

STATE OF ILLINOIS)
)
COUNTY OF BUREAU)

In the Matter of the Petition
 of

Providence Heights Wind, LLC

Indiantown Township and Milo Township
Bureau County, Illinois

Testimony of Witnesses
Produced, Sworn and
Examined on this 13th day
of January, A.D., 2025,
before the Bureau County
Zoning Board of Appeals

Present:

Mike Stutzke
Shirley Ann Smith
Bill Jensen
Troy Quest
Barry Welbers, Chairman

Samantha Holt, Secretary
Kristine Donarski, Zoning Administrator

Judge Timothy Slavin, Facilitator

1 JUDGE SLAVIN: Alrighty. I call out of
2 recess Bureau County Zoning Board of Appeals
3 hearing on Petitions Number 24-24-09-03-1C
4 sequentially through 24-09-03-39C, Providence
5 Heights Wind, LLC's, applications for
6 Conditional Use Permits to retrofit and operate
7 a wind energy conversion system here in Bureau
8 County.

9 Today is Monday, January 13th. I note the
10 presence of the following: all honorable
11 members of the Bureau County Zoning Board of
12 Appeals, including its Chair, Mr. Welbers; its
13 Vice Chair, Mr. Quest; Mr. Jensen, Mrs. Smith,
14 and Mr. Stutzke.

15 I note the presence of Ms. Donarski and
16 her able assistant, Samantha -- her technically
17 astute assistant; attorney for the Petitioner,
18 Chris Massie; I see a number of Petitioner's
19 representatives present; the court reporter is
20 present; himself is present; and I see, I
21 believe, three Interested Parties here in
22 attendance.

23 Tonight is the fifth session for these
24 applications, and we are still in the ZBA's

1 fact-finding and recommendation stage, and we're
2 ready to begin.

3 The first order of business is that it's
4 been pointed out that I missed -- in a proposed
5 motion, used the wrong word when talking about
6 the collection cables -- the length of the
7 collection cables and their combined length. I
8 had "not more than three miles" and the
9 transcript revealed that their witness said
10 "approximately three miles."

11 So I am proposing an amended motion to
12 delete the words "not more than" and substitute
13 the word "approximately" in front of "three
14 miles."

15 It's displayed on the screen here in the
16 hearing room. And I will take a motion to amend
17 Number 7.

18 MR. WELBERS: I would move to make the
19 amendment.

20 JUDGE SLAVIN: And do I hear a second?

21 MS. SMITH: I'll second that.

22 MR. STUTZKE: Second.

23 JUDGE SLAVIN: I hear a motion and a
24 second.

1 Anything you want to say about your own
2 motion, Mr. Welbers?

3 MR. WELBERS: No. Just, the clarification
4 is proper.

5 JUDGE SLAVIN: Okay. Any other Board
6 members?

7 (No verbal response.)

8 JUDGE SLAVIN: Hearing none, seeing none,
9 I'll put the question. The question being put
10 is on the amendment to the motion that's already
11 been passed to substitute the word

12 "approximately" for the words "not more than."

13 All in favor of amending that motion,
14 indicate by saying aye.

15 (All those simultaneously
16 responded.)

17 JUDGE SLAVIN: Opposed by nay.

18 (No verbal response.)

19 JUDGE SLAVIN: Now, under Robert's Rules,
20 the pending motion becomes the displayed motion
21 with, indeed, the words "not more than" crossed
22 out and "approximately" substituted.

23 All in favor of adopting that motion
24 indicate by saying aye.

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(All those simultaneously
responded.)

JUDGE SLAVIN: Opposed by nay.

(No verbal response.)

JUDGE SLAVIN: Motion is adopted.

All right. Let me save that. And we'll
pick up where we left off, and I think it's 57
but we're going to find out.

It's actually 58.

All right. This is the point at which I
sort of suggested to you honorable members of
the ZBA that it would be up to you to read and
decide which words you wanted to use in these
important conclusory motions.

So the floor is yours.

MR. WELBERS: I would move that the Bureau
County ZBA finds that the establishment,
maintenance or operation of the proposed
Conditional Uses will not be detrimental to or
endanger the public health, safety, moral,
comfort or general welfare.

