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1 MR. WELBERS: Okay. The name of the
2 Applicant, Daniel Jr. and Robyn Mazzolini.

3 And it is a new parcel, so they have no
4 parcel number to read.

5 The common location is the northwest
6 corner of 2150 North Avenue and 2280 E Street.

7 This property is presently zoned as
8 Agriculture, and it is a request to rezone to
9 Rural Estate to build a single-family home.

10 The present use is cropland.

11 The proof of publication is here.

12 From the Bureau County Regional Planning
13 Commission:

14 Based on information that was heard,
15 the Bureau County Regional Planning
16 Commission found that the application for
17 a rezone as listed above was consistent
18 with the applicable goals, objectives and
19 policies of the Comprehensive Plan, and
20 was recommended for approval to the Board
21 of Appeals and the Bureau County Board.

22 From the Bureau County Soil and Water
23 Conservation District, the District Board of
24 Directors:

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It is the opinion of the District Board of Directors that this report as summarized on this page is pertinent to the zoning request:

Cultural Resource Information. Upon review of the historic 1875 plat map, we found no historical sites near the project.

Biological Resources. Historically the site was of prairie landscape. We recommend planting a pollinator or native mix for ground cover where possible to improve the biological resources on the site and to protect the soil. Our office can provide seed mixes and a management plan upon request.

Wetland and Floodplain Information. The site is not within a hundred year floodplain and there are no wetlands present on the site. Consultation with the U.S. Army Corps of Engineers should happen before finalization of work plans if the project will be in or near waters of the United States.

1 Erosion Control. The building site
2 is located on gently sloping ground. Most
3 of the soils on the site are at moderate
4 risk of erosion. Care should be taken to
5 cover bare soil during construction
6 whenever possible. Grading should be kept
7 to a minimum.

8 Soils Information. Most of the soils
9 on the site are well drained and somewhat
10 limited when it comes to shallow
11 excavation. Additional building and
12 engineering considerations may be needed
13 in the locations that are somewhat limited
14 when considering shallow excavation.

15 Conservation Practices. If there are
16 soil conservation practices that will be
17 damaged by the activity on the site, those
18 conservation practices shall be restored
19 to their pre-construction condition as
20 close as reasonably practicable in
21 accordance with the USDA-NRCS technical
22 standards. All repair costs should be the
23 responsibility of the facility owner.
24 This may include fees; i.e., paying back

1 annual payments, liquidated damages for
2 canceling the existing program contract if
3 there are no plans to build on or
4 permanently remove a practice. Work with
5 the individual landowners to determine if
6 practices were put in using USDA program
7 money.

8 AIMA. Refer to the specifications
9 outlined in the Agricultural Impact
10 Mitigation Agreement with the Illinois
11 Department of Agriculture, for the
12 minimum standards apply to all
13 construction or deconstruction activities.
14 We emphasize that construction activities
15 should not occur when normal farming
16 operations, such as disking, planting,
17 harvesting cannot take place due to
18 weather conditions. If an AIMA is still
19 needed, appropriate forms can be found on
20 the Illinois Department of Agricultural
21 website.

22 From the Princeton High School District
23 Number 500: Our School District has no
24 objection to the above application.

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

1 From School District Number 115: Our
2 School District has no objection to the above
3 application.

4 We have, from EcoCAT, the Illinois Natural
5 Heritage Database contains no record of
6 State-listed or threatened/endangered species,
7 Illinois Natural Area Inventory sites, dedicated
8 Illinois nature preserves or registered land or
9 water reserves in the vicinity of the project
10 location.

11 Is the Applicant present?

12 AMANDA ANDREONI,
13 being first duly sworn, testified as follows:

14 MS. DONARSKI: Please state your name and
15 address for the record.

16 MS. ANDREONI: Amanda Andreoni, 715 Erica
17 Drive, Utica, Illinois, 61373.

18 MS. DONARSKI: What is your -- how are you
19 tied to this case, Amanda?

20 MS. ANDREONI: I'm a farmland real estate
21 broker, representing both the seller and buyer
22 of this transaction.

23 MS. DONARSKI: Okay. Thank you.

24 MR. WELBERS: Please tell us about it.

1 MS. ANDREONI: Okay. So the plan is to
2 build a 16- to 1800-square-foot ranch home, a
3 small outbuilding and potential pond.

4 Plans for water and sewer would be well
5 and septic system.

6 It is currently cropland and pasture.

7 MR. WELBERS: Some acreage here?

8 MS. ANDREONI: Seven, plus or minus.

9 MR. WELBERS: Seven acres?

10 MS. ANDREONI: Yup.

11 MR. WELBERS: I see.

12 Okay. Is there anything more you would
13 like to say?

14 MS. ANDREONI: I have nothing further on
15 the property.

16 MR. WELBERS: Let's see what questions
17 come up.

18 MS. ANDREONI: Okay. Thank you.

19 EXAMINATION

20 BY MS. DONARSKI:

21 Q. Do you know if they have talked to the road
22 commissioner about an approved entrance there
23 from the roadway?

24 A. They have, off of 2280 East. It has been

1 approved by the road commissioner.

2 Q. Okay. And then what would you do for
3 garbage -- what would they do for garbage pickup
4 there? Would they, like, hire a service?

5 A. Yeah, probably Republic.

6 Q. Do you know what school district that's located
7 in?

8 A. School District 500.

9 Q. Okay. And what about the fire district?

10 A. Princeton Rural Fire Protection District.

11 Q. Okay. Now, what is the existing land uses on
12 adjoining properties around this site?

13 A. Yup, so pasture and cropland and timber.

14 Q. Okay. And so with that seven acres, is that
15 really their home, the outbuilding and the lake?
16 Are there's uses for all of it? Do you know if
17 they're planning on any tillable or anything
18 like that, or you don't really know?

19 A. Yeah, I can't answer that, no.

20 MS. DONARSKI: Okay. That's all my
21 questions.

22 MS. ANDREONI: Thank you.

23 MR. WELBERS: There must be questions,
24 because there's lots of people here. So what we

1 do --

2 Are you the only witness for this
3 application?

4 MS. ANDREONI: Yes.

5 MR. WELBERS: Okay. So what our procedure
6 is, is that we will, one at a time, ask
7 questions of our witness. Our court reporter
8 will record it. So we'll ask a question and
9 then the answer -- she will answer. Can't talk
10 at the same time. She can't record it.

