard you set, 150 feet?

17 A. That is the standard that the State set that  
18 the counties have to adopt. Nothing more  
19 restrictive than that.

20 Q. And she had asked where the power is going, and  
21 you said Ameren and all that. But once it goes  
22 to Ameren, is it staying here in this county, in  
23 this state?

24 A. It will stay in the state, yeah.

1 MS. STETSON: Another question.

2 MR. WELBERS: Go ahead.

3 EXAMINATION

4 BY MS. STETSON:

5 Q. Would you live in that house, surrounded by --

6 A. Possibly.

7 Q. Really? Huh.

8 MR. WELBERS: Go ahead, your question.

9 Please identify yourself.

10 MS. FETZER: Melissa Fetzer, 293- -- do  
11 you need my address?

12 MS. BEATTIE: Yeah.

13 MS. FETZER: 29300 - 2100 North Avenue,  
14 Arlington.

15 EXAMINATION

16 BY MS. FETZER:

17 Q. I have a couple questions for you. I take it,  
18 with your principal job, is that more  
19 administration, or what is that?

20 A. Over the last couple years, it's moved to more  
21 administration.

22 Q. So you should have seen this application then?

23 A. I have seen this application.

24 Q. My one first question is, why is this 51-acre

1 lot divided into two? It's the same parcel of  
2 ground. Why do we have two separate solar farms  
3 on this?

4 And I didn't know, is this for money  
5 incentives or is it just from the State? Or  
6 what's your reasoning there?

7 A. Yeah, it's -- these projects are being  
8 developed as virtual net metered projects, and  
9 the size limit that we're able to develop is  
10 5 megawatts alternating current. So in this  
11 case, there's two projects.

12 Q. So are you going around it, because basically  
13 the same parcel you're going to have  
14 9 megawatts?

15 A. Correct.

16 Q. Which doesn't make sense.

17 And when you have these two, are you  
18 putting two fences with the, what is it, 50 feet  
19 between because they're structures?

20 A. There will be a fence in between the two  
21 projects, and they are two separate projects and  
22 two separate applications here.

23 Q. But what's the space between?

24 A. The leased area of the -- each of the projects

1 abuts each other.

2 Q. So basically it's just formality again to get  
3 more money, to have more megawatts?

4 A. We are developing more megawatts.

5 Q. Okay. One question. If you have seen this  
6 permit, and she pointed out those dwellings. On  
7 every one of those on the maps, we're the house  
8 across the road that you thought was some  
9 structure. We have been there for six to seven  
10 years. Before then, was three generations.  
11 People live in that house.

12 We were never even circled to be 150 feet  
13 away from. And we measured from the front of  
14 our house to the edge of the field, and that's  
15 only, like, a hundred, 102, 103 feet. So you  
16 would have to go further.

17 And I take it -- I don't think Reuben came  
18 out either. I thought you had said that --

19 MR. WELBERS: You're borderline  
20 testifying, which you can do, but this is  
21 questions for him. I realize you're laying a  
22 little foundation for you question, but --

23 Q. (By Ms. Fetzner:) Is it your policy to send  
24 somebody out to look at these houses that you're

1 affecting, versus taking an old map -- because  
2 this was an old map -- and making your design  
3 and drawing it?

4 A. I believe somebody on our team has been out to  
5 the property, but I would need to check on it.

6 Q. Okay. We haven't --

7 A. We generally walk the sites with the landowner.

8 Q. You haven't talked to us. I don't know if this  
9 is just a way to say you're only bordered by two  
10 houses instead of three on this little piece.

11 But another question I have, this -- I've  
12 got copies of the records; they're public. This  
13 Conditional Use Permit, you're talking about  
14 that fence, which is a big problem for us.

15 Right in here the proposal says that the  
16 facility consists of solar panels, racking,  
17 piles, inverters, overhead poles, lines and  
18 perimeter fencing. That's in the application.  
19 So that perimeter fencing is part of the  
20 facility. So that should be back further.

21 MR. WELBERS: Is there a question there?

22 Q. (By Ms. Fetzer:) Right?

23 MR. WELBERS: Again, you can testify to  
24 that, but this is the time for --

1 MS. FETZER: Oh, can you testify to that?

2 MR. WELBERS: You can come up and say  
3 those things in the record --

4 MS. FETZER: Oh, okay.

5 MR. WELBERS: -- in a little bit. Please  
6 just try to ask the witness questions.

7 MS. FETZER: Okay. I guess I'm asking --

8 MR. WELBERS: I understand you have to lay  
9 a little foundation sometimes, but you're  
10 actually making some testimony here. You'll  
11 have your turn to do that.

12 MS. FETZER: Can I ask him though, he said  
13 -- he calls it perimeter.

14 Q. (By Ms. Fetzer:) Why are you talking -- what's  
15 the difference between perimeter fencing and  
16 facility fencing? There's only one fence.  
17 Because you said -- you guys like to say  
18 perimeter fencing.

19 A. Yeah, I think there's some semantics going on.

20 As I stated earlier, our position is, like  
21 as the Code is written, the fence is not part of  
22 the facility.

23 Q. Okay. Even though your application said it  
24 was?

1 A. I think there's semantics.

2 Q. Another question is, on this application it  
3 says the solar panels are going to be 12 feet  
4 high, is what you're predicting, but it said it  
5 could go up to 20. Who decides? If this is  
6 okay, can you jump it up to 20?

7 A. So how these function is, they're not at 20,  
8 but they track throughout the day. And  
9 sometimes when, like, let's say there's snow and  
10 it needs to dump the snow off, it will go  
11 completely vertical, and at that point it might  
12 be 12 feet, it might -- plus or minus. We  
13 haven't fully designed the system yet.

14 But it's only at that point, and during  
15 the normal day it's never going in that  
16 position.

17 Q. But you can pick one of those, if this is  
18 passed, on your own; the 12 or the 20?

19 A. We need to build the facility within the rules  
20 that are laid out.

21 Q. Okay. Then you didn't mention it, so I can't  
22 ask that.

23 MS. FETZER: Okay. Can I ask how many  
24 panels, or no?



1 MR. WELBERS: You can ask any question you  
2 think is pertinent.

3 MS. FETZER: Okay. I just think the small  
4 space -- that is something Reuben gave us. So  
5 I'll do that later.

6 MR. WELBERS: So did you ask --

7 MS. FETZER: No, well, the one I was  
8 asking is, Reuben gave us the thing that  
9 1 megawatt per six to eight acres, and 4-1/2 --

10 MR. WELBERS: We can't really talk about  
11 what Reuben said, he's not here, but you can  
12 certainly ask him a question you would have  
13 asked Reuben to get that answer.

14 MS. FETZER: Oh, okay.

15 Q. (By Ms. Fetzer:) What do you think then?  
16 1 megawatt is for six to eight acres. You guys  
17 are planning 4-1/2 megawatts on 25 acres. Even  
18 the lower end of six times the 4-1/2 gives you  
19 27. You need 27 acres for that.

20 Does this still work? Because you're in a  
21 smaller space, and then we know you can't go to  
22 the edges.

23 A. This still works. This project has not been  
24 fully engineered yet, but what would happen is

1 just the rows end up being a tiny bit closer  
2 together.

3 MS. FETZER: Okay.

4 MR. WELBERS: Are you good?

5 Go ahead, sir.

6 MR. FETZER: Derek Fetzer, 2325 Timber  
7 Ridge Drive, Princeton, Illinois.

8 EXAMINATION

9 BY MR. FETZER:

10 Q. I guess to follow up on the question, if the  
11 project was approved, you could put panels up to  
12 20 feet in height?

13 A. Our intention is not to put panels up to  
14 20 feet in height.

15 Q. But I guess, let's say five years down the road  
16 and you wanted to upgrade quality or, you know,  
17 new technology, would you have the ability to go  
18 up to 20 feet with the capacity of this, or  
19 would you have to come back to the Zoning Board  
20 and ask for that approval?

21 A. It depends what the approval says. But  
22 ultimately, like, you really wouldn't see that  
23 in the future because that would -- if at any  
24 point in the future it was repowered, you would

1 mostly just be swapping out the modules for  
2 different modules.

3 To get that much extra height, you would  
4 have to replace the racking and the steel in the  
5 ground, and that would be rebuilding the entire  
6 project, which I would venture to say that if we  
7 would rebuild the entire project, we would need  
8 a new Conditional Use Permit.

9 Q. The decommissioning costs, I saw a copy of  
10 that. Is the -- the value that it comes up  
11 with, is that the gross dollar amount or is it  
12 the net after the salvage value? What is used  
13 for the -- I guess, what is used for the amount  
14 that is required to be as a letter of credit or  
15 bond for the County?

16 A. Yeah, so that was prepared by a licensed  
17 Illinois engineer. I believe that it's after  
18 salvage value.

19 Q. Okay. And this -- just looking at stuff online  
20 and different other projects -- I assume  
21 projects are maybe State regulations -- they  
22 have like, for example, 2-1/2 percent adjustment  
23 inflation. Is that not required by the State of  
24 Illinois to include that, so, like, when the

1 project would be decommissioned 20 years down  
2 the road?

