

1 MR. WELBERS: This is the July 2024
2 regular hearing of the Bureau County Zoning
3 Board of Appeals. And our members present are,
4 roll call is Bill Jensen, Michael Stutzke, and
5 Jim Forristall, Troy Quest, and I'm Barry
6 Welbers.

7 Cecilia Nemeth, from our Zoning Office.
8 Kristine Donarski, our Zoning Enforcement
9 Officer. Callie Bodmer, our court reporter.
10 And Keith Kane, from the County Board.

11 Now, the first order of business is always
12 to approve the minutes of the previous meeting.
13 Do the members have --

14 MR. QUEST: I'd make a motion to approve
15 as written.

16 MR. WELBERS: Three sets. The motion to
17 approve all three?

18 MR. QUEST: All three sets, yes.

19 MR. WELBERS: Troy moves to approve all
20 three sets of minutes.

21 Second?

22 MR. STUTZKE: Second.

23 MR. WELBERS: Michael is the second.

24 All in favor.

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(All those simultaneously responded.)

MR. WELBERS: Okay. And none are opposed. I'll sign those in a minute.

The very first case we were to hear tonight is an application from Stephon Low. That has been withdrawn, so we will not hear it.

Which brings us to the next thing we would like to talk to you about, which is not the next thing on the agenda, it's really the last but, Kris, go ahead.

MS. DONARSKI: Thank you.

As part of the zoning process, when a Conditional Use application is filed, it goes through three steps:

It first goes to the Planning Commission. That looks to see how the petition meets the goals, objectives and policies of our Comprehensive Land Use Plan, and they make a recommendation to the County Board;

The second step is the Zoning Board of Appeals, which is this meeting, which is technically a public hearing. This is where testimony is given, and all testimony is under

1 oath and is subject to cross-examination;

2 At the end of the Zoning Board of Appeals
3 hearing, the Board of Appeals makes a
4 recommendation to the County Board. The County
5 Board takes the recommendation of the Planning
6 Commission and the Board of Appeals, and they
7 make the final decision.

8 So this month, for the Ladd Solar 2 and
9 Ladd Solar 3 petitions, they came before the
10 Planning Commission on July 11th. The witness
11 that came -- was going to come and testify for
12 the project was ill and could not attend. He
13 sent someone to come take his place and let us
14 know that he was ill. The gentleman who came
15 was not real familiar with the ins and outs of
16 this proposed project, and so the Planning
17 Commission voted to table the application until
18 their next regular meeting. So they will hear
19 the meeting on August 8th, but it will come to
20 this board on the Zoning Board of Appeals
21 hearing on August 15th at 7:00 p.m. So we will
22 not be sending out new notices. This is your
23 notice.

24 The hearing tonight, I'm going to ask the

1 Board to continue these -- or a motion to table
2 these two meetings -- two cases to the regular
3 meeting, which is going to be on Thursday,
4 August 15th, at 7:00 p.m.

5 MR. WELBERS: And I would move that we
6 table the cases known as Ladd Solar 2 and 3 to
7 the August 15th regular hearing date at
8 7:00 p.m., here at the Bureau County Courthouse
9 Board Room.

10 Is there a second to that motion?

11 MR. QUEST: I'll second.

12 MR. WELBERS: Troy is the second.

13 All in favor of that motion.

14 (All those simultaneously
15 responded.)

16 MR. WELBERS: Are there any opposed?

17 (No verbal response.)

18 MR. WELBERS: There are none.

19 So this case is tabled for a month.

20 And you're all welcome to stay and hear
21 the rest of what we're going to do tonight, or
22 you can go home and we'll see you in a month. I
23 don't know what else to do, because we can't
24 move forward.

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(The hearing was concluded at
7:06 p.m.)

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Now on this 18th day of July, A.D., 2024,
I do signify that the foregoing testimony was
given before the Bureau County Zoning Board of
Appeals.

Barry Welbers, Chairman

Kristine Donarski,
Zoning Enforcement Officer

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