11 It is not time to testify. It's time to
12 ask a question of the Applicant's witness. And
13 then after you have asked all your questions,
14 any and all of you can then come up and testify
15 and say what it is that your thoughts are.
16 You'll have a chance to do that. Of course when
17 you do that, you would be subject to questions
18 from other people too.

19 So is there someone that would like to go
20 first? Who would like to ask the first
21 question?

22 MS. DONARSKI: Have them state their name.

23 MR. WELBERS: For the questions, yes, you
24 will state your name before you ask it, and then

1 the court reporter will record it. For
2 testimony, you'll come up and be sworn in.

3 Go ahead. Are you first, sir? Whoever is
4 first.

5 MR. SMITH: My name is Dan Smith. I live
6 just straight west of this location.

7 EXAMINATION

8 BY MR. SMITH

9 Q. And some of the neighbors, we had some concerns
10 about the possibility of this area being turned
11 into, for lack of a better term, I guess a
12 subdivision.

13 We were curious about the zoning
14 procedures and so forth. So if there's seven
15 acres there, is there any chance of this getting
16 split into anything smaller? It doesn't sound
17 like they're planning on doing that.

18 The owners that they brought the property
19 from, Pezonski, you know, I have heard through
20 the grapevine that he's wanting to take
21 everything on that side of the road up to the
22 north road, which is 2200 North, and turn that
23 into lots to -- for further building.

24 MR. WELBERS: Stop just one second.

1 MR. SMITH: Sure.

2 MR. WELBERS: Part of what you're doing is
3 testimony, and you're certainly welcome to lay
4 it in the record. Apparently Bill Pezonski owns
5 more acreage than this seven, although all
6 that's before us tonight is this seven.

7 So -- and the question on zoning, could it
8 be subdivided into less than seven acres, really
9 probably isn't a question for the Applicant.

10 But would you care to explain how they do
11 -- what our rules are for Rural Estate.

12 MS. DONARSKI: I can explain that. So
13 right now what we're doing is, we're asking this
14 witness questions about her testimony of what
15 she just put into the record. But I am happy to
16 answer -- maybe I can go up after she's done and
17 they can ask me questions.

18 MR. WELBERS: Okay. We'll have another
19 witness and you can ask all those questions.

20 MR. SMITH: That's fine.

21 MR. WELBERS: Believe me, she will know.

22 MR. SMITH: Yes. Like I said, we just --

23 MR. WELBERS: So I understand your
24 concern. Are there any things specific of

1 this --

2 MS. DONARSKI: Amanda.

3 MR. WELBERS: -- yeah, of Amanda Andreoni
4 that you would like to ask her about?

5 Q. (By Mr. Smith:) Well, you know, you brought up
6 the issue of a pond, and, you know, I'm here to
7 tell you, you know, I'm not -- I don't begrudge
8 anybody from wanting a little slice of heaven
9 out in the country. Okay. I get it.

10 I'm assuming this pond is going to go
11 towards the front of the -- the east part of the
12 property, by -- closest to the road; is that
13 correct? And the house is going to go back
14 behind it?

15 MR. WELBERS: There's a picture that's
16 been submitted to us. Anyone who would like to
17 see it, I guess we could pass it around.

18 Q. (By Mr. Smith:) I guess my -- you know, and
19 I'm sure that would all go through the Corps of
20 Engineers. I was just kind of curious, you
21 know, how -- you know, how this is going to be
22 maintained, as far as being filled? Is it going
23 to be something that potentially ends up being a
24 mud pit, you know?

1 MR. WELBERS: Do you have answers on the
2 pond, how they would construct it and keep it a
3 viable, pretty pond, rather than something that
4 was stagnant and attracted mosquitos? Do you
5 have answers to that?

6 A. Yeah, so I would say that I know they have
7 sought out professional opinions as far as the
8 construction of the pond.

9 MS. ANDREONI: Can I speak on their
10 integrity? I mean, is that --

11 MR. WELBERS: Answer your question the way
12 you think you should.

13 A. Okay. I would say the integrity of the client,
14 wonderful family that has visited this area and
15 fell in love with it and want to be part of the
16 community and retire here.

17 So just off of integrity, I don't feel it
18 would be a mud pit.

19 Q. (By Mr. Smith:) Like I said, they might be the
20 nicest people in the world; I don't know.

21 A. I get your point, yeah.

22 Q. Now, from this picture, the pond looks like
23 it's going to be more on the south side of the
24 property which is going to be right -- well, it

1 would be just north of the road that goes back
2 towards Wilsaks' house. So there again, you
3 know, one of my other questions is, what happens
4 if, you know, the dam -- you know, obviously
5 there's going to have to be a dam built up
6 there. What happens if there's an issue there?

7 You know, like Wilsaks and Schafers and
8 stuff, all the sudden they end up with this big
9 body of water coming down into their property.

10 A. Yeah, I think that's a good question. I think
11 the topography of the ground has the slope to
12 the south; is that correct?

13 Q. Correct.

14 A. Okay. I mean, so I would think that at that
15 point it slopes down towards Pezonskis' land,
16 and I wouldn't see an issue with that.

17 I will say this, I don't --

18 AUDIENCE MEMBER: It will be Schafers or
19 the road.

20 AUDIENCE MEMBER: The road would be taken
21 out.

22 A. -- I don't think the pond is the main priority.
23 I think they just want to retire here, build a
24 home, and that was a dream of theirs. I don't

1 think it's, you know, a top priority. So I
2 can't really speak on that.

3 Q. (By Mr. Smith:) I'm just asking. I'm not --

4 A. Yeah, I understand. I just don't have a clear
5 answer, I guess.

6 MS. STREIT: The outbuildings --

7 COURT REPORTER: I need your name.

8 MS. STREIT: Doris Streit. Do you need
9 the address?

10 MR. WELBERS: Just your name for this
11 purpose. If you come up to testify, then we'll
12 want your address.

13 EXAMINATION

14 BY MS. STREIT:

15 Q. With the outbuilding, what kind of livestock?
16 Livestock? Critters?

17 A. No, I don't believe so. Just storage.

18 Q. Just storage?

19 A. Yup.

20 MS. KING: Jeanie King.

21 EXAMINATION

22 BY MS. KING:

23 Q. I don't really know anything about a Country
24 Estate. Why does this property need to be

1 rezoned as Country Estate? And does it have any
2 effect on those of us around it? I mean, we
3 have timbers where we have people that hunt, and
4 I know there's other people that hunt in the
5 area. So what does -- how would that affect us?
6 Does it affect us in any way? And why does it
7 need to be a Country Estate?