3 A. I would need to review the language, but that  
4 would be found in the AIMA.

5 MR. WELBERS: Mr. Stanley.

6 One second, sir.

7 MR. STANLEY: Calvin Stanley, Berlin  
8 Township Road Commissioner.

9 EXAMINATION

10 BY MR. STANLEY:

11 Q. I see you got an entrance going on 2100 for the  
12 map. I just was handed a map, so.

13 A. Okay.

14 Q. It's pretty well clearcut, right on 2100.

15 A. If that's what it says.

16 Q. Sure looks like it.

17 A. Yup, okay. Yes.

18 Q. Well, that was part of the original  
19 conversation, was 2100 was a no enter zone.

20 A. Okay.

21 Q. Without, you know, the Road Use Agreement --

22 A. Yup.

23 Q. -- it just isn't going to work.

24 A. Again, I believe my colleague, Reuben, has been

1 in conversation with you.

2 Q. Correct.

3 A. But I can't speak to your conversation.

4 Q. I want the public record to say that I'm with  
5 the solar panels, but I'm not with in people's  
6 backyards or anything that affects the Township  
7 or, well, number one, the entranceway -- this is  
8 just Solar 1. You know, it was spelled out to  
9 me that Solar 2 was going to be entered through  
10 Solar 1. I haven't got the map for Solar 1,  
11 but -- you know, which would be on Solar 2, but  
12 I can ask that question at that time.

13 But anyway, Solar 1 has the entrance at  
14 2100, and that just ain't going to float. I  
15 mean, it's a -- basically you can't enter --  
16 it's a seal-coat road that it just won't work.  
17 It will cause heavy damage to the road, an  
18 entrance on that.

19 Now, I'm compliant with 2950, but that's  
20 not a question to you. But at 2100, it's not  
21 going to work at all.

22 MR. WELBERS: Do you have other questions  
23 for him?

24 MR. STANLEY: Yeah, I do.

1 MR. WELBERS: I do expect you to come up  
2 and testify, and you can tell us all about these  
3 roads and a lot of things.

4 MR. STANLEY: Oh, no.

5 MR. WELBERS: But let's do the questions,  
6 if you would, please.

7 Q. (By Mr. Stanley:) Question, Solar 1, it looks  
8 to me like, according to the map here, you're  
9 pretty well covering the acreage with solar  
10 panels? I mean, just by the map. I don't know  
11 that's -- you know.

12 A. Yeah, generally.

13 Q. Somebody drew it; I didn't.

14 A. Yeah, I think ultimately, when these are  
15 finalized in design, they have about a 40,  
16 45 percent ground coverage/acre ratio.

17 Q. So you take 45 percent of the runoff, and  
18 everything is going to run off the solar panels  
19 into a certain area, and so you can't cover the  
20 whole solar panel area -- or the area with solar  
21 panels and not expect to have more runoff, is  
22 what I'm trying to say.

23 A. Yeah, all the water will go off into the  
24 impervious surface.

1 Q. Correct. It eventually gets somewhere.

2 A. It's the exact same amount of rain that comes  
3 down.

4 Q. Correct.

5           Unfortunately, I'm -- you know, you can't  
6 cover half of a field with solar panels and not  
7 expect more water to run off somewhere. It just  
8 -- unfortunately that --

9 A. The amount of impervious surface that we are  
10 adding is very minimal.

11 Q. What's that, sir?

12 A. The amount of impervious surface that we are  
13 adding is minimal.

14 Q. Impervious surface? So us laymans, you've got  
15 to spell it out to me.

16 A. Areas that don't drain as well.

17           These panels are not sitting flat on the  
18 ground.

19 Q. Correct, I know that.

20 A. Okay.

21 Q. But it's all going to go to a central location  
22 in between each one of these rows, correct?

23 A. It will change every single day based on time,  
24 how it's raining. You know, they don't stay the

1 same all the time. How it runs off will change  
2 based on the day and the time.

3 Q. But they are still going to be covered with the  
4 solar panels.

5 A. We will attach solar panels on top of steel  
6 posts.

7 Q. Okay. I'm just saying, the runoff has got to  
8 go somewhere, which eventually it's going to  
9 make it to the ditch. It's not going to be  
10 absorbed in under the solar panels.

11 And the solar panels, as long we are on --  
12 are those precast concrete pads or -- I mean,  
13 the arrays that I have looked at are, you know,  
14 pretty big chunks of concrete, precast, set  
15 there.

16 Are these piles or what are these?

17 A. These are steel piles in the ground.

18 Q. Steel piles?

19 A. Yeah. The only concrete we intend to use is  
20 the equipment pad for the transformer to sit on,  
21 which is -- you know, I think there's a couple  
22 of them, and they are, don't quote me, 10-by-10  
23 or 10-by-15.

24 Q. Okay. And so all of that will be hauled in,



1 all the steel piles, you said?

2 A. Correct.

3 Q. They will all be hauled in?

4 A. Correct.

5 Q. From local operation or --

6 A. The vendor has not been selected.

7 Q. And earlier, what did you say, it hasn't been  
8 engineered yet? Something wasn't engineered?

9 A. Fully engineered.

10 Q. Okay. I'm quite -- I don't mean to be blunt,  
11 but so we're here, sitting here, wasting -- or  
12 listening to something that's not fully  
13 engineered?

14 A. No. We have not --

15 Q. Maybe this is not the right place, I don't  
16 know. That's a question.

17 MR. WELBERS: Just ask questions,  
18 Commissioner.

19 MR. STANLEY: It's a question. He said it  
20 wasn't fully engineered.

21 MR. WELBERS: I understand.

22 MR. STANLEY: And my question is, what am  
23 I doing here if it's not completely engineered?

24 MR. WELBERS: He can answer if he knows.

1 If he doesn't know, he doesn't know.

2 A. We are seeking approval to build a facility  
3 based upon these preliminary drawings and what  
4 we submitted.

5 Q. (By Mr. Stanley:) So you're going to have an  
6 entrance on 2100, according to this site -- this  
7 map?

8 A. According to this, that is the ideal location.  
9 We are happy to work with what's in the bounds  
10 of the Road Use Agreement.

11 Q. Have you ever experienced any rebates or  
12 credits due to any of these property owners  
13 nearby from Ameren, or any subsidies, lifetime  
14 subsidies --

15 A. No.

16 Q. -- to people that are maybe engulfed in the  
17 solar panels? Just a question. You're not  
18 aware of any of that? Never happens?

19 A. I am not aware. I am not aware.

20 Q. You're not aware of it?

21 I can't hear you, I'm sorry.

22 A. I am not aware.

23 MR. WELBERS: Sir, you had a question?

24 Please again identify yourself.

1 MR. Kiest: Darrel Kiest, 29221 - 2100  
2 North Avenue.

3 Can I speak on Zearing 2?

4 MS. DONARSKI: No.

5 MR. WELBERS: No. No, but you'll have  
6 that chance to do that once we close this one  
7 out. Stick to Zearing 1.

8 MR. Kiest: I got caught last time.

9 MR. WELBERS: Stick to Zearing 1, if you  
10 would, please.

11 Yes, Teresa.

12 EXAMINATION

13 BY MS. Kiest:

14 Q. Now, I understand you said you're a principal  
15 interest, which is an administrator basically  
16 for your company, but did you ever do  
17 construction on these sites or, like, be at  
18 these sites after they're constructed?

19 A. Yes.

20 Q. Okay. So quick question. How -- when you did  
21 visit these sites after they were constructed,  
22 how long did you stay on these sites? Like,  
23 were you there for hours checking things, or  
24 were you just there and gone?

1 A. I have spent days out on these sites.

2 Q. Okay. So then my real question is, like, you  
3 being on those sites for hours on end, did you  
4 feel any change in temperature from EMF  
5 radiation?

6 A. No.

7 Q. It didn't feel any hotter in those sites than  
8 it did once you left those sites?

9 A. Not that I could feel.

10 MR. WELBERS: Good?

11 Any other questions from our people here?

12 (No verbal response.)

13 MR. WELBERS: Go ahead, Kris.

14 EXAMINATION

15 BY MS. DONARSKI:

16 Q. I have a question for you. Have you ever lived  
17 in a rural setting, such as where this has  
18 been -- is being proposed?

19 A. I grew up in a rural setting.

20 Q. Okay. And are you aware with -- and where  
21 would that rural setting have been?

22 A. In Central Oregon.

23 Q. Okay. And did you ever -- familiar with a term  
24 called a snow fence?

1 A. I have heard of a snow fence before, but yeah,  
2 not probably as familiar as you are here in  
3 Illinois.

4 Q. Are you aware how a snow fence works?

5 A. My understanding is, it generally keeps snow  
6 from blowing across the road.

7 Q. It keeps it from drifting. And do you know how  
8 it keeps it from drifting across the road?

9 A. I would assume it blocks the wind from blowing  
10 it. But I have not lived by a snow fence and  
11 have not observed them in action.