JUDGE SLAVIN: Do I hear a second?

MR. STUTZKE: Second.

MS. SMITH: I'll second.

1 JUDGE SLAVIN: Got a second.

2 Mr. Welbers, anything you want to say
3 about your motion?

4 MR. WELBERS: No, sir, there isn't.

5 JUDGE SLAVIN: Any other Board member?

6 (No verbal response.)

7 JUDGE SLAVIN: Hearing none, seeing none,
8 I'll put the question. The question being put
9 is on the adoption of the motion as Mr. Welbers
10 has read it and it's displayed on the board here
11 in the hearing room.

12 Adoption of the motion requires a vote by
13 the majority. The vote will be by voice. All
14 those in favor indicate by saying aye.

15 (All those simultaneously
16 responded.)

17 JUDGE SLAVIN: Opposed by nay.

18 (No verbal response.)

19 JUDGE SLAVIN: The motion is unanimously
20 adopted.

21 Next.

22 MR. WELBERS: I would move that the Bureau
23 County ZBA finds that the proposed Conditional
24 Uses will not be injurious to the use and

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

5 JUDGE SLAVIN: Do I hear a second?

6 MR. STUTZKE: Second.

7 JUDGE SLAVIN: Got a second.

8 Anything you want to say about your own
9 motion, Mr. Welbers?

10 MR. WELBERS: No, sir.

11 JUDGE SLAVIN: Any other Board member?

12 (No verbal response.)

13 JUDGE SLAVIN: Hearing none, seeing none,
14 I'll put the question. The question being put
15 is on the adoption of the motion as proposed by
16 Mr. Welbers and displayed here on the board in
17 the hearing room.

18 Adoption of the motion requires a vote by
19 the majority. The vote will be by voice. All
20 those in favor indicate by saying aye.

21 (All those simultaneously
22 responded.)

23 JUDGE SLAVIN: Opposed by nay.

24 (No verbal response.)

1 JUDGE SLAVIN: The motion is unanimously
2 adopted.

3 The floor is back to you folks.

4 MR. WELBERS: I would again move the
5 Bureau County ZBA finds that an agent of the
6 Applicant testified that, other than, perhaps
7 during construction, there would not be any odor
8 associated with this proposed retrofit project.

9 JUDGE SLAVIN: Do I hear a second?

10 MR. JENSEN: I'll second that.

11 JUDGE SLAVIN: Got a second.

12 Anything you want to say about your
13 motion, Mr. Welbers?

14 MR. WELBERS: No, sir.

15 JUDGE SLAVIN: Any other Board member?

16 (No verbal response.)

17 JUDGE SLAVIN: Hearing none, seeing no
18 hands raised, I'll put the question. The
19 question being put is on the adoption of the
20 motion as just read by Mr. Welbers and displayed
21 here in the hearing room.

22 Adoption of the motion requires a vote by
23 the majority. The vote will be by voice. All
24 those in favor indicate by saying aye.

1 (All those simultaneously
2 responded.)

3 JUDGE SLAVIN: Opposed by nay.

4 (No verbal response.)

5 JUDGE SLAVIN: Once again, I find the
6 motion adopted.

7 Next. Back to you folks.

8 MR. WELBERS: The Bureau County ZBA finds
9 that the Applicant indicated that, if its
10 Applications were approved, it may require the
11 use of adequate locally distributed electricity,
12 but its water needs would be minimal and the
13 appropriate aforementioned findings deem access
14 roads, drainage and necessary facilities to also
15 be adequate.

16 JUDGE SLAVIN: Do I hear a second?

17 MR. STUTZKE: Second.

18 JUDGE SLAVIN: Heard a second.

19 Anything you want to say about your
20 motion, Mr. Welbers?

21 MR. WELBERS: No, there isn't.

22 JUDGE SLAVIN: Any other Board member?

23 (No verbal response.)

24 JUDGE SLAVIN: Hearing none, seeing none,

1 I'll put the question. The question being put
2 is on the adoption of the motion as Mr. Welbers
3 read and is displayed here in the hearing room.