8 MR. WELBERS: You can answer that question
9 to the best of your knowledge. But a lot of
10 those details really is what our Zoning
11 Enforcement Officer has already agreed to
12 testify once they're done. But to any extent
13 you want to answer that, go ahead.

14 MS. ANDREONI: Okay.

15 MR. WELBERS: If you don't have an answer,
16 you can't answer what you don't know.

17 A. Okay. The timber to the -- let's see, the
18 timber to the west at this point -- I mean, just
19 -- and I'm asking a question back. Would be
20 shooting to the east?

21 Q. (By Ms. King:) We do not own that timber?

22 AUDIENCE MEMBER: I own that timber.

23 A. Correct, so I just was curious on that.

24 Because that perspective, I think it's a great

1 perspective.

2 The best answer I can give is that, you
3 know, what an incredible area. I have spent a
4 lot of time out there working on this farm. As
5 all of you have created a life out there, that's
6 what this couple wants to do as well.

7 MS. ANDREONI: I have nothing further.

8 MR. WELBERS: Okay. State your name also
9 and ask your question, sir.

10 MR. SCHAFER: My name is Crane Schafer.
11 My farm is directly on the fence line to the
12 west, and I've just got some -- I've got some
13 general questions about this. So bear with me,
14 if you will.

15 EXAMINATION

16 BY MR. SCHAFER:

17 Q. I originally put a bid in on that farm, as you
18 well know.

19 A. Correct.

20 Q. And they didn't take it. And so I didn't hear
21 anything, time went on, and I called Bill. We
22 had that conversation. I offered him a price,
23 and he said, I'll take that. He sent me a text
24 and said, I need -- how do you want your name on

1 the deed and I need your address.

2 This was during harvest. I didn't hear
3 anything, so I didn't want to bother him during
4 harvest. The last thing I got was this letter
5 from you folks saying apparently someone else
6 had come in and bought it. Now, I know it's a
7 verbal thing. It's my fault I didn't get the
8 thing, I didn't get any signatures on it or
9 anything like that. And I should have been
10 talking to an attorney, not you people.

11 But I just want everybody to be aware that
12 I was trying -- it would have been farm ground.
13 There wouldn't have been any buildings --

14 MR. WELBERS: Do you have a question of
15 her? I mean.

16 MR. SCHAFER: I just wanted to make it --

17 MR. WELBERS: You're testifying, and
18 that's -- you're welcome to do that. Okay.

19 Any other questions?

20 MS. WILSAK: I have a question.

21 MR. WELBERS: Yes.

22 MS. WILSAK: Fran Wilsak.

23 EXAMINATION

24 BY MS. WILSAK:

1 Q. How do they propose to keep this lake full?
2 Are they going down to, like, a spring so it's
3 spring fed? Are they just going to let it
4 collect, like a retention pond? Because that
5 would affect our water in the area, if they
6 would go down, you know, to try to supply from
7 the water table. So that's a question I have.

8 A. Okay. And great question. Can I ask, just for
9 my knowledge, the impact of the water in the
10 area, can you explain that?

11 Q. Well, we all have wells out there.

12 A. Okay.

13 Q. So that would be, you know, taking from the
14 water table to fill that lake.

15 A. Okay. I cannot comment on that. I don't know
16 the answer.

17 MR. WELBERS: You don't know the answer,
18 you can't answer.

19 MS. ANDREONI: Don't know the answer, yup.
20 I'm sorry. Good question.

21 MR. WELBERS: Are there other questions?

22 MS. DONARSKI: I have a question.

23 EXAMINATION

24 BY MS. DONARSKI:

1 Q. At the beginning, Amanda, you said that you
2 were the farmland real estate broker.

3 A. Yes.

4 Q. Okay. My question is, other than the one
5 parcel before us tonight, do you know, are there
6 other parcels of land that are currently for
7 sale that were part of this farm?

8 A. It is not -- it is not in a contract at this
9 time.

10 Q. So it hasn't -- the rest of the farm has not
11 been sold?

12 A. It is not under a contract, no. No, it has not
13 been sold to my knowledge.

14 AUDIENCE MEMBER: But it is for sale?

15 MS. ANDREONI: It is not under a contract.
16 I do not have a listing agreement with the
17 Pezanoski family at this time.

18 Q. (By Ms. Donarski:) So you're just for this one
19 seven-and-a-half-acre parcel?

20 A. That's correct. A lot of times in farmland
21 real estate, that's how it works, you know, a
22 six-month window that is under contract.

23 It is no longer in a listing agreement,
24 yeah, but if somebody comes along and makes an

1 offer, then if they chose to use me, then they
2 can.

3 MS. DONARSKI: Thank you.

4 MS. WILSAK: So you're saying --

5 MR. WELBERS: State your name, please.

6 MS. WILSAK: Fran Wilsak.

7 EXAMINATION

8 BY MS. WILSAK:

9 Q. So the only part you're representing is that
10 seven acres? None of the other of his property
11 is up for sale?

12 A. That's correct. So the farm was listed, a
13 hundred -- I don't have the exact, a hundred,
14 plus or minus, acres a year ago. It was on the
15 market for six months, multiple offers came
16 through, no deals were done, but it's no
17 longer -- I no longer have a listing agreement
18 with the family and there are -- to my
19 knowledge, there are no other parcels under
20 contract.

21 MR. SCHAFER: Can I follow up on my --

22 MR. WELBERS: You have already laid your
23 groundwork. So if you have a question of her,
24 otherwise you can come -- when she's done and

1 after Kris has answered to the zoning matters,
2 you can come and testify. All of what you
3 have -- what you have already said is in the
4 record.

5 Anything else you have -- do you have a
6 question of her?

7 EXAMINATION

8 BY MR. SCHAFER:

9 Q. My only question I didn't finish was, where did
10 everything -- if you're not the listing realtor
11 on it, do you know where everything went -- my
12 deal went wrong?

13 A. The last time I spoke with you, crane, you said
14 you were working direct with the family. After
15 that, I did have someone come to the table, and
16 my fiduciary responsibility as a real estate
17 broker is to go directly to the seller.

18 Q. So they got offered more money, basically?

19 A. Obviously I can't -- I have no idea what your
20 offer was. I know what my client's was, and
21 that's the deal that they decided. As the
22 seller, being in the driver's seat, that's what
23 they chose.