12 Q. Okay. Are you aware that snow fences are  
13 generally kept well off the road because the  
14 snow accumulates directly on the downwind side  
15 of the fence?

16 A. Okay.

17 Q. Are you aware of that?

18 A. I am now.

19 Q. Would you be surprised to know that placing a  
20 fence, a tall fence, close to the right-of-way  
21 of the road would cause that road to -- it could  
22 cause that road to experience extreme drifting  
23 because it could not blow across freely and  
24 would encourage drifting of the road?

1 A. If you put a snow fence adjacent to a road,  
2 I -- yes.

3 I'm not sure what a snow fence has to do  
4 with our project. It's not part of the  
5 application.

6 Q. Well, would you be surprised that a metal farm  
7 fence, 7 foot tall, could have a similar outcome  
8 as a snow fence?

9 A. I have not seen that.

10 MS. DONARSKI: Okay. Thank you.

11 MR. WELBERS: Does our Board have any  
12 questions?

13 EXAMINATION

14 BY MR. JENSEN:

15 Q. The fencing that we're talking about, the holes  
16 that are in the fence, how big?

17 A. Our intention is to use bigger than chain link  
18 but wire fence. You know, I don't know, maybe  
19 4-by-6 or something, but I would have to --

20 Q. Do you know what the gauge, by chance, would be  
21 on the wire?

22 A. I do not know.

23 MR. JENSEN: Okay. Just curious.

24 MR. WELBERS: Anything else? Yes, go

1 ahead.

2 EXAMINATION

3 BY MS. SMITH:

4 Q. You had mentioned that the project was  
5 anticipated to start the summer of 2024?

6 A. That would be our intention.

7 Q. I'm sorry?

8 A. That would be our intention, yes.

9 Q. Has there been some change since the last  
10 hearing that we had?

11 A. I --

12 Q. It was our understanding it was going to start  
13 in the fall of 2024.

14 A. Yeah, where Reuben and I might be different in  
15 a couple months, but --

16 Q. What determines when you start this project?

17 A. There's a number of things that determine when  
18 we actually start the construction, and one of  
19 them is just purely our contractor's schedule  
20 and when they can, you know, get out on site.

21 MR. WELBERS: Anything else?

22 MS. SMITH: No.

23 MR. WELBERS: I believe we're done with  
24 questions. So you can go back to your seat, and

1 others will come up now and testify to their --  
2 what they would like to say, which they would be  
3 subject to questions from the audience and  
4 yourself.

5 Would you like to testify first?

6 MS. FETZER: Sure.

7 MR. WELBERS: Come on up, please.

8 MELISSA FETZER,

9 being first duly sworn, testified as follows:

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

12 MS. FETZER: Melissa Fetzer, 29300 - 2100  
13 North Avenue, Arlington.

14 MS. BEATTIE: Thank you.

15 MS. FETZER: I do have more papers for you  
16 guys. I have given you folders here.

17 We keep hearing that it does not affect  
18 house and home values. There are quite a number  
19 of studies out there that it does.

20 So on these, like if you look at the first  
21 two, this first one is from a thing called  
22 EcoWatch, and this is actually with the Green  
23 Environment, whatever, that the solar companies  
24 use. It's one of the nation's leading ones.



1           This is written by Paige Bennett from  
2           March 16th, '23. I'm going to combine it with  
3           this next one, which is Solar Farms Hurt  
4           Property Values, Most Americans Don't Have  
5           Anything to Worry About. This is by Elizabeth  
6           White, and this was March 23, 2023. Both of  
7           these two refer to the same study.

8           Lawrence Berkley, National Lab, analyzed  
9           1.8 million home sales, as well as more than  
10          1500 of the bigger solar projects in six states,  
11          and they wanted to determine if the proximity to  
12          the solar farm impacts the home prices. The  
13          findings have found that the average decline for  
14          a half a mile away is 1.5; for a quarter mile  
15          away is 2.3 percent.

16          Between the six states, it averaged  
17          California and Connecticut didn't have any  
18          difference, but California is California;  
19          Massachusetts had 1.4; but Minnesota had  
20          4 percent; North Carolina, 5 percent; New  
21          Jersey, 5.6. But part of the study says the  
22          only significant difference in property values  
23          were observed for homes near solar farm sites  
24          previously used for ag and rural locations. And

1 then their average jumped up to 3 percent and  
2 4.2, and that was still including California and  
3 Connecticut.

4 The next one was the Providence Journal,  
5 Solar Farms Reduce Home Values. And this is  
6 October 1st, 2020. This one was by the  
7 University of Rhode Island, and they took info  
8 from a decade and a half, so 15 years. They  
9 concluded that these solar developments had a  
10 negative impact on nearby homes. If it's a mile  
11 away, they said 1.7 percent; a tenth of a mile  
12 is decreased by 7 percent.

13 We're still a lot closer than a tenth of a  
14 mile.

15 The next one is a paper, and this is an  
16 appraiser, Mary McClinton Clay, and she's a  
17 member of this MAI, a member of the Appraisal  
18 Institute. She was looking into -- and this is  
19 Kansas -- to figure the decrease in property  
20 values as a result of proximity to the solar  
21 energy generation system. And her thing is,  
22 evidence presented by these cases of a hundred  
23 mill- -- milliwatts, whatever, or less, solar  
24 farms indicates the solar farms damage property

1 values at least 6 percent decrease or up to  
2 30 percent decrease and that these solar farms  
3 do negatively impact them.

4 On that one -- you can look later -- I  
5 gave you the cover sheet of her study, the table  
6 of contents, everything she looked at.

7 Then her conclusion here, she said that  
8 nonetheless, it's -- the evidence is compelling  
9 and contradicts the claims by solar developers  
10 that there's no decrease in the property value  
11 as a result of proximity to these utility solar  
12 farms.

13 In her study, which was quite a few  
14 things, she indicated that the damaged values  
15 decreased by at least 15 percent and some were  
16 up to 28 and 30 percent.

17 Then if you wanted to see, this is -- she  
18 did individual studies. Some were 7 percent,  
19 then 30, and most of them were, like, 16, 16.8,  
20 16.9, all this decreased value. Indiana,  
21 Kansas, some of the surrounding states.

22 The last pages I gave you was her  
23 qualifications and certification and stuff.

24 The very last one of the papers was this

1 Mashburn, who's another appraiser. And they had  
2 him looking -- and he was doing this for the  
3 Citizens for Responsible Solar in Virginia. And  
4 he used information between studies,  
5 conversations with landowners, real estate  
6 agents, appraisers in North Carolina,  
7 Pennsylvania, Indiana, and Ohio, checking out  
8 the possible impact.

9 One thing he found that was very  
10 interesting, he did not find any impact studies  
11 funded by the solar development companies that  
12 indicate a negative property values. And he  
13 said this was because if it did conclude the  
14 utility scale solar installation impacted  
15 negatively, they would not publish it or the  
16 study would be halted.

17 He had two research papers from the  
18 University of Texas at Austin in May of 2018,  
19 and the University of Rhode Island, September of  
20 2020, and both of those show that there was a  
21 negative impact on houses in close -- abutting  
22 and in close proximity to these farms.

23 I thought this was interesting, again,  
24 because we're there. He raised the question of,

1 Why are independent research papers published by  
2 respected universities indicating that parcels  
3 adjacent to or abutting utility scale solar  
4 facilities are negatively impacted, but research  
5 funded by the solar developers are stating  
6 there's no impact on adjacent properties due to  
7 the presence of the facility?

8 And so besides property values, there's  
9 other reasons we are against this. One, it is  
10 an eyesore. We have had three generations at  
11 our house. We decided to add on to Ron's  
12 grandparents' house. It has great views. We  
13 kind of sit up. I mean, if you want to know how  
14 far we can see, we can see all the wind farms  
15 from the Tiskilwa-Wyanet area, to the Ohio, Van  
16 Orin, Paw Paw, Mendota. When we have these  
17 panels up, we are not going to see them.

18 But it's not just the view. Ron uses  
19 it -- our big window, we can see the other farm,  
20 which is the home place. That's where all of  
21 our machinery and all that is. He can see if  
22 the -- John Deere comes in, a repairman comes  
23 in. So from our house he could go over, instead  
24 of sitting out in the drive, waiting for one,

1 two, three, four, five hours in his truck.

2 The deck -- if you went by our house, and  
3 I think some of you did, the deck in front we  
4 built and we use it a lot. You sit on it, you  
5 talk, you enjoy the quiet.

6 This would affect totally our lifestyle.  
7 We wouldn't be able -- you wouldn't have the  
8 views, but the other thing, which you're  
9 downplaying, is the noise. There will be  
10 humming, because we're right on top of this  
11 facility. We know we'll hear some noise.

12 I have hearing aids. And I don't know if  
13 any of you guys do, but when you wear hearing  
14 aids, if you have got this background noise, it  
15 blocks out the conversation, that you can't  
16 hear. So I know this will also affect me, even  
17 just being able to even sit out there with  
18 friends, family, whatever, and converse.