4 Adoption of the motion requires a vote by
5 the majority. The vote will be by voice. All
6 those in favor indicate by saying aye.

7 (All those simultaneously
8 responded.)

9 JUDGE SLAVIN: Opposed.

10 (No verbal response.)

11 JUDGE SLAVIN: Motion is adopted. Back to
12 you all.

13 MR. WELBERS: The Bureau County ZBA finds
14 that the developer promise that the --
15 promised -- the developer promised --

16 JUDGE SLAVIN: Promised, I got it.

17 MR. WELBERS: -- that the eventual Road
18 Use Agreement would provide that the
19 construction and operation of the proposed
20 retrofit project would not interfere with the
21 safe movement of traffic in the area.

22 JUDGE SLAVIN: Do I hear a second?

23 MR. JENSEN: I'll second that.

24 JUDGE SLAVIN: Anything you want to say

1 about your motion, Mr. Welbers?

2 MR. WELBERS: No, there isn't.

3 JUDGE SLAVIN: Any other Board member?

4 (No verbal response.)

5 JUDGE SLAVIN: Hearing none, seeing none,
6 I'll put the question. The question being put
7 is on the motion read by Mr. Welbers and
8 displayed on the board, with the correction of
9 making it past tense, "promised."

10 Adoption of the motion requires a vote by
11 the majority. The vote will be by voice. All
12 those in favor indicate by saying aye.

13 (All those simultaneously
14 responded.)

15 JUDGE SLAVIN: Opposed by nay.

16 (No verbal response.)

17 JUDGE SLAVIN: Motion is once again
18 adopted.

19 I'm going to propose this motion. It sort
20 of didn't fit in the -- well, it doesn't matter.
21 You don't care.

22 I propose the Bureau County ZBA finds
23 that:

24 There was evidence that there was -- no,

1 sorry -- there was evidence that the
2 unincorporated platted community of Providence,
3 Bureau County, Illinois, exists; but

4 There was no evidence throughout the
5 process of the existence of anyone with the
6 authority to act on behalf of said Providence;
7 and

8 The governing Ordinance's newer setback of
9 2,640 feet from unincorporated and platted
10 communities and rural subdivisions was not in
11 effect at the time the existing, and proposed
12 unchanged, tower was erected in 2006; and

13 The advance of wind energy would leave
14 behind the continued financial viability of the
15 Providence Heights facility; and

16 The proposed retrofit would not
17 meaningfully alter the character of the area.

18 Okay. Would somebody like to make that
19 motion?

20 MR. QUEST: So moved.

21 JUDGE SLAVIN: Got a motion.

22 Do I hear a second?

23 MS. SMITH: I'll second it.

24 JUDGE SLAVIN: Okay. Mr. Quest, anything

1 you want to say about your motion?

2 MR. QUEST: Nothing further.

3 JUDGE SLAVIN: Any other Board member?

4 (No verbal response.)

5 JUDGE SLAVIN: Hearing none, seeing none,
6 I'll propose -- I'll put the question. The
7 question being put is on the adoption of the
8 motion proposed by Mr. Quest and displayed on
9 the board here in the hearing room.

10 Adoption of the motion requires a vote by
11 the majority. The vote will be by voice. All
12 those in favor indicate by saying aye.

13 (All those simultaneously
14 responded.)

15 JUDGE SLAVIN: Opposed?

16 (No verbal response.)

17 JUDGE SLAVIN: Hearing none, motion is
18 adopted.

19 All right. Back to the next proposed one,
20 and it's on the board. I open the floor.

21 MR. WELBERS: Therefore, the Bureau County
22 ZBA finds that granting all of the requested
23 Variances:

24 Would not be contrary to the public

1 interest; and

2 Would not -- would alleviate an otherwise
3 unnecessary hardship by a literal enforcement of
4 the Ordinance; and

5 Would be -- observe the spirit of the
6 Ordinance; and

7 Would do substantial justice; and

8 It would be an extraordinary and
9 exceptional situation which would result in
10 peculiar and exceptional practical difficulties
11 upon the Applicant.