24 MR. SCHAFER: Thank you.

1 MS. ANDREONI: Thanks, Crane.

2 MR. WELBERS: Other questions of this
3 witness? State your name, too, please, sir.

4 MR. TRONE: Daniel Trone. Just down the
5 street from here.

6 EXAMINATION

7 BY MR. TRONE:

8 Q. Looking at the map -- thank you for drawing
9 this up and sharing this with us.

10 Is there concern with the proximity of
11 this house to the one that's right next to it on
12 the map? I see that the gravel driveway is
13 pretty close to there. Is there a reason why
14 they chose that location for the gravel driveway
15 instead of a different location on the property?

16 A. I think that's a good question. Yeah, I
17 definitely don't have an answer as to why they
18 chose to put the driveway there.

19 MR. TRONE: Thank you.

20 MS. ANDREONI: You're welcome.

21 MR. WELBERS: Any other questions for this
22 witness?

23 (No verbal response.)

24 MR. WELBERS: Does the Board have any

1 questions of this witness?

2 MR. STUTZKE: No.

3 MR. WELBERS: You can relax for just a
4 moment.

5 Kris, you'll come up. Let's get our
6 zoning matters so everyone understands the
7 Zoning Ordinance.

8 MS. DONARSKI: Sure, yup.

9 MR. WELBERS: So Kris will come up now,
10 and you can ask her all the questions you would
11 like to know about the Zoning Ordinance.

12 MS. DONARSKI: You can have a seat.

13 Do you want to swear me in or am I just
14 answering questions about the Zoning Ordinance?

15 MR. WELBERS: Go ahead, swear her in.
16 She's never going to lie to us anyways.

17 KRISTINE DONARSKI,
18 being first duly sworn, testified as follows:

19 MS. DONARSKI: I'm Kristine Donarski. I'm
20 the Bureau County Zoning Officer for Bureau
21 County. So I'll try to remember your questions
22 so I answer them correctly.

23 So first of all, the Bureau County Zoning
24 Ordinance requires that a parcel of land that is

1 less than 20 acres has to be rezoned to build a
2 house. So if you have 20 acres or more, it can
3 stay zoned AG. If it's less than 20 acres, it
4 has to be rezoned to build a home.

5 There are State laws called the
6 Subdivision Plat Act, so if any piece of
7 property is going to be divided into a piece of
8 less than five acres -- there are several
9 exceptions to the rule, but if one of those
10 exceptions do not apply, you would have to make
11 a subdivision out of that.

12 So if you have seven acres, it would not
13 be able to be divided without making a
14 subdivision because you can't make it into two
15 pieces that are five acres or more. Does that
16 make sense?

17 MR. WELBERS: That's an answer to start.
18 So the question now -- what other questions
19 would you have regarding --

20 MS. DONARSKI: Someone had asked about
21 Rural Estate. You can garden there, you can
22 have agricultural pursuits there, you could have
23 chickens or anything else you could have out
24 there. You just couldn't have, like,

1 confinement feeding, livestock operation, that
2 sort of thing.

3 But it's a Rural Residential Zoning
4 District. So when one parcel changes, it
5 changes the zoning just for that parcel. All
6 the land around it stays zoned the same.

7 MR. WELBERS: Go ahead.

8 MS. RODRIGUEZ: My name is Carol
9 Rodriguez.

10 EXAMINATION

11 BY MS. RODRIGUEZ:

12 Q. My question is, okay, you have the seven-acre
13 Rural Estate. You want to divide that further.
14 You said you then subdivide it. Please tell me
15 what that means.

16 A. They would have to hire a professional engineer
17 to come out and make a subdivision plat. It
18 would have to be divided up. It would have to
19 be reviewed by the Planning Commission, and it's
20 approved by the County Board. It's reviewed by
21 the Health Department, to make sure it's large
22 enough to sustain a well and septic.

23 It goes through a process of hearings and
24 signatures. So the -- like the road

1 commissioner has to sign off on it. The Health
2 Department signs off on it. It's an approval
3 process to make sure there's adequate drainage
4 and adequate space for the utilities and the
5 entrances and that sort of a thing.

6 So we have many one-lot subdivisions and
7 two-lot subdivisions, where people wanted to
8 divide off land into pieces of less than five
9 acres.

10 Q. Okay. My main concern with this whole thing --
11 and in talking to my neighbors, several of them
12 agree. Most of us do not have a problem with a
13 single-family home or a pond. We do have a
14 problem with six homes over there.

15 A. Right.

16 Q. A big problem. We worry about our aquifer --

17 MS. DONARSKI: So she should probably --

18 MR. WELBERS: Let me stop you. You can
19 come up and --

20 MS. RODRIGUEZ: We worry about the slope
21 of the land. We worry about a lot of things.

22 MR. WELBERS: Now just a minute.

23 MS. RODRIGUEZ: Oh, sorry.

24 MR. WELBERS: You're testifying, and you

1 can do that, but right now we want to clarify if
2 there's any other zoning questions regarding our
3 Zoning Officer.

4 MS. DONARSKI: And I have an office here
5 in the courthouse. I'm here in the basement.
6 I'm here basically Monday through Friday, 8:00
7 to 4:00. Hopefully I get to take lunch once in
8 a while. But you can give me a call at my
9 office or stop in. I would be happy to answer
10 any of your questions about the Bureau County
11 Zoning Ordinance and that sort of a thing.

12 Q. (By Ms. Rodriguez:) Could you just respond to
13 my question, as is presented, it is going to be
14 a single-family dwelling?

15 A. Correct.

16 Q. Could we indeed be looking at something
17 different?

18 A. Right now the issue is rezoning from
19 Agriculture to Rural Estate to build one
20 single-family residence.

21 The setback requirements in the Rural
22 Estate zoning are a minimum of 50 feet for the
23 right-of-way of the road, a minimum of 30 feet
24 from any side or rear property line. That

1 generally would not work on one-acre lots.
2 There would be no way to do that. They would
3 all have to have their own entrance. They would
4 have to have -- it's a multifaceted project to
5 do that sort of thing.

6 So tonight we're just talking Agriculture
7 to Rural Estate to build one single-family home
8 on this seven acres.

9 But like I said, I would be happy to
10 answer your questions anytime. If you want to
11 call my office or come and talk to me, I would
12 be happy to answer that.