19 The noise issue is one, the eyesore, but  
20 we also are concerned of the safety issue.  
21 We're calling that fence a snow fence. Our road  
22 has drifting anyways. I have gotten stuck in  
23 front of our house, just over, before when I had  
24 to go to work at, like, 5:30 in the morning.

1           And the last time they all laughed at me,  
2           I was stuck in so deep. I tried to go through,  
3           I couldn't even get the door open. They had to  
4           pull me out with a tractor.

5           But this is one area of the road -- if you  
6           put this fence from the track to the west all  
7           the way to the front, it's going to be continual  
8           drifting. And the thing is, our Township does  
9           not have the resources to spend a day every time  
10          we get a measurable snow and wind to dig us out  
11          and Darrel out, when they've got the whole  
12          township to do. And they certainly don't have  
13          the resources to buy another truck and probably  
14          additional help. So this would be a problem.

15          The other one that wasn't mentioned a  
16          whole lot is fire. That is a little bit of a  
17          concern. Damaged panels can lead to fire. The  
18          process of the -- turning the solar -- or the  
19          sunlight into usable energy, and a lot of stuff  
20          I read, normally can create little sparks and  
21          these sparks can start -- especially in our  
22          drought area, start fire. And there's also the  
23          risk of electrical fires, which take -- I think  
24          they're hard to put out, and they take different

1 equipment. But Calvin would probably know about  
2 that, because I'm not a fireman.

3 We are concerned about the fires though.  
4 Because if something started there and there's  
5 nobody around to man it, and our wind, and we  
6 have wind all year around, that could easily get  
7 to our barns or our buildings. So definitely  
8 the fire is a concern too.

9 So between all of this, we do know it's  
10 going to affect our lifestyle, our enjoyment of  
11 our houses, our yards.

12 Like I said, we had three generations.  
13 Brenda's had more than that at her place, five  
14 or six. You know, Dale and his wife, they built  
15 their house and farm; they are not going to be  
16 able to do what they normally would.

17 And we would ask again -- and I know they  
18 asked the principal, I don't remember his name,  
19 but would you want to live right next to these?  
20 Would you want this as your front yard? Would  
21 you want this totally surrounding you? Do you  
22 honestly believe that putting this in, your  
23 house wouldn't decrease in value?

24 So basically we are strongly encouraging



1 you or asking you not to approve this. There's  
2 land the same farmer owns, same hookup in the  
3 grid, right across the tracks that's not  
4 bordered by three houses. This you're putting  
5 right in the middle.

6 And I have to say, all the studies I  
7 looked at, I could hardly find one that you had  
8 these houses bordering a solar farm, this little  
9 piece of land right in the middle. And that's  
10 where you decided to work, and I don't know why  
11 it was a good idea.

12 But anyway, that's what we're hoping,  
13 we're hoping it votes no.

14 Any questions?

15 MR. WELBERS: We're going to find that  
16 out.

17 Do you have any questions of this witness?

18 MS. FETZER: Oh, that was you who asks.  
19 Sorry.

20 MR. WELBERS: If you do. If you don't,  
21 you --

22 MR. SNYDER: I'm able to provide  
23 responsive testimony?

24 MR. WELBERS: Sure. But you don't have

1 any questions?

2 MR. SNYDER: No questions.

3 MR. WELBERS: Any other questions of this  
4 witness?

5 MS. DONARSKI: I have one.

6 EXAMINATION

7 BY MS. DONARSKI:

8 Q. How long have you lived here, Melissa?

9 A. We have lived in this house, it's like between  
10 six and seven years. We added on. It was his  
11 grandparents', and then his aunt's, and then us.  
12 We decided to -- and you don't see it on the map  
13 either because they're outdated. I just can't  
14 believe we are not on the map and even  
15 considered, like we're a nonentity.

16 But we added 30 feet more to the east. So  
17 we've even got a longer house now.

18 Q. Okay.

19 A. But the -- I think, was it in the '40s, the  
20 grandparents built it.

21 MS. DONARSKI: Okay.

22 MR. WELBERS: Is that good?

23 MS. DONARSKI: Yup. Thank you.

24 MR. WELBERS: No other questions?

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(No verbal response.)

MR. WELBERS: You can return to your seat.

MS. FETZER: Thank you.

MR. WELBERS: Who's our next witness? Who would like to testify next?

TERESA Kiest,  
being first duly sworn, testified as follows:

MS. BEATTIE: Please state your name and address for the record.

MS. Kiest: Teresa Kiest, 3107 Arlington Drive, Princeton.

MS. DONARSKI: Excuse me for one second. I think this coffee pot is on, because I keep hearing it making noises back here.

(A discussion was held off the record.)

MS. Kiest: I'm hoping it's allowed, sir, that I read testimony from other people. Is that allowed?

MR. WELBERS: Well. . .

MS. Kiest: I have got testimony on the first page from a licensed realtor. The very last one is my statement that I will be reading word for word, to make sure that my mouth and my

1 attitude stay in order.

2 MR. WELBERS: When it comes to an opinion  
3 from the realtor, you submitted that as an  
4 exhibit.

5 Did we number these exhibits? Did we have  
6 one last night --

7 MS. BEATTIE: No, we did not.

8 MR. WELBERS: -- last week?

9 MS. BEATTIE: No.

10 (IP Exhibit Number 1 marked for  
11 identification.)

12 MR. WELBERS: So this is Interested Party  
13 Number 1.

14 (IP Exhibit Number 2 marked for  
15 identification.)

16 MS. BEATTIE: That's Interested Party  
17 Number 2.

18 MR. WELBERS: This is Interested Party  
19 Number 2.

20 I think the letter speaks for itself. In  
21 order for it really to come into the record, the  
22 realtor should be here.

23 MR. KIEST: Unfortunately, he's out of  
24 state.

1 MR. WELBERS: I understand.

2 Go ahead and read the letter from Daniel  
3 Wujek and, of course --

4 MS. Kiest: Can I read my letter? Would  
5 be I be able to --

6 MR. WELBERS: Absolutely. Now, you're  
7 here to testify.

8 MR. Kiest: Would I be able to read the  
9 second letter that was actually for my father  
10 but my father has given me to right to read it?  
11 It was presented for my father.

12 MR. WELBERS: Is this your father?

13 MS. Kiest: It is my father.

14 MR. WELBERS: Is he going to tell us it's  
15 okay?

16 MS. Kiest: Is it okay, Dad, that I read  
17 the second page?

18 (Darrel Kiest nodded his head.)

19 MR. WELBERS: Then you can do it.

20 MR. Kiest: She talks better than me.

21 MS. Kiest: Thank you for your time. My  
22 name is Darrel Kiest, and I'm here to  
23 object to the current Conditional Use  
24 request for Zearing Solar 1 and Zearing

1 Solar 2, which are both planned on the  
2 same parcel of farmland.

3 This farmland surrounds the 3-acre  
4 property that has been owned by Darrel and  
5 Sue Kiest for over 20 years. The current  
6 proposed plan wants to allow their  
7 property to be surrounded on three sides  
8 by large chain link fencing and hundreds  
9 of solar panels from 6 to 12 feet tall,  
10 depending on their support design.

11 This will be their view from their  
12 property they bought to retire on. These  
13 citizens' homes surrounded by agricultural  
14 use land would then be in the middle of an  
15 industrial complex. Farmland being used  
16 for alternative energy is to be admired,  
17 but not when it's financially and  
18 physically damaging to county residents.

19 There are many issues with this plan  
20 that have not been thought through or  
21 considered. First is snow impact. This  
22 plan wants to put nearly a quarter mile of  
23 tall chain link fencing up against the  
24 only road access for this owner and

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1 multiple other residents. Since wind is  
2 plentiful in this area, as it is evident  
3 by the large line of wind turbines that  
4 can be seen from this property, the  
5 drifting of snow on these roads is already  
6 a common issue. Adding a quarter-mile-  
7 long snow-catching fence is going to make  
8 the road unpassable multiple times a year.  
9 In addition, surrounding the Kiest  
10 residence with fencing on three --  
11 three -- sides is going to make a swirl  
12 effect on the property that will routinely  
13 drift them in. And this would not have  
14 happened if the snow was allowed to move  
15 freely into the fields.

16 With the Kiests being capable, but  
17 elderly, this puts them in danger of not  
18 being able to get emergency services to  
19 them or getting to emergency services by  
20 themselves if needed.

21 Second, the proposed setback on this  
22 project. We are being told that all solar  
23 panels must be at least 150 feet from the  
24 nearest structure on this proposed plan.

1 Bureau County does not currently have  
2 performance standards with Solar Farm  
3 Zoning Ordinances. So this leaves the  
4 decision up to this Commission.

5 Of the 24-plus counties that have  
6 residential buffer requirements, your  
7 current 150-foot proposed buffer is the  
8 lowest distance required among those  
9 counties. Most have a minimum of  
10 250 feet, and many other counties protect  
11 -- protect -- their citizens with a  
12 500-foot buffer to a dwelling. At the  
13 very least, the current proposed buffer  
14 distance should, and must, be  
15 reconsidered.