12 I think I said it the way I think it
13 should be.

14 JUDGE SLAVIN: Okay. Why don't you take a
15 look on the board while I'm fooling around with
16 grammar here.

17 MR. WELBERS: I think that's correct.

18 JUDGE SLAVIN: All right. Do I hear a
19 second?

20 MR. JENSEN: I'll second that.

21 JUDGE SLAVIN: All right. Anything you
22 want to say about your motion, Mr. Welbers?

23 MR. WELBERS: No, sir. I think I have it.

24 JUDGE SLAVIN: Okay. Any other Board

1 member?

2 (No verbal response.)

3 JUDGE SLAVIN: Hearing none, seeing none,
4 I'll put the question. The question being put
5 is on the adoption of the following:

6 Therefore, the Bureau County ZBA finds
7 that granting all of the -- that's why I'm
8 reading it -- all of the requested Variances.

9 Would not be contrary to the public
10 interest; and

11 Would alleviate an otherwise unnecessary
12 hardship by a literal enforcement of the
13 Ordinance; and

14 Would observe the spirit of the Ordinance;
15 and

16 Would do substantial justice; and

17 Would be an extraordinary and exceptional
18 situation which would result in peculiar and
19 exceptional practical difficulties upon the
20 Applicant.

21 Adoption of the motion requires a vote by
22 the majority. The vote will be by voice. All
23 those in favor indicate by saying aye.

24 (All those simultaneously

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responded.)

JUDGE SLAVIN: All those opposed by nay.

(No verbal response.)

JUDGE SLAVIN: Thank you, all five of you. That was the most difficult of the ones I think, at least to think through.

The floor is open.

MR. WELBERS: I think the next one we should talk about just a little bit. It cites all the Variations specifically that we're going to ask, but it -- you know, if the Applicant does not obtain setback Variations --

Now, they had testified they would; is that correct? Is that the recollection?

JUDGE SLAVIN: Board members, I think he's asking down the table.

MR. WELBERS: Well, at any rate, if they don't have waivers, then I guess this -- I'll make this motion on that assumption that they will have them. But if they don't, here's what it would say:

Accordingly, the Applicant -- if the Applicant does not obtain setback waivers, the Bureau County ZBA denies all the requested

1 Variations --

2 And then we would go on and read all the
3 rest of this?

4 JUDGE SLAVIN: Well, I think so.

5 MR. WELBERS: I'll read it.

6 As to four nonparticipating properties'
7 boundary lines for which the center of the base
8 of the tower proposed to be retrofitted would be
9 inside the 480-foot setback for a WTG, to wit:

10 Application Number 24-09-03-6CV for Parcel
11 ID Numbers 21-17-100-004 and 21-17-100-006, a
12 Variance of 6.6 feet; and

13 Application Number 24-09-03-17CV for
14 Parcel ID Numbers 25-10-200-002 and
15 25-10-200-003, a Variance of 7.8 feet; and

16 Application Number 24-09-03-23CV for
17 Parcel ID Numbers 25-15-100-009 and
18 25-15-100-008, a Variance of 13.2 feet; and

19 Application Number 24-09-03-35CV for
20 Parcel ID Numbers 21-08-300-005 and
21 21-08-300-008, a Variance of 41.1 feet; and

22 As to five WTGs for which center of the
23 base of the tower proposed to be retrofitted
24 would be inside the 2,640-foot setback of the

1 boundary of the unincorporated platted community
2 of Providence, to wit:

3 Application Number 24-09-03-4CV for Parcel
4 ID Numbers 21-17-100-005 and 21-17-100-006 is
5 2452.9 feet a Variance of 187.1 feet; and

6 Application Number 24-09-03-5CV for Parcel
7 ID Numbers 21-17-200-009 and 21-17-100-006 is
8 1,704 feet, a Variance of 936 feet; and

9 Application Number 24-09-03-6CV for Parcel
10 ID Numbers 21-17-100-004 and 21-17-100-006 is
11 2,334.5 feet, a Variance of 305.5 feet; and

12 Application Number 24-09-03-7CV for Parcel
13 ID Numbers 21-17-301-007 and 21-17-301-004 is
14 862.9 feet, a Variance of 1,771.1 feet; and

15 Application Number 24-09-03-8CV for Parcel
16 ID Numbers 21-20-251-003 and 21-20-251-004 is
17 1362.6 feet, a Variance of 1,277.4 feet.