13 MR. TRONE: Daniel Trone again.

14 EXAMINATION

15 BY MR. TRONE:

16 Q. With the proximity to Bureau Creek, are there
17 additional considerations that you have to take
18 when you're rezoning?

19 A. I --

20 MR. WELBERS: Well, our Soil and Water --

21 A. That's not a question that I can answer for the
22 Zoning Ordinance. I'm just here to answer
23 questions about the Zoning Ordinance.

24 MR. WELBERS: Our Soil and Water

1 Conservation District did review this, and I
2 read their responses in the record and the
3 precautions that needed to be taken. They would
4 pretty much regulate that.

5 MR. TRONE: Thank you. I appreciate it.

6 MS. DONARSKI: Thank you.

7 MR. WILSAK: Bill Wilsak, Princeton.

8 EXAMINATION

9 BY MR. WILSAK:

10 Q. On your zoning -- and I know we're trying to
11 deal with just seven acres at 2150.

12 A. Right.

13 Q. Mr. Pezanoski's property line runs all the way
14 to 2200 North on that side of the street.

15 So the big question is, is not so much
16 subdividing the seven acres, is there any way to
17 make sure that the additional acres from the old
18 Harrisons' house all the way to the corner stays
19 farmland? Or has there been any request to
20 subdivide that property as well?

21 A. I have not received any requests or inquiries
22 to further subdivide this property. Just this
23 one for the seven-and-a-half acres.

24 MR. WELBERS: State your name.

1 MR. SMITH: Dan Smith again.

2 EXAMINATION

3 BY MR. SMITH:

4 Q. Is there any way -- you know, people that were
5 concerned about it, can that be stopped?

6 A. Sure. So if there is a request -- if one of
7 you comes in and you have 20 acres or more and
8 you want to build a house, if you have an
9 approved entrance and you meet the setback
10 requirements, you have an approved well and
11 septic, I have to give you a building permit.

12 So if someone would cut a hundred acres
13 and have two 50s, could they build a house on
14 each 50? Yes.

15 If it's small acreage, under 20 acres, you
16 would receive a notice. Anything under 20 acres
17 would have to be rezoned.

18 Q. Okay. I guess my question was, would the
19 people in the neighborhood have any say in that?

20 A. You would get a notice, just like this, if it
21 was, like, less than, and then you would have a
22 say on it at the Zoning Board of Appeals,
23 uh-huh.

24 MR. WELBERS: Keep in mind, you're here

1 doing the very same thing on this matter and a
2 record is created.

3 Now, when it comes to the zoning change
4 requested, it's not our decision. It's the
5 ultimate decision of the Bureau County Board,
6 but we're here to create the public hearing.
7 All the evidence presented by the Applicant, all
8 the other evidence presented by other parties
9 that are interested that have concerns about it
10 were all recorded by Callie and provided to them
11 in hope that they make a correct decision.

12 There are some -- there is a zoning
13 committee of the County Board that also can be
14 addressed, you know, a short, little window.
15 Not -- even the County Board, you can be on the
16 agenda for, like, three minutes or something to
17 express an opinion the night they were to make a
18 decision like that.

19 But the real opportunity to ask all the
20 questions that can be asked, as well as express
21 all your points of view, which we're going to
22 get to here in a minute, are here tonight and it
23 goes on that record.

24 MS. DONARSKI: So I have -- no, I can't

1 answer any questions about this particular
2 parcel, why it's being rezoned, but that's why
3 it's -- like I said, it meets the five acres, it
4 has an adequate road frontage and it has an
5 approved entrance.

6 MR. WELBERS: Any other questions for our
7 Zoning Enforcement Officer?

8 (No verbal response.)

9 MS. DONARSKI: Thank you.

10 MR. WELBERS: I think we're good. You
11 guys are good?

12 (No verbal response.)

13 MR. WELBERS: Okay. Now it's time for
14 any -- all of you, this is your time to come on
15 up and express your concerns, put it in the
16 record.

17 MS. DONARSKI: About this case.

18 MR. WELBERS: What's that?

19 MS. DONARSKI: About this case.

20 MR. WELBERS: Yes, of course. Yeah, about
21 this case and put it in the record.

22 Mr. Schafer, do you want to finish? Some
23 of it you have already put into the record. Is
24 there more you want to express? Now's the time.

1 MR. SCHAFER: I think I said pretty much
2 -- I hope you understood what I said.

3 MR. WELBERS: It's in the record, and yes,
4 you were clear, so.

5 All right. Who else? Would you like to
6 express anything, come up and tell us what's on
7 your mind regarding this case?

8 Come forward here. This time you come
9 forward and we're going to swear you in.

10 MS. RODRIGUEZ: Swear me in. It's going
11 to be a real simple thing I'm going to say.

12 MR. WELBERS: It's okay. Now's the time
13 to put it in the record.

14 CAROL RODRIGUEZ,
15 being first duly sworn, testified as follows:

16 MS. DONARSKI: Please state your name and
17 address for the record.

18 MS. RODRIGUEZ: Carol Rodriguez, 21890 -
19 2200 E Street, Princeton.

20 MR. WELBERS: Okay. Tell us.

21 MS. RODRIGUEZ: This is a small thing, but
22 your Water Conservation District said there are
23 no endangered species. There are.

24 MR. WELBERS: Okay.

1 MS. RODRIGUEZ: There are otters that live
2 in that creek, and otters are endangered in all
3 of Illinois. They used to be in every Illinois
4 waterway, and they live in almost none now, but
5 they live in Masters Creek.

6 MR. WELBERS: Masters Creek.

7 MS. RODRIGUEZ: And they do -- well,
8 Masters and Bureau meet.

9 MR. WELBERS: Okay.

10 MS. RODRIGUEZ: And otters can only live
11 in extremely clean water.

12 MR. WELBERS: Okay.

13 MS. RODRIGUEZ: You start having multiple
14 septic tanks draining towards the creek, we
15 might lose our otters. And that may be a small
16 thing to a lot of people, but it's a big thing
17 to me.

18 MR. WELBERS: Understand.

19 MS. RODRIGUEZ: That was it.

20 MR. WELBERS: Any questions?

21 (No verbal response.)

22 MR. WELBERS: Okay, ma'am.

23 Next? Who's next? Come on up.

24 FRAN WILSAK,

1 being first duly sworn, testified as follows:

2 MS. WILSAK: My name is Fran Wilsak, 22333
3 - 2150 North Avenue in Princeton.

4 And my concern is just the lake that they
5 want to put in, as far as what the source of the
6 water is going to be for that, if they're going
7 to be drilling into the water table to keep it
8 maintained, or what is their plan about keeping
9 it filled, or is it a retention pond? What is
10 the purpose of that pond?