16 Other locations are available. There  
17 are thousands of acres of farmland in this  
18 area that could be used for this project  
19 and would not directly affect and infringe  
20 on current property owners.

21 What is most unacceptable is that  
22 this agricultural landowner has other  
23 fields across the railroad track that  
24 would have no direct impact on multiple



1 residential properties and could be leased  
2 to the solar company for this project.  
3 But this process is being allowed to  
4 continue on this parcel.

5 None of the other solar projects on  
6 November's agenda are impacting a  
7 residential property by surrounding it  
8 with fencing and solar panels. This  
9 includes Rocky Mountain Elk Solar 2,  
10 Johnson Lake Solar 2, or Cherry Solar 1.  
11 The Zearing Solar project is unique to  
12 this, and absolutely requires correction  
13 by finding a new location.

14 Fourth, the financial damage to  
15 property value. The completion of this  
16 project around the Kiest property would  
17 make this home unsellable and the  
18 neighbors across the street would lose  
19 significant property value. There will be  
20 no interested buyers that will want to own  
21 this home and property that is completely  
22 surrounded by fencing and hundreds of  
23 solar panels to look at daily.

24 This property was recently appraised

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1 at over 190,000, and they expect to be  
2 able to sell this property in the future  
3 for that value or more. Allowing this  
4 location to be used for this project will  
5 expose these owners to financial loss, and  
6 the County will have damaged them as a  
7 result.

8 Keep in mind, just because the  
9 Commission were to decide to allow this  
10 does not exempt them from being liable for  
11 financial losses to these property owners.  
12 If this home becomes unsellable, the  
13 Kiests have a bulletproof case against the  
14 County for their financial loss.

15 There is no need to damage a county  
16 citizen when other options are available.  
17 You must deny this request and have this  
18 project moved to a proper location. Thank  
19 you.

20 The next one was from the bank. Was I  
21 allowed to read that, sir?

22 MR. WELBERS: Go ahead.

23 MS. KIEST: November 27th, 2023. This is  
24 from --

1           Zoning Commission Officials, Darrel  
2           Kiest approached me regarding the mortgage  
3           he has on property with the State Bank of  
4           Cherry. I was informed that a proposed  
5           solar farm will be surrounding his home on  
6           three sides.

7           His question to me was, Do you think  
8           the value of our home as collateral for  
9           your mortgage will be diminished due to a  
10          solar farm surrounding me?

11          It is highly likely that the value of  
12          our collateral will be significantly  
13          diminished. We have no firsthand  
14          experience in determining how much the  
15          value would decline, since we have no  
16          other homes financed that are surrounded  
17          by solar farms, but market data will  
18          indicate that buyers are unwilling to pay  
19          as much for residences located right next  
20          to transmission lines, windmills,  
21          airports, and the like. A solar farm  
22          surrounding a farmstead falls into the  
23          same category. The bank is concerned  
24          about what such installation will do to

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1 adjacent property values.

2 And that is from the President of the  
3 State Bank of Cherry.

4 MR. WELBERS: Then you have your letter.

5 MS. KIEST: Now my letter.

6 The American Dream -- and I'm sorry. You  
7 work hard to go get what you want. My parents  
8 did that with this home. Me and my kids love  
9 going out to Nana and Papa's, shooting guns,  
10 starting big fires, talking and laughing,  
11 watching the fire, riding go-karts around, and  
12 getting rides from Nana and Papa in the wagon  
13 pulled by the mower, sitting with Nana and Papa  
14 under the shade tree during a hot day that  
15 always catches the perfect breeze, planting,  
16 weeding, harvesting the garden that allows us  
17 and friends fresh vegetables.

18 This will all be taken away, because now  
19 they will be completely surrounded by a solar  
20 farm. Any reasonable person knows this.

21 Accountability, that is what I hold you  
22 to. Accountability for knowing completely  
23 surrounding a person's home with an EMF field  
24 will change their way of life. And if you feel

1 it is reasonable, I say to you, start with your  
2 home. Start with your home. Surround your home  
3 first, then check with me in ten years and let  
4 me know if your way of life, if your dream home  
5 is still of the same value. We know you will  
6 lose value. That is a given and proven already  
7 in studies.

8 But quality of life, accountability, that  
9 is what I hold you to. Any reasonable person  
10 knows -- oh, sorry, I must have lost a page.  
11 I'm sorry.

12 When you move to a gravel road, country  
13 area and build your dream home, you never think,  
14 One day I may be completely engulfed by a solar  
15 farm and an EMF radiation field.

16 My parents just wanted to have their  
17 country home on a gravel road, where they can  
18 live quietly and be left in peace and not a  
19 bother to anyone. This can all be taken away by  
20 you. It is your decision, so the accountability  
21 falls on you. And remember, this decision will  
22 set a precedence.

23 Accountability, responsibility, when you  
24 took this position, you took an oath for

1 residents of Bureau County. Think of them now.  
2 Because what are you doing to my parents, who  
3 are residents of Bureau County?

4 This solar farm will not benefit us. All  
5 that energy goes elsewhere --

6 That was before I knew that.

7 And if it's about money, you would make  
8 more tax money from farmland than a field  
9 engulfed by solar fields, by solar panels.

10 Their dream home -- their dream home --  
11 remember, your constituents are watching and  
12 listening. Be reasonable. Don't engulf my  
13 parents' dream home with a solar EMF radiation  
14 field. It's unnecessary. And there are plenty  
15 of other locations far from homes that won't  
16 affect people's quality of life.

17 Please be reasonable, empathetic, and  
18 remember, accountability is personally on your  
19 decision.

20 And I know I skipped a page, I'm sorry.  
21 But I just really need people to understand, my  
22 parents worked hard for this. My parents  
23 worked -- my dad slaved away at Chrysler for  
24 over 30 years. My mom worked in a factory,

1 punching C clamps as piecework. This -- they  
2 looked high and low for the perfect, perfect  
3 location. This was it. They built that home.  
4 I was out there digging holes, nine months  
5 pregnant with my daughter, to plant the trees  
6 that surround this property.

7 I have been out there since 2003, when I  
8 came to this county. I fell in love with this  
9 area, not just because of my parents, but  
10 because I felt like people really cared about  
11 people here.

12 And I feel like this is a personal attack  
13 on my parents, I really do. I just don't  
14 understand, out of all the land, why, why would  
15 you do this to these people?

16 And if it starts with them, who's next?  
17 Who's next? You? Do you want to give up your  
18 land and be surrounded? There's other options.  
19 There has to be.

20 And I really request that you people  
21 appeal this and just drop this, and I really --  
22 I really hope this goes nowhere. Because it's  
23 heartbreaking, it really is. It's  
24 heartbreaking. I'm all for saving the planet,

1 but at what cost? At what cost?

2 That's it.

3 MR. WELBERS: Just one question I have for  
4 you. This letter that you have at the start  
5 comes from someone named Wayne Kiest. Is  
6 that --

7 MR. Kiest: That is my brother, who is a  
8 realtor, and he also does property management in  
9 South Carolina.

10 MR. WELBERS: Okay. That identify who he  
11 is and that he would know something about it.

12 Okay. Let's see if there's any questions  
13 for Teresa.

14 MS. Kiest: And I'm sorry I got emotional,  
15 but it's upsetting.

16 MR. WELBERS: I understand.

17 Any questions?

18 (No verbal response.)

19 MR. WELBERS: Okay. I think you can relax  
20 now.

21 MS. Kiest: Thank you.

22 MR. WELBERS: Do we have another witness  
23 that would like to come forward?

24 I knew you were coming, and I want you to.



1 We're very, very, very interested in your  
2 assessment on the roads. So come forward.  
3 Don't let me dwell on it.

4 MR. STANLEY: It will take me a while.

5 MR. WELBERS: Go ahead, sir. That's what  
6 we want.

7 CALVIN STANLEY,  
8 being first duly sworn, testified as follows:

9 MS. BEATTIE: Would you please state your  
10 name and address.

11 MR. STANLEY: Calvin Stanley, 28382 - 2050  
12 North Avenue, Malden, Illinois, 61337.

13 MS. BEATTIE: Thank you.

14 MR. STANLEY: Okay. I don't know if I  
15 have too much testimony, but first of all, I  
16 want to state that I don't have any personal  
17 problems with the solar panels. Like I said  
18 before, I do have a problem with their  
19 backyards.

20 But my job here is to protect the roads  
21 and to -- these people elect me to take care of  
22 the roads and make sure they're not damaged.  
23 And these plans, which I just got handed here a  
24 little bit ago, was -- shows the gateways going

1 -- on both Solar 1 and Solar 2 entering on 2100,  
2 which in my previous conversations with --  
3 what's his name again?

4 MS. BEATTIE: Reuben.

5 MR. STANLEY: -- Reuben, absolutely 2100  
6 was not going to work. It's just a basic  
7 seal-coat road over top of gravel. It's very  
8 narrow and it -- I didn't have a problem with  
9 2950, but I do have a large problem with 2100.