18 JUDGE SLAVIN: Before I hear a second,
19 let's -- and it's absolutely your discussion.
20 I'm just pointing out something.

21 If -- you suggested that this -- deny
22 requested Variances if they don't get a waiver
23 for the Providence Heights. From where are they
24 going to get a waiver? From whom?

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

1 MR. WELBERS: Well, they're not. There's
2 no one there. So then we need to amend that and
3 just let it go.

4 I think for the -- I believe for the
5 adjoining landowners, I believe that they would
6 have those. No one objected. So yes, you're
7 absolutely right. Usually we -- you know, if
8 someone -- Variation -- yeah, it has to be
9 amended. Rambling on here.

10 Yes, there is no one to give it for
11 Providence. So accordingly, we grant them.

12 So I'll request that the Variations are
13 granted that I just read because there isn't
14 anyone to talk about Providence, and I believe
15 they have testified that they had it covered for
16 all of the landowners that were involved.

17 JUDGE SLAVIN: I'm not sure that was the
18 evidence, but. . .

19 So it really fits into two categories:
20 the ones they can get Variances for, and the
21 ones that it's virtually impossible. Right?

22 MR. WELBERS: Virtually impossible for
23 Providence --

24 JUDGE SLAVIN: Not "virtually." It's

1 actually impossible.

2 MR. WELBERS: It is impossible, right.
3 There's no government in Providence.

4 JUDGE SLAVIN: So if you want to do that,
5 let me just propose before there's a second --
6 let me just think this through.

7 MS. DONARSKI: Can I ask a question?
8 Would it work to say "if the Applicant is
9 unable"?

10 JUDGE SLAVIN: Well, you talk to those
11 guys while I'm doing this. That's fine.

12 MS. DONARSKI: Okay.

13 JUDGE SLAVIN: So, Mr. Welbers, would you
14 agree that the first part of your motion stands,
15 "as to four nonparticipating boundary lines"?

16 MR. WELBERS: Okay.

17 JUDGE SLAVIN: And then the rest -- would
18 I be correct to say the rest of your motion is:

19 And the Bureau County ZBA -- I got a comma
20 there.

21 And the Bureau County ZBA grants the
22 requested Variances for the following five WTGs
23 for which the center of the base of the tower
24 proposed to be retrofitted would be inside the

1 2,640-foot -- foot setback of the boundary of
2 the unincorporated platted community of
3 Providence, to wit:

4 Application Number 24-09-03-4CV for Parcel
5 ID Numbers 21-17-100-005 and 21-17-100-006 is
6 2452.9 feet a Variance of 187.1 feet; and

7 Application Number 24-09-03-5CV for Parcel
8 ID Numbers 21-17-200-009 and 21-17-100-006 is
9 1,704 feet, a Variance of 936 feet; and

10 Application Number 24-09-03-6CV for Parcel
11 ID Numbers 21-17-100-004 and 21-17-100-006 is
12 2,334.5 feet, a Variance of 305.5 feet; and

13 Application Number 24-09-03-7CV for Parcel
14 ID Numbers 21-17-301-007 and 21-17-301-004 is
15 862.9 feet, a Variance of 1,771.1 feet; and

16 Application Number 24-09-03-8CV for Parcel
17 ID Numbers 21-20-251-003 and 21-20-251-004 is
18 1362.6 feet, a Variance of 1,277.4 feet.

19 Does that, combined with the first
20 section, comprise your motion, Mr. Welbers?

21 MR. WELBERS: I think that's consistent
22 with the way we usually look at Variations here
23 as a Board. So, yes, I like it.

24 JUDGE SLAVIN: Okay. Do I hear a second?

1 MR. JENSEN: Second.

2 JUDGE SLAVIN: Mr. Welbers, you said
3 something, but now's your chance to say anything
4 more about your motion.

5 MR. WELBERS: No, we have covered it.

6 JUDGE SLAVIN: Okay. Any other Board
7 member?

8 (No verbal response.)