11 MR. WELBERS: I understand your question.
12 Now our witness representing them didn't have an
13 answer for that, but your concerns are in the
14 record.

15 What else would you like to say?

16 MS. WILSAK: That's it. I just -- you
17 know, I'm concerned about our water table.
18 We're all on wells in this area, and how that
19 lake-building might affect our water table.

20 MR. WELBERS: Okay.

21 MS. WILSAK: And our water supply.

22 MR. WELBERS: Any questions?

23 (No verbal response.)

24 MR. WELBERS: Okay. Go ahead. Who would

1 like to testify next, lay your concerns in the
2 record?

3 Come on up, sir.

4 WILLIAM WILSAK,
5 being first duly sworn, testified as follows:

6 MR. WILSAK: My name is William Wilsak.
7 Same address as my wife that was just up here.

8 My bigger concern is about the surrounding
9 infrastructure. We have very limited residents
10 in that area right now, and right now our roads
11 are falling apart. As we bring in one house
12 now, maybe more later, what's the plan from the
13 Village to beef up that infrastructure, repair
14 the roads, maintain the tree lines on the
15 roadways?

16 MR. WELBERS: Okay.

17 MR. WILSAK: That's all I have.

18 MR. WELBERS: Any questions?

19 (No verbal response.)

20 MR. WELBERS: Okay. Go ahead, sir. Who's
21 next?

22 DAN SMITH,
23 being first duly sworn, testified as follows:

24 MR. SMITH: Dan Smith, 21282 - 2200 East

1 Street, Princeton.

2 Like I said from the outset, we have just
3 got questions and concerns. You know, we live
4 in the country by choice. My wife and I have
5 lived there close to 30 years now, and we bought
6 an existing house that was built in 1922.

7 So, you know, with the neighbors, what a
8 lot of them have said were questions that we had
9 too. You know, we're all on wells, we all have
10 septic tanks, septic systems. We -- you know,
11 we're concerned, wells going dry, that kind of
12 stuff. The more houses you get there, I have
13 no -- I mean, I have no knowledge about aquifers
14 and all that kind of stuff, but it is a concern.

15 I know that we had to put in a new well
16 several years ago, shortly after that, and this
17 is -- I think there's six new homes in our area
18 right in that country block, okay, and we had to
19 put a well in. Our neighbor across the road
20 within two years had to put a well in. The
21 neighbors south of us within the last couple
22 years have had to put a well in. Is it all
23 coincidence? Is our -- are the old metal well
24 pipes rotting out at the same time? I don't

1 know. But like I said, these are just concerns
2 and questions that we have.

3 The other thing, too -- like, you know,
4 like you said, these are wonderful people. They
5 might be the greatest people in the world, I
6 don't know. But, you know, my antenna kind of
7 goes up a little bit when I'm hearing about
8 ponds and so forth. Again, I get it. You know,
9 want to live in the country, have a cute little
10 pond, you know.

11 But I just want to make sure if they do
12 that, that it is done, you know, correctly so we
13 don't have an issue down the road. Some
14 catastrophic event, we have a bunch of rain or
15 whatever, and all the sudden, you know, the
16 sides of this thing blow out and Wilsaks are
17 flooded, Schafers are flooded, their road is
18 taken out. I don't know.

19 I have lived there long enough that I have
20 seen the roads taken out from the creek several
21 times -- or I shouldn't say several times, but a
22 couple times. So to access our house, we had to
23 go out and go around. It was quite some time.
24 The folks that live down the road from us,

1 Cooks, you know, they had quite a mess on their
2 hands.

3 Again, these are just concerns. And I
4 think probably the greatest concern most of us
5 have is this area getting turned into a
6 subdivision.

7 And, Barry, you were talking about that
8 that, you know, this eventually goes through the
9 Board. Hopefully they would understand our
10 concerns about where we live now, we live in the
11 country, we don't want to live in a suburb.

12 So having said that, another property
13 owner to the north of me asked that I represent
14 her. I don't know if I can do that or not.

15 MR. WELBERS: Go ahead, read whatever she
16 said.

17 MR. SMITH: Marlene Migliorini.

18 MS. DONARSKI: How do you spell that last
19 name, Dan?

20 MR. SMITH: Common spelling.

21 M-I-G-L-I-O-R-I-N-I.

22 MS. DONARSKI: Thank you.

23 MR. SMITH: And I know I don't have -- I
24 don't have her address on -- she lives in

1 Minooka, or she has a Minooka address, excuse
2 me, but I don't have -- but like I say, she's
3 north of me. But she was concerned about it.

4 Her late husband had bought that property,
5 and it's used by the family for recreation. The
6 grandkids go out and hunt and fish and whatever,
7 and they want to keep it in the family. And
8 she's concerned about, you know, with, you know,
9 the possibility of other homes and stuff coming
10 in and this getting rezoned and then we end up
11 not having the recreational facilities that we
12 enjoy now.

13 And that's a concern of mine too. You
14 know, we hunt. We live out there, and we are
15 free to do the things that we want to do within
16 reason.

17 So Marlene just sent this note along:

18 To Whom It May Concern:

19 I am against the zoning proposition
20 and this attached letter (as said). There
21 is no reason -- there is no reason at this
22 point to do this.

23 Signed, Marlene Migliorini.

24 She asked that I read that. She said,

1 "P.S., I'm 87 years old and I'm unable to drive
2 at night." That's why she couldn't be here
3 tonight. So got that read.

4 So, yeah, the other thing some of us were
5 concerned about, we had heard that if these
6 things get rezoned from Agriculture to Country
7 Estates, that it restricts what the people in
8 the area can do on their property as well. So
9 that's a concern.

10 MR. WELBERS: Anything else you would like
11 to say?

12 MR. SMITH: I don't think so.

13 MR. WELBERS: Questions of Mr. Smith?
14 Anyone have questions?

15 (No verbal response.)

16 MR. WELBERS: Thank you, sir.

17 Is there anyone else who would like to
18 testify, express their opinion for the record?

19 DORIS STREIT,
20 being first duly sworn, testified as follows:

21 MS. STREIT: Doris Streit, 21586 - 2115
22 North Avenue.

23 I agree with everything that everybody
24 else has said. That's exactly what I have

1 concerns about, what everybody else has been
2 saying.