10 And according to these site maps that --  
11 looks like a good engineer, by the way -- both  
12 entrances for Solar 1 and Solar 2 are on 2100.

13 And the 50-foot setback for the fence  
14 isn't really spelled out anywhere. I've got to  
15 deal with it. Whether it's your version,  
16 County's version, somebody's version, I've still  
17 got to deal with it. And if it's on a property  
18 line, I can take you down and show you a  
19 telephone pole that creates a drift. I mean,  
20 tonight would be a good night. It does drift.  
21 We've got to deal with it.

22 As far as the runoff, you know, I'm  
23 testifying here that you cannot cover that  
24 property with solar panels -- which, you know,

1 they're on an angle -- you cannot cover that  
2 property and not expect water to run off of it  
3 more so than what it already does. And that  
4 drainage eventually gets to the ditches, and  
5 that does -- is my wheelhouse.

6 AUDIENCE MEMBER: Or our yard. Or our  
7 yard.

8 MR. KIEST: Or their yard.

9 But still, both -- like I say, both these  
10 got the entrance going on 2100, and that just --  
11 the road won't hold up.

12 I know the Road Use Agreement had to be in  
13 place before --

14 MR. WELBERS: Right.

15 MR. STANLEY: -- the building permit.

16 MR. WELBERS: Not going to be here, is it?

17 MR. STANLEY: This gets me -- you know,  
18 yeah, so not on 2100.

19 MR. WELBERS: You're not going to agree to  
20 it?

21 MR. STANLEY: Not on 2100. I'm very  
22 flexible on 2950. 2100, it just ain't going to  
23 float.

24 You know, part of that agreement was the

1 trips and the tonnage and that kind of stuff was  
2 part of that. Which we haven't got to yet, I  
3 understand that.

4 And then the LLC part of it, which  
5 probably -- I haven't heard anybody discuss the  
6 LLC part of it. 1 and 2, I should have probably  
7 questioned you on that, but I'm making a  
8 statement that LLC means a limited liability  
9 company. That means, who's liable?

10 I believe somebody else had brought up  
11 about fire and damage and this and that. And  
12 limited liability company means, are you liable?

13 AUDIENCE MEMBER: It means they get away  
14 with it.

15 MR. STANLEY: The homeowners? I mean, LLC  
16 is specifically spelled out to limit the  
17 liability if something happens, any kind of  
18 tangible lawsuit or anything. That is another  
19 point that I would like to make.

20 I guess that's it, as far as my testimony.

21 EXAMINATION

22 BY MR. WELBERS:

23 Q. How long have you been road commissioner,  
24 Mr. Stanley?

1 A. I think this will be the end of 12 years.

2 Q. 12 years.

3 A. At this next election will be 12 years. There  
4 was a break of four years in there where public  
5 opinion went the other direction.

6 Q. Was this proposed area proximal to where the  
7 Amtrak got stuck in the drifts?

8 A. Real close. It's two, three miles.

9 Q. So the area is very prone to wind and snow  
10 drifting?

11 A. Correct. Correct.

12 Q. So much so that it even stopped a train?

13 A. Yeah. I don't need to testify -- yeah, Amtrak  
14 got stuck. I think that was on the other side  
15 of Arlington, but it was within a few miles of  
16 there.

17 MS. Kiest: Yeah, that was a sucky rescue.

18 MR. Stanley: It gets pretty hectic when  
19 the Amtrak gets stuck.

20 MR. Welbers: Yes, it does.

21 Are there questions of this witness,  
22 Commissioner Stanley?

23 MS. Donarski: I have some questions.

24 EXAMINATION

1 BY MS. DONARSKI:

2 Q. So, Cal, you had talked about all the runoff  
3 going into the ditches. How does having extra  
4 runoff in the ditches, how does that impact the  
5 roads?

6 A. Well, eventually, if it's severe, the drainage  
7 that's in place now, if it's working, is not  
8 going to be handling -- handling the excess  
9 runoff. And you can't cover that many acreage  
10 with solar panels and not expect more runoff.  
11 Just like putting a building there, half the  
12 size, you know, but you're going to have runoff,  
13 and that means it's going somewhere.

14 AUDIENCE MEMBER: Our yard.

15 Q. (By Ms. Donarski:) What impact does that have  
16 on the pavement of the road?

17 A. Eventually, if the culverts are not sized  
18 enough to handle it, it will wash the road  
19 out --

20 Q. Okay.

21 A. -- you know, in severe rain.

22 Q. Okay. And then about the snow and the  
23 drifting, and so how many -- how many miles of  
24 roadways do you have in your township that

1           you're responsible for?

2   A.    Well, miles, both lanes or one lane or --

3   Q.    Well, both ways.  How many miles of road do you  
4           take care of?

5   A.    40 miles.  40, 41, something like that.

6   Q.    Okay.  40 miles.  And then how many trucks do  
7           you have?

8   A.    Three trucks.

9   Q.    Okay.  How many personnel?

10  A.    Three.

11  Q.    Okay.  And then is it your testimony that  
12           having a fence in close proximity to the roadway  
13           could or would increase drifting of the roads  
14           shut?

15  A.    I can guarantee you that it would demand extra  
16           attention to maintain accessibility for  
17           everybody on that particular thing.  Because you  
18           can't put a fence that close to the road without  
19           having to spend extra trips to it, yes.  It  
20           just -- I didn't create it; it's just the way  
21           the drifting was.

22  Q.    And so this road is -- is it an east-west road  
23           then?

24  A.    Correct.

1 Q. Okay. Does it impact north-south roads  
2 differently?

3 A. No. It's the same impact on the north-south  
4 roads. It just -- the wind is generally from  
5 the west, and it impacts maybe the north and  
6 south maybe more than the east-west.

7 But like tonight, it's blowing every  
8 single road; it doesn't matter. So it does  
9 happen that way.

10 Q. So do you feel that it would cause extra hazard  
11 or peril to the people living on that road due  
12 to more drifting?

13 A. Oh, yeah, without a doubt.

14 MS. DONARSKI: Thank you.

15 MR. WELBERS: Are there any other  
16 questions of the road commissioner?

17 (No verbal response.)

18 MR. WELBERS: Board have any questions?

19 MR. JENSEN: I have a couple.

20 MR. WELBERS: Go ahead, sir.

21 EXAMINATION

22 BY MR. JENSEN:

23 Q. So it sounds like this area is prone to severe  
24 drifting; drifting, period?



1 A. Everywhere in rural -- yeah, correct.

2 Q. So do you use snow fences?

3 A. No, absolutely not.

4 Q. But you know how they're constructed?

5 A. Correct.

6 Q. If this is the type of fencing that they're  
7 going to use --

8 Exactly. You have to squint to see it.

9 -- you're not going to build a snow fence  
10 out of that?

11 A. No. They got a fence around the perimeter, I  
12 believe.

13 Q. Right. So do you seriously think that type of  
14 fencing is going to slow down --

15 A. I can't see the fencing.

16 Q. Exactly.

17 A. Is there fencing in there? All I see is a  
18 building.

19 Q. No, there's --

20 A. Where's the fencing? That's just fencing  
21 around the -- oh, that's not chain link fence  
22 that was 4-inch squares. I don't know where  
23 this is -- I don't know what this is.

24 MR. JENSEN: Are we allowed to bring up

1 previous testimony?

2 MS. DONARSKI: No.

3 MR. WELBERS: Well, sure.

4 MS. DONARSKI: But the witness isn't here.

5 MR. STANLEY: I don't know what this is.

6 I was just told about 4-inch squares.

7 MR. JENSEN: Because that's what he  
8 described the last time.

9 MR. WELBERS: That was from Reuben last  
10 time? Yeah, that's a dead issue.

11 MR. STANLEY: Somewhere I got in the  
12 paperwork it said 4-inch squares. That's what  
13 I'm going by.

14 Q. (By Mr. Jensen:) So would you be more  
15 concerned about fencing or would you be more  
16 concerned about the solar arrays slowing down  
17 the snow and causing drifting?

18 A. The fencing. If the fence is put 50 feet -- or  
19 not 50 feet from the center of the road, I  
20 believe it -- basically Reuben says it's going  
21 to be on the property line.

22 I didn't see that picture ever.

23 Q. Well, this is the first we have seen it.

24 A. Okay. I had a 4-inch square, which would be

1 normal fencing. You know, it doesn't take  
2 hardly anything to create a snow fence. I mean,  
3 it just. . .

4 But that -- I understand your question.  
5 That looks like there's foot squares on those.  
6 I understand that question, but I was not  
7 presented with that.

8 MR. JENSEN: That's all I have.

9 MR. WELBERS: Any other questions?

10 Yes, Mr. Kieser.

11 MR. KIESER: That last gentleman that was  
12 here last meeting, he said the fence is going to  
13 be a cyclone fence, to where no animal can get  
14 into it. So it ain't holes like this; it's  
15 holes like this.