9 JUDGE SLAVIN: Hearing none, seeing none,
10 I will put the question as read and confirmed by
11 Mr. Welbers, and I am not going to read it all
12 again. It's being displayed here on the board
13 in the hearing room.

14 Adoption of the motion requires a vote by
15 the majority. The vote will be by voice. All
16 those in favor indicate by saying aye.

17 (All those simultaneously
18 responded.)

19 JUDGE SLAVIN: Opposed by nay.

20 (No verbal response.)

21 JUDGE SLAVIN: Motion is adopted.

22 All right. I said the other one was not
23 complicated, but. . .

24 All right. Now I propose -- I open the

1 floor for the next proposed motion.

2 MR. WELBERS: The Bureau County ZBA
3 recommends to the Bureau County Board to approve
4 all of the requested Conditional Use Permits.

5 JUDGE SLAVIN: Okay. As soon as I correct
6 the rest of it, you can take a look at the
7 board.

8 All right. Mr. Welbers, take a look at
9 the board. Does that look like it to you?

10 MR. WELBERS: Approve all the following --
11 approve all of the requested Conditional
12 Permits.

13 So there's --

14 JUDGE SLAVIN: Does that look right, is
15 all I'm -- look like your motion?

16 MR. WELBERS: Yes, it does. You drew a
17 line through that; I see it now. Yes, yes, it
18 does.

19 JUDGE SLAVIN: Okay. Do I hear a second?

20 MR. STUTZKE: Second.

21 JUDGE SLAVIN: Anything you want to say
22 about your motion, Mr. Welbers?

23 MR. WELBERS: No.

24 JUDGE SLAVIN: Any other Board member?

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(No verbal response.)

JUDGE SLAVIN: Hearing none, seeing none, I'm going to put the question. The question being put is as follows:

The Bureau County ZBA recommends to the Bureau County Board that it approve all of the requested Conditional Permits.

Adoption will be by roll. In favor, aye; against, nay.

Mr. Welbers?

MR. WELBERS: Aye.

JUDGE SLAVIN: Mr. Quest?

MR. QUEST: Aye.

JUDGE SLAVIN: Mr. Jensen?

MR. JENSEN: Aye.

JUDGE SLAVIN: Mrs. Smith?

MS. SMITH: Aye.

JUDGE SLAVIN: Mr. Stutzke?

MR. STUTZKE: Aye.

(By voice vote five ayes.)

JUDGE SLAVIN: Motion is adopted.

All right. We're back to -- now we're to recommendations, and the floor is open.

MR. WELBERS: The Bureau County ZBA

1 recommends to the Bureau County Board that, if
2 any one or more Conditional Uses are granted, no
3 building permit for any WTG be issued until the
4 Applicant has provided the Bureau County Zoning
5 Officer with:

6 A structural engineer's certificate that
7 the tower and foundation design is compatible
8 with and appropriate for each Wind Tower
9 proposed to be installed and that the specific
10 soils at the site can support the apparatus,
11 given local soil and climate conditions as
12 required by 3.41-4.24 (sic); and

13 Certificates of Facility equipment design
14 compliance in conformity with Ordinance 3.41-4
15 (sic).

16 JUDGE SLAVIN: S.

17 MR. WELBERS: Yes, S.

18 JUDGE SLAVIN: Do I hear a second?

19 MR. WELBERS: Second.

20 JUDGE SLAVIN: Got a second.

21 Anything you want to say about your
22 motion, Mr. Welbers?

23 MR. WELBERS: There were actually two "S"s
24 that I missed behind the 4.

1 JUDGE SLAVIN: Yes, there were.

2 MR. WELBERS: You corrected that, yes.

3 JUDGE SLAVIN: Got it.

4 Any other Board member?

5 (No verbal response.)

6 JUDGE SLAVIN: All right. Seeing none,
7 hearing none, I'll put the question. The
8 question being put is on the recommendation to
9 the Bureau County Board as read by Mr. Welbers
10 and displayed here on the board in the hearing
11 room.