3 Another thing -- the lady said something
4 about the otters. I have a concern about dogs.
5 People usually have dogs; they start running.
6 People who have livestock, they can get killed,
7 harassed. I have had livestock that gets
8 harassed. The hunters I don't think are going
9 to appreciate dogs running, and there have been
10 dogs running in that neighborhood.

11 They don't run for very long, they're
12 taken care of usually, but then the people went
13 ahead and got more dogs and they ran too. And
14 they have moved away now, so that dog problem
15 isn't an issue.

16 But I went out for a walk in the woods and
17 two dogs came at me. One was submissive. He
18 was off to the side, kind of. The other one
19 circled me with his hair up and kept circling
20 and circling. I had a stick. I was able to
21 get -- you know, I got out of there, of course.

22 But, you know, can I walk on my own
23 property anymore? I mean, yeah, everybody's got
24 dogs, but they need to be contained a little

1 bit. And sometimes people who live out in the
2 country let them run.

3 So that's just my concern, is about
4 nuisance dogs.

5 MR. WELBERS: Okay. Thank you.

6 Anyone else? Who would like to put
7 something into the record. Come up, sir.

8 DANIEL TRONE,
9 being first duly sworn, testified as follows:

10 MR. TRONE: Name, Daniel Trone. Address,
11 21886 - 2280 E Street.

12 I can see that all my neighbors here
13 really value the property in the area that we
14 share. So we just appreciate that you share
15 that this family who wants to move in also has
16 good intentions with it. And so that's
17 something that I think we hope for, any property
18 that would proceed, no matter what the result of
19 it.

20 I do value the concerns that the rest of
21 the agricultural property would be split up, but
22 I don't think that's what's on the table here
23 tonight. So appreciate you bringing that up.

24 As the young person among us, maybe, the

1 only viable concern I can bring up with having a
2 pond, another open body of water, if they were
3 younger people, children in the neighborhood,
4 that would be something that I would want to
5 have some kind of barrier separating the open
6 area from the water space.

7 So appreciate people bringing up the
8 concerns, and we welcome anybody in the
9 neighborhood who would receive a parcel of land.
10 So thank you.

11 MR. WELBERS: Thank you, sir.

12 Are there any questions? Everybody good?
13 No questions?

14 (No verbal response.)

15 MR. WELBERS: Anyone else like to testify?
16 If you're all good, we'll move on. Anybody
17 still thinking about something?

18 MS. ANDREONI: I do have a couple
19 questions in regards to ponds out there. Is
20 this the time?

21 MR. WELBERS: Yes.

22 MS. DONARSKI: Hold on. Who is she
23 questioning? There's no witness on the stand.

24 MR. WELBERS: Someone will respond.

1 What's your question?

2 MS. ANDREONI: So my question would be,
3 and educate me, but there's -- just based off
4 the technology, the aerials that I pulled for
5 this area, I saw a lot of waterways, I saw
6 ponds. How are those being fed? They're
7 probably not spring fed; is that correct?

8 MR. SMITH: Mine is spring fed.

9 MS. ANDREONI: It is spring fed?

10 MR. WELBERS: Now, just one second.

11 This is a little odd, what I have let her
12 do. So if someone has an answer to that,
13 identify yourself for the court reporter, and
14 then answer it, I guess. All of you were up
15 here, and she could have asked somebody that,
16 but you didn't.

17 So Crane? Crane Schafer.

18 MR. SCHAFER: Do I need to come up there
19 or not?

20 MR. WELBERS: Go ahead and answer it.

21 MR. SCHAFER: I have a pond, is all I was
22 going to say, and it's spring fed.

23 MR. SMITH: What's the elevation
24 difference?

1 MR. SCHAFER: Well, that's another point,
2 is my pond --

3 MR. WELBERS: That was Dan Smith that
4 asked.

5 COURT REPORTER: Thank you, because I
6 don't --

7 MS. DONARSKI: Yes, can we just stop for
8 one second? The court reporter has to write
9 down each person's name and then what their
10 response is. So if you can go slow and say your
11 name before you say something, and then that
12 helps her to put into the record accurately what
13 everybody says and what their answers are.
14 Thank you.

15 MR. WELBERS: I think you got it, right,
16 the question and the answer?

17 MS. KING: I'm Jeannie King. We have
18 farmland. We have waterways. The water is
19 provided from God, the rain. We also have,
20 through our farm, we have, what you call it,
21 ditches, which is part of the Dover drainage.
22 So therefore, tiles from many different farms
23 feed those through that drainage area.

24 MS. ANDREONI: Okay.

1 MR. WILSAK: Bill Wilsak.

2 We have a pond as well. Our pond is not
3 spring fed. It is more of a retention pond. It
4 picks up our water from our buildings. That's
5 how it is fed.

6 MS. ANDREONI: Okay. I mean, what -- is
7 it fair to understand Dan's perspective better
8 on that? Or how do we do that?

9 MR. WELBERS: I don't understand what
10 you're saying.

11 MS. ANDREONI: I know I don't have that
12 knowledge tonight, but would it be fair for him
13 to be able to voice that? Because I know he has
14 a plan.

15 MR. WELBERS: You mean the Applicant who
16 you're representing?

17 MS. ANDREONI: Yes, correct.

18 MR. WELBERS: Well, what we're going to do
19 -- I just -- I just allowed the procedure to
20 deviate some for the purpose of everybody being
21 able to be included and say things.

22 Our Zoning Enforcement Officer is correct,
23 we no longer had a witness. I shouldn't have
24 let you do it, but I did. Because, again, this

1 is a public hearing and we want everything in
2 the record.

3 With respect to who you represent, they're
4 not here tonight. So they can't testify. Now,
5 again, what we'll do here is close this out.
6 Our job is to -- once we have collected and
7 created the public record, our job here is to
8 close it, either with a recommendation for
9 approval or a recommendation not to approve it.

10 But our recommendation is not significant.
11 What's significant is the public record that we
12 created. The County Board is going to look at
13 that. They don't necessarily look at what our
14 recommendation is. Just how it is. So they
15 then will meet, the zoning committee, about a
16 week before the County Board, and there would be
17 some opportunity for your client to express
18 that, I believe.

19 Is that correct, John, to the zoning
20 committee? And answer any of those questions
21 then and that might help them with the rest of
22 their board.