16 MR. BICKETT: That's not true.

17 MR. STANLEY: Yeah, I do remember that.

18 MR. WELBERS: Except he's not here, so we  
19 can't go by that.

20 MR. KIEEST: I'm just -- I used his  
21 testimony.

22 MR. WELBERS: I understand.

23 Anything else? Yes, go ahead.

24 MS. FETZER: This picture was just in the

1 folders I gave you, but this was a thing for  
2 noise. It was just an article, we had copies,  
3 that just gave some information. It wasn't  
4 anything for the fence. It's like, do they make  
5 any noise?

6 But that's -- it was just in the folder.  
7 I put it because of the fire and the noise that  
8 they talked about.

9 MR. STANLEY: Okay. So there is no Road  
10 Agreement. I guess I have to say that.

11 MR. WELBERS: Anyone else like to testify  
12 tonight?

13 You can come forward, ma'am. If you can't  
14 come forward, just go ahead and stay there.  
15 You'll have to be sworn in.

16 Raise your right hand for the court  
17 reporter.

18 SUZANNE Kiest,  
19 being first duly sworn, testified as follows:

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

22 MS. S. Kiest: Suzanne Kiest, 29221 - 2100  
23 North Avenue, Arlington, Illinois.

24 MS. BEATTIE: Thank you.

1 MS. S. Kiest: I just wanted to make sure,  
2 because I didn't notice this before, when he  
3 brought it up, that it does say LLC. So that  
4 means if there are any problems, that there are  
5 damages to our property, you won't -- they will  
6 never, never be liable, never be liable. One  
7 passes it on to one, and the other one passes it  
8 on to the other. That's why they become LLCs.

9 MR. WELBERS: Thank you, ma'am.

10 MS. S. Kiest: I just -- I was glad he  
11 brought it up.

12 MR. WELBERS: Okay. Thank you.

13 MS. S. Kiest: Because it's kind of fishy.

14 MR. WELBERS: Is there anything else?

15 Anyone else that has any testimony?

16 Would you like to rebut a couple things  
17 and then --

18 MS. S. Kiest: I never even noticed that.

19 MR. WELBERS: -- try to move this one on?

20 MR. SNYDER: I'll be quick in my rebuttal.

21 In regards to the fencing, we will be  
22 using a woven wire similar to the one in the  
23 picture, with bigger -- in regards to the  
24 fencing, we will be using a woven wire fence,

1 similar to the one in the picture, with bigger  
2 squares.

3 The exact size of the squares, I can't  
4 tell you. I have not bought that fence yet.  
5 But it will be not a typical chain link fence;  
6 it will be larger.

7 In terms of Road Use Agreement, happy to  
8 work with the commissioner to execute a Road Use  
9 Agreement that's suitable to all parties with  
10 access that is suitable for all parties.

11 In terms of property values, I do not  
12 believe it's an approval criteria. Nonetheless,  
13 I do have my own study, which I only have one  
14 copy of. Happy to just let it be or submit it  
15 into the record.

16 MR. WELBERS: I'm sure we can find a way  
17 we can make copies if you would like to submit  
18 it into the record.

19 MR. SNYDER: With respect to noise, this  
20 is addressed in our application.

21 As I mentioned in my previous testimony,  
22 the only noise is from the inverters and  
23 transformer while the project is operating.  
24 That noise dissipates as it moves further away,

1 since they're outside the fence. Once you get  
2 outside the fence, the noise is generally not  
3 audible above the ambient noise. Nonetheless,  
4 we're happy to abide by the rules that that the  
5 State outlines in regards to noise. Happy to  
6 have that as part of our approval.

7 And in our application, we do also say a  
8 third-party qualified professional will complete  
9 a sound pressure analysis after construction and  
10 once it's operational, just to affirm that we  
11 are abiding by the State law.

12 And then in respect to fire, I was asked  
13 earlier about the fire district. Since I wasn't  
14 the one who spoke with them, we did reach out to  
15 them, somebody else on my team, in September.  
16 Is it Malden, is that how you pronounce it?

17 MR. WELBERS: Malden.

18 MR. SNYDER: Yes, we did reach out to Fire  
19 Chief Travis Rossler in September. They are  
20 aware of the application. They will be provided  
21 with our operating procedures. Happy to do a  
22 site walk with the fire department and have a  
23 plan in place with them. That's addressed  
24 further in our application.

1           Ultimately, the project is made of almost  
2           all noncombustible materials, and any fire  
3           danger is very minimal.

4           I think that's all on my list.

5           MR. WELBERS:   Okay.   Any other questions  
6           of him?

7           Yes, Mr. Kiest?

8           MR. Kiest:   I would like to ask you a  
9           question here.   I don't know if you have this  
10          paper with you or if --

11          MR. WELBERS:   You are actually holding up  
12          the other project, the one closer to your house,  
13          which we're about to get it.

14          MR. Kiest:   Oh, okay.   I thought we were  
15          on it.

16          MR. WELBERS:   Is that good for everybody?

17                           (No verbal response.)

18          MR. WELBERS:   And you're done?   You have  
19          no further witnesses, nothing?   You presented  
20          your information?

21          MR. SNYDER:   Yes.

22          MR. WELBERS:   All right.

23          MS. DONARSKI:   Mr. Chairman, I would like  
24          to, at some point, read the standards aloud --



1 read them aloud out of our Zoning Ordinance, the  
2 standards for Conditional Use, so that the  
3 members of the public here are aware of what the  
4 Ordinance requires.

5 MR. WELBERS: Now would be a good time to  
6 do that.

7 MS. DONARSKI: This Board here makes  
8 recommendation. This recommendation goes to the  
9 Bureau County Board, and the Bureau County Board  
10 are your elected officials that make the final  
11 decision.

12 In the Bureau County Zoning Ordinance,  
13 there are standards for Conditional Use. And so  
14 these are the standards that this Board will put  
15 in place to weigh the evidence and testimony  
16 presented, whether or not they meet these  
17 criteria.

18 The first one is 835-1: The  
19 establishment, maintenance or operation of the  
20 Conditional Use will not be detrimental to or  
21 endanger the public health, safety, moral,  
22 comfort or general welfare.

23 835.2: The Conditional Use will not be  
24 injurious to the use and enjoyment of other

1 property in the immediate vicinity for the  
2 purposes already permitted, nor substantially  
3 diminish property values within the  
4 neighborhood.

5 The next one, 835 point -- 835-3: The  
6 establishment of the Conditional Use will not  
7 impede the normal and orderly development and  
8 improvement of the surrounding property for uses  
9 permitted in the district.

10 835-4: Adequate utilities, access roads,  
11 drainage or necessary facilities have been or  
12 will be provided.

13 And 835-5: Adequate measures have been or  
14 will be taken to provide ingress and egress so  
15 designed as to minimize traffic congestion in  
16 the public streets.

17 Thank you.

18 MR. WELBERS: Those are the standards for  
19 a Conditional Use. That's basically what you  
20 have read, right?

21 MS. DONARSKI: Right.

22 MR. WELBERS: And what our Board -- our  
23 purpose of our Board in a case like this, as she  
24 read to you, the ultimate decision is whether to

1 grant the Conditional Use to the developer or  
2 not, is the decision of the County Board, which  
3 meets next on the -- I think it's the 12th of  
4 December.

5 We have two members of the Board here that  
6 have heard this testimony, and I know they'll  
7 relay it all firsthand, as well as the public  
8 record that we have created with what the court  
9 reporter has.

10 And so in that regard, our purpose was  
11 here was to create the opportunity for the  
12 Applicant to present his case, and all the  
13 Interested Parties to present theirs. I think  
14 we have created a very good public record. And  
15 all of you have done a -- you know, you have  
16 done some work, research and put some effort  
17 into it. You have all done a fine job.

18 MS. DONARSKI: I do have those extra terms  
19 and conditions, and I would like to read those  
20 aloud or put that into the record or testify,  
21 however you want me to.

22 MR. WELBERS: Now, the conditions and the  
23 terms are --

24 MS. DONARSKI: Extra terms and conditions

1 of the Conditional Use.

2 MR. WELBERS: Were created by the Planning  
3 Commission; is that correct?

4 MS. DONARSKI: It's the Planning  
5 Commission, it's our standard ones, and I  
6 consulted with the Bureau County State's  
7 Attorney and have added one additional one.

8 MR. WELBERS: Well, I think you should  
9 read those now.

10 MS. DONARSKI: Since Mr. Snyder was not  
11 here before, then he's not aware possibly.

12 MR. WELBERS: Right.

13 MS. DONARSKI: Conditions for Zearing  
14 Solar 1, LLC, Conditional Use Permit.

15 1, The Conditional Uses, including the  
16 placement of all components of the proposed  
17 Zearing Solar 1, LLC, (ZS1) electric generating  
18 facility approved by Bureau County, shall be  
19 constructed as set forth in the applications  
20 filed with Bureau County on October 18th, 2023,  
21 and shall comply with all requirements of the  
22 Bureau County Zoning Ordinance.

23 2, All Conservation Practices (such as  
24 grassed waterways, filter strips, terraces,

1 grasslands) which are damaged by construction of  
2 the proposed solar power facility, including but  
3 not limited to access road construction,  
4 underground transmission cable installation, and  
5 heavy equipment shall be restored by the owner  
6 of the solar power facility to their  
7 pre-construction condition using original design  
8 specifications and vegetative cover. Care  
9 should be taken to try to maintain the integrity  
10 of these practices for erosion control, flood  
11 control, and water quality.

12 3, The owner of the solar power facility  
13 shall implement erosion control standards for  
14 all excavation activities to maintain water  
15 quality and minimize erosion impacts.

16 4, The owner of the solar power facility  
17 shall enter into a Road Use Agreement with the  
18 governing road authority, unless the road  
19 authority provides a written waiver of this  
20 requirement.

21 5, The owner of the solar power facility  
22 shall enter into a decommissioning plan with the  
23 County to ensure that the facility is properly  
24 decommissioned upon end of project life or

1 facility abandonment.

2 6, The solar power facility shall be in  
3 compliance with all applicable county, state,  
4 and federal regulatory standards (including  
5 applicable building codes and electrical codes),  
6 FAA requirements, EPA regulations (hazardous  
7 waste, construction, storm water, et cetera).

8 7, The location of all proposed access  
9 points shall be identified and approved by the  
10 governing road authority prior to the granting  
11 of a building permit to accommodate road and/or  
12 drainage improvements within the existing and/or  
13 future right-of-way.

14 8, The Petitioner, Owner and/or Operator  
15 of the solar power facility shall construct said  
16 solar power facility in substantial accordance  
17 with submitted Conditional Use Permit  
18 applications and all accompanying documents.

19 Nothing contained herein shall be deemed  
20 to preclude the agricultural use of the balance  
21 of the subject property not occupied by the  
22 solar power facility. Said agricultural use  
23 will be considered as being the principal use of  
24 the subject property notwithstanding adoption of

1 a Conditional Use Ordinance and the construction  
2 and operation of a solar power facility on a  
3 given lot or parcel of land, at locations  
4 approved by the County Board pursuant to  
5 Conditional Use approval on a Site Plan Map.

6 9, Solid Waste. All solid waste, whether  
7 generated from supplies, equipment, parts,  
8 packaging, or operation or maintenance of the  
9 facility, including old parts and equipment,  
10 shall be removed from the site immediately and  
11 disposed of in accordance with all federal,  
12 state and local laws.

13 10, The owner of the solar power facility  
14 shall submit to the Bureau County zoning  
15 Enforcement Officer, the jurisdictional fire  
16 district and the jurisdictional ambulance  
17 service, a copy of the solar power facility's  
18 site plan, Standard Operating Procedures and  
19 Standard Operating Guidelines for the solar  
20 power facility so that the local fire protection  
21 district and rescue units that have jurisdiction  
22 over the site may evaluate and coordinate their  
23 emergency response plans with the owner and/or  
24 operator of the solar power facility. In

In Totidem Verbis, LLC (ITV)  
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In Totidem Verbis, LLC (ITV)

1 addition, the owner of the solar power facility  
2 shall provide training for, and the necessary  
3 equipment to, local emergency response  
4 authorities and their personnel so that they can  
5 properly respond to a potential emergency at the  
6 solar project. Nothing in this section shall  
7 alleviate the need to comply with all other  
8 applicable fire, life safety and/or emergency  
9 response laws and regulations.

10 11, Additional Terms and Conditions.

11 A, Technical submissions as defined in the  
12 Professional Engineering Practice Act of 1989  
13 and contained in the application filed for  
14 Conditional Use shall bear the seal of an  
15 Illinois professional engineer for the relevant  
16 discipline.

17 B, The Conditional Use Permit granted to  
18 the Applicant shall bind and inure to the  
19 benefit of the Applicant, its successors and  
20 assigns. If any provision of this Ordinance is  
21 held invalid, such invalidity shall not affect  
22 any other provision of this Ordinance that can  
23 be given effect without the invalid provision  
24 and, to this end, the provisions in this



1 Ordinance are severable.

2 C, A violation of the terms and conditions  
3 herein shall constitute a violation of the  
4 Conditional Use granted herein and shall be  
5 grounds for revocation of the Conditional Use by  
6 the Zoning Enforcement Officer.

7 D, The owner of the solar power facility  
8 shall supply written proof of an approved  
9 entrance, from the appropriate governing road  
10 authority to the Zoning Enforcement Officer  
11 prior to the issuance of any building permits  
12 for the proposed solar power facility.

13 E, The owner of the solar power facility  
14 shall, at the owner's expense and in  
15 coordination with the County, develop a system  
16 for logging and investigating complaints related  
17 to the solar power facility. The owner of the  
18 solar power facility shall resolve such  
19 complaints on a case-by-case basis and shall  
20 provide written confirmation to the Bureau  
21 County Zoning Office.

22 12, Floodplain Ordinance compliance. All  
23 parts of the solar power facility shall be in  
24 compliance with all requirements of the Bureau

1 County Flood Damage Prevention Ordinance  
2 (Floodplain Ordinance).

3 13, All components of the proposed solar  
4 facility, including the perimeter fencing, shall  
5 meet the setback requirements as stated in  
6 Article 3.41-4 v. 3 of the Bureau County Zoning  
7 Ordinance.

8 That's it.

9 MR. WELBERS: Okay.

10 MS. DONARSKI: Thank you.

11 MR. WELBERS: Do you have anything else we  
12 need to do --

13 MS. DONARSKI: No.

14 MR. WELBERS: -- before I start making an  
15 assessment, since I was the inspector in that  
16 area?

17 First thing I would like to -- well,  
18 occurs to me, Mr. Kiest, you wrote in your  
19 letter that, you know, standards should be  
20 further set back than even what our Ordinance  
21 allows. Our Bureau County Ordinance has greater  
22 considerations for neighboring property owners  
23 than it does today because of mandates from the  
24 current governor of Illinois that mandated that

1 we cannot do anything more than what's here.  
2 None of us on this Board were very eager about  
3 meeting that standard, but had we not, our  
4 Zoning Ordinance would have been an illegal  
5 document and meaningless in itself. And so we  
6 did that.

7 And so one of the things that we do, I  
8 live most proximal to this development, so I  
9 went out there to the country and inspected the  
10 area.

11 Little difficulty finding it. As I  
12 mentioned to your road commissioner, the road  
13 signs are in pretty poor shape. But I think  
14 you've got a good commissioner, so.

15 At any rate, I looked at it, and I  
16 understand all your concerns. Irregular-shaped  
17 piece of property that they are attempting to  
18 the develop to the max that's allowed.

19 I -- and being the inspector, I'm the one  
20 that goes to make a motion as to whether or not  
21 we send this on to the County Board recommended  
22 by this Board or not recommended by this Board.  
23 That's only our recommendation, and it's our way  
24 of closing out the public record which we have

1 completed here, and send it on to the County  
2 Board. Ultimately their decision is the one  
3 that is the -- to decide. It's their choice.

4 At any rate, I would move to deny this  
5 application for a Conditional Use to build and  
6 operate a 4.5-megawatt AC commercial energy  
7 facility for the purpose of generating  
8 electrical power on a portion of the subject  
9 property. The project will consist of solar  
10 panels, racking, foundation piles, inverters,  
11 overhead poles and lines, and perimeter fencing.

12 I would move to do that. In that regard,  
13 I don't need to adopt the recommendations that  
14 you have just read.

15 Now let's see if there's a second.

16 MR. BICKETT: I will second.

17 MS. SMITH: Second.

18 MR. WELBERS: Go ahead and call the roll.

19 MS. BEATTIE: Mr. Jensen?

20 MR. JENSEN: Yes.

21 MS. BEATTIE: Mr. Bickett?

22 MR. BICKETT: Yes.

23 MS. BEATTIE: Mr. Stutzke?

24 MR. STUTZKE: Yes.

1 MS. BEATTIE: Mrs. Smith?

2 MS. SMITH: Yes.

3 MS. BEATTIE: Mr. Welbers?

4 MR. WELBERS: Yes.

5 (By voice vote five ayes.)

6 MR. WELBERS: So our Board does not  
7 recommend this project. We don't think it met  
8 the standards that we are required to consider.  
9 Again, there's a dispute over the fence and the  
10 50 percent setback and whether the fence is part  
11 of the solar array. We think it is. You have  
12 legal counsel that says it isn't. And, again,  
13 somehow that may get presented to the County  
14 Board, and maybe we're wrong in our  
15 interpretation. But at any rate, we have -- we  
16 don't believe it did.

17 And so with that, it seems a lot  
18 redundant, but we need to go on.

19 MS. DONARSKI: Can I ask who seconded the  
20 motion?

21 COURT REPORTER: I got Dave first and then  
22 Shirley Ann.

23 MR. WELBERS: Is that who you have? It  
24 was kind of a race.

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MS. BEATTIE: It was Dave. I heard him.

MR. WELBERS: I guess Shirley Ann is  
closer, that's why I heard her.

(The hearing was concluded at  
8:06 p.m.)

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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

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*Callie S. Bodmer*

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