12 Adoption of the motion requires a vote by
13 the majority. The vote will be by voice. All
14 those in favor indicate by saying aye.

15 (All those simultaneously
16 responded.)

17 JUDGE SLAVIN: Opposed by nay.

18 (No verbal response.)

19 JUDGE SLAVIN: Motion is adopted.

20 Okay. Next.

21 MR. WELBERS: The Bureau County ZBA
22 recommends to the Bureau County Board that, if
23 any one or more Conditional Uses are granted, as
24 required by the Bureau County Zoning Ordinance,

1 the Conditional Use Permits mandate conditions
2 recommended by IDNR in order to create unlikely
3 impacts to these protected resources.

4 JUDGE SLAVIN: Do I hear a second?

5 MS. SMITH: I'll second.

6 JUDGE SLAVIN: Hearing a second, anything
7 you want to say about your motion, Mr. Welbers?

8 MR. WELBERS: No, there isn't.

9 JUDGE SLAVIN: Any other Board member?

10 (No verbal response.)

11 JUDGE SLAVIN: Seeing none, hearing none,
12 I'll put the question. The question being put
13 is on the adoption of the motion as read and --
14 by Mr. Welbers, displayed here in the hearing
15 room.

16 Adoption of the motion requires a vote by
17 the majority. The vote will be by voice. All
18 those in favor indicate by saying aye.

19 (All those simultaneously
20 responded.)

21 JUDGE SLAVIN: Opposed by nay.

22 (No verbal response.)

23 JUDGE SLAVIN: Next.

24 MR. WELBERS: The Bureau County ZBA

1 recommends to the Bureau County Board that, if
2 any one or more Conditional Uses are granted,
3 the Developer show, to the satisfaction of the
4 Bureau County Zoning Officer, that it has made
5 all reasonable efforts to discern whether or not
6 there are any areas within the proposed Project
7 area that are on the National Wetlands Inventory
8 and have taken commercially reasonable efforts
9 to minimize impacts thereon.

10 JUDGE SLAVIN: Do I hear a second?

11 MR. JENSEN: Second.

12 JUDGE SLAVIN: Anything you want to say
13 about your motion, Mr. Welbers?

14 MR. WELBERS: No, there isn't.

15 JUDGE SLAVIN: Any other Board member?

16 (No verbal response.)

17 JUDGE SLAVIN: Hearing none, seeing none,
18 I'll put the question. The question being put
19 is on the adoption of the recommendation made by
20 Mr. Welbers and displayed on the board here in
21 the hearing room.

22 Adoption of the motion requires a vote by
23 the majority. The vote will be by voice. All
24 those in favor indicate by saying aye.

1 (All those simultaneously
2 responded.)

3 JUDGE SLAVIN: Opposed by nay.

4 (No verbal response.)

5 JUDGE SLAVIN: Motion is adopted.

6 Next.

7 MR. WELBERS: I don't know what to say,
8 myself, about this one. I don't recall
9 testimony that a certain one wouldn't even be
10 allowed to operate at night. I don't -- I don't
11 know what to say on that motion, personally.

12 Anyone else remember anything about that?

13 JUDGE SLAVIN: Want to take a break and
14 look it up?

15 MR. WELBERS: I can, yeah.

16 JUDGE SLAVIN: Okay. Let's take seven
17 minutes, quarter of 7:00.

18 (A recess was taken at 6:40 p.m.
19 and proceedings resumed at
20 6:46 p.m.)

21 JUDGE SLAVIN: Okay. Back on the record.

22 I think we're working on -- you were
23 working on what proposed Recommendation 70, and
24 I -- with all due respect, I just forget where

1 we were.

2 Mr. Welbers, do you want to take it from
3 the top?

4 MR. WELBERS: It was proposed Motion
5 Number 70, but Troy is going to take this one
6 because he remembered it and I trust his memory,
7 but then Callie came --

8 JUDGE SLAVIN: Let's let him make the
9 motion and he can say that.

10 MR. WELBERS: I'll be more than glad to
11