23 MS. DONARSKI: So tonight is the night
24 that we're creating the record. The zoning

1 committee does not hear any new testimony or
2 create any record. All they are is to take the
3 recommendation of the Planning Commission, the
4 Board of Appeals, and they make a recommendation
5 to bring it up to the County Board for a vote.

6 So we got to -- this is the public hearing
7 where the information is put into the record.
8 So you can either: one, go ahead and make a
9 recommendation based on the evidence and
10 testimony given tonight; two, table it to the
11 next regular hearing to get more evidence and
12 testimony.

13 That's your choice. We can't take more
14 evidence and testimony at the meeting.

15 MR. WELBERS: May not be able to, but I
16 think it does indeed happen.

17 So at any rate, I don't -- you wouldn't
18 necessarily request a table on it, would you?

19 MS. ANDREONI: No.

20 MR. WELBERS: You want us to make our --
21 close it out tonight?

22 MS. ANDREONI: Yeah.

23 MR. WELBERS: And, again, the Applicant
24 could come, supposedly, and talk about the

1 evidence already in the record. They could
2 represent themselves to that committee, could
3 they not? Or they could even have a minute or
4 two to address the County Board?

5 MS. DONARSKI: They could make a public
6 statement, but there's no new evidence or
7 testimony given at that point.

8 But we're not here to talk about
9 constructing the pond necessarily. We're
10 rezoning to build a single-family home --

11 MR. WELBERS: That's correct.

12 MS. DONARSKI: -- Agricultural to Rural
13 Estate.

14 These other things, you know, if they talk
15 to the neighbors and they get together, that's
16 fine. But tonight we're here to look at
17 rezoning this seven acres from Agriculture to
18 Rural Estate to build a single-family home.

19 The pond may or may not happen in the
20 future. Is that correct, Amanda?

21 MS. ANDREONI: Correct, yeah.

22 MS. DONARSKI: Okay. So that's my comment
23 on that.

24 MR. WELBERS: Everything our Zoning

1 Officer just said is true. It's all true.

2 So we're done with all of our witnesses.
3 Everyone is satisfied that they have said what's
4 on their mind. We're done with questions.

5 Michael, did you go here too?

6 MR. STUTZKE: I did. And as a matter of
7 protocol, am I able to ask Kris some questions
8 before --

9 MR. WELBERS: Yes, you may.

10 MR. STUTZKE: Okay. I am a little
11 confused about something. I did go out to this
12 property, and I walked the piece of land. And
13 the drawing that was provided to us was not
14 to-scale. And the first thought that came to my
15 mind is that this is a very large lake. And so
16 the first -- the concern I had coming into
17 tonight's meeting was to -- you know, I thought
18 it was pretty much a given, but the more that we
19 have had testimony this evening from the
20 neighbors and the fact that we don't have
21 anything that speaks to the dimensions of the
22 lake and where the water is going to come from,
23 is it -- are we really talking about a house?
24 Because they want to build a house, but the

1 house is real small compared to this lake. I
2 mean, I know where I want to be as far as a
3 motion is concerned.

4 But with what you just said and following
5 on it, we're just talking about a house tonight.
6 But what if they build this lake and the
7 concerns that have been raised here publicly
8 this evening come to fruition? Then would it
9 not be better to ask the property owner to give
10 us the dimensions and how they're going to
11 source the water for this lake? Is that a
12 reasonable --

13 MS. DONARSKI: To answer your question,
14 the drawing was provided by the Applicant. They
15 emailed that to me. It is not to-scale, and I
16 don't have any of that information on what size
17 or what their priority is. The witness that
18 came does not know the size of the lake or what
19 their priority is and how they're going to build
20 that.

21 So that's one of the options, is to table
22 this to the next regular hearing to give them
23 the opportunity to come forth and answer those
24 questions before making that recommendation. So

1 that's one of the options, yes.

2 MR. STUTZKE: When you look at the
3 drawing, there's more lake than there is home.

4 So with that in mind, I would move that
5 the application be tabled until such time as the
6 Applicant can provide the dimensions of the lake
7 and the source of water to fill said lake.

8 MS. DONARSKI: So we have to say a date
9 specific. So we would say to the next regular
10 Zoning Board of Appeals hearing.

11 MR. STUTZKE: Yes, ma'am.

12 MR. WELBERS: Okay.

13 MS. DONARSKI: Okay. Thank you.

14 MR. WELBERS: Which is, date specific?

15 MS. DONARSKI: I'm looking that up for
16 you. It's going to be in January -- excuse me.
17 It's going to be in December. It would be
18 December 19th.

19 MR. WELBERS: 7:00 p.m., here at the same
20 room, Bureau County Courthouse.

21 So your motion is to table. Let's see if
22 someone else wants to do that as well.

23 Is there a second to do that?

24 MR. FORRISTALL: I'll second that.

1 MR. WELBERS: Was it you, Jim?

2 MR. FORRISTALL: (Nods head.)

3 MR. WELBERS: Jim is the second to table.

4 Okay. Let's call the roll.

5 MS. HOLT: Mr. Jensen?

6 MR. JENSEN: Yes.

7 MR. HOLT: Mr. Forristall?

8 MR. FORRISTALL: Yes.

9 MS. HOLT: Mr. Stutzke?

10 MR. STUTZKE: Yes.

11 MS. HOLT: And, Mr. Welbers?

12 MR. WELBERS: Well, yes, I guess. I guess
13 that's what we have to do.

14 (By voice vote four ayes.)

15 MS. DONARSKI: So they tabled it. So the
16 next meeting will be right here in this room on
17 Thursday, December 19th, at 7:00 p.m.

18 And they will make sure they have a
19 witness here to be able to answer your questions
20 about the size and the lake and the source of
21 the water.

22 AUDIENCE MEMBER: Does that include the
23 depth?

24 MS. DONARSKI: Well, they will be here.

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AUDIENCE MEMBER: The dimensions?

MS. DONARSKI: Yeah, the dimensions.

MR. WELBERS: So that was the last case we had for tonight. So is there anything else that we would do for tonight?

MS. DONARSKI: I have nothing else.

MR. WELBERS: Motion to adjourn, please.

MR. JENSEN: I'll make that motion.

MR. STUTZKE: Second.

MR. WELBERS: All in favor.

(All those simultaneously responded.)

MR. WELBERS: Any opposed?

(No verbal response.)

MR. WELBERS: None. We're done for tonight.

(The hearing was concluded at 8:34 p.m.)

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Now on this 21st day of November, 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

Callie S. Bodmer

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