

STATE OF ILLINOIS     )  
  )  
COUNTY OF BUREAU     )

In the Matter of the Petition  
  of

Steven E. Lange, et al.

Dover Township  
Bureau County, Illinois

Testimony of Witnesses  
Produced, Sworn and  
Examined on this 19th day  
of December, A.D., 2024,  
before the Bureau County  
Zoning Board of Appeals

Present:

Bill Jensen  
Mike Stutzke  
Jim Forristall  
Troy Quest  
Barry Welbers, Chairman

Samantha Holt, Secretary  
Kristine Donarski, Zoning Enforcement Officer

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1 MR. WELBERS: That brings us to Steven  
2 Lange, Parcel Number 10-25-229-008. Common  
3 location, southwest corner of Route 34 and North  
4 East Street, 208 North East Street, Dover.

5 This property is presently zoned R-2.

6 This is a request for a Variation to  
7 install an 11.070-kilowatt solar array on the  
8 roof of an existing home located as close as  
9 8 feet from the right-of-way of East North  
10 Street (Route 34); needs 25 feet. Requesting up  
11 to a 17-foot front yard Variation. Proposed  
12 array will also be located as close as 6 feet  
13 from the right-of-way of North East Street;  
14 needs 25. Requesting up to a 19-foot front yard  
15 Variation. Also requesting a Variation to  
16 install a proposed array on the roof of a home  
17 in the 50-foot sight triangle of the corner of  
18 North East Street and North East Street. Zoning  
19 Ordinance requires structures to be built  
20 outside of the sight triangle. Also requesting  
21 a Variation to expand a nonconforming structure  
22 to add said proposed solar array to the roof of  
23 an existing nonconforming home.

24 The present use is a single-family home.

In Totidem Verbis, LLC (ITV)  
815.453.2260

In Totidem Verbis, LLC (ITV)

1           And we have, from Princeton High School  
2           District Number 500: Our School District has no  
3           objection.

4           Princeton Elementary School District  
5           Number 115: Our School District has no  
6           objection.

7           And the proof of publication is here.  
8           I'll bet you're the witness.

9                                   DAN MARCHAND,  
10          being first duly sworn, testified as follows:

11          MS. HOLT: Can you please state your name  
12          and address for the record.

13          MR. MARCHAND: Dan Marchand,  
14          M-A-R-C-H-A-N-D. Address is 18400 - 76th  
15          Avenue, Tinley Park, 60477.

16          MR. WELBERS: Okay. Sir, you're -- you  
17          would be installing this?

18          MR. MARCHAND: What's that?

19          MR. WELBERS: You would be installing  
20          this?

21          MR. MARCHAND: Yeah, our company would be  
22          installing this. You know, very similar to the  
23          other one. Just a pretty straight-forward solar  
24          installation on the main home.

1           We did go back and forth with the  
2           homeowner, and I believe the permitting  
3           department as well, about potentially moving the  
4           solar arrays to the garage. But similar to the  
5           last one, there's a pretty large tree that's  
6           going to cover a big portion of that and kind of  
7           eliminate some of the production value for the  
8           homeowner.

9           So remaining with the similar panel count  
10          and putting it all on the main home would give  
11          it a better production and be more beneficial  
12          for the homeowner.

13          MR. WELBERS: Okay. Anything else?

14          MR. MARCHAND: That's about it. I mean,  
15          you know, again, moving it from the garage to  
16          the home would also eliminate the need for  
17          trenching, which, you know, would also  
18          significantly increase the cost of the project  
19          for the homeowner as well.

20          So with all that being said, the main home  
21          would be a good one. And, you know,  
22          realistically, that line of sight triangle for  
23          the intersection, the panels are, you know,  
24          roughly 8 inches off the roof plane. So it's

1 not really causing any much variation from the  
2 roof plane itself.

3 MR. WELBERS: Okay. Questions?

4 EXAMINATION

5 BY MS. DONARSKI:

6 Q. Can you -- do you know what the existing land  
7 uses are on the adjoining properties around this  
8 area, Dan?

9 A. Residential.

10 MS. DONARSKI: Okay. That's all I have.

11 MR. WELBERS: Any questions?

12 AUDIENCE MEMBER: No.

13 MR. WELBERS: Board, any questions?

14 (No verbal response.)

15 MR. WELBERS: Michael, you inspected this  
16 one?

17 MR. STUTZKE: I did. Interesting  
18 configuration there on the corner, but  
19 understandable with what has been requested.

20 So I'll move to approve the Variation as  
21 outlined in the application as read. Requesting  
22 a Variation to install 11.070-kilowatt solar  
23 array on the roof of an existing home located as  
24 close as 8 foot from the right-of-way of East

1 North Street (Route 34); needs 25 feet.  
2 Requesting up to a 17-foot front yard Variation.  
3 Proposed array will be located as close as  
4 6 foot from the right-of-way of North East  
5 Street; needs 25 feet. Requesting up to a  
6 19-foot front yard Variation. Also requesting a  
7 Variation to install the proposed array on the  
8 roof of the home in the 50-foot sight triangle  
9 at the corner of North East Street and North  
10 East Street. Zoning Ordinance requires  
11 structures to be built outside of the sight  
12 triangle. Also requesting a Variation to expand  
13 a nonconforming structure to add said proposed  
14 solar array to the roof of the existing  
15 nonconforming home.

16 MR. WELBERS: Motion is made. Is there a  
17 second?

18 MR. JENSEN: I'll second that.

19 MR. QUEST: I'll second.

20 MR. WELBERS: I think Bill was faster.

21 MR. QUEST: He was.

22 MR. WELBERS: Samantha, you can call the  
23 roll.

24 MS. HOLT: Mr. Jensen?

1 MR. JENSEN: Yes.

2 MS. HOLT: Mr. Stutzke?

3 MR. STUTZKE: Yes.

4 MS. HOLT: Mr. Forristall?

5 MR. FORRISTALL: Yes.

6 MS. HOLT: Mr. Quest?

7 MR. QUEST: Yes.

8 MS. HOLT: Mr. Welbers?

9 MR. WELBERS: Yes.

10 (By voice vote five ayes.)

11 MR. WELBERS: So you're good.

12 MR. MARCHAND: Awesome. Thank you, guys.

13 MS. DONARSKI: Thank you.

14 MR. WELBERS: Then the last case was

15 withdrawn as well?

16 MS. DONARSKI: Yes, the last case is

17 withdrawn as well. That's all we have.

18 MR. WELBERS: Is there anything else to

19 talk about tonight?

20 MS. DONARSKI: No.

21 MR. QUEST: I make a motion to dismiss.

22 MR. WELBERS: To adjourn.

23 MR. QUEST: Adjourn.

24 MR. WELBERS: Second on that?



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MR. FORRISTALL: Yes.

MR. WELBERS: All in favor.

(All those simultaneously  
responded.)

MR. WELBERS: None opposed.

(The hearing was concluded at  
7:23 p.m.)

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

Barry Welbers, Chairman

Kristine Donarski,  
Zoning Enforcement Officer

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*Callie S. Bodmer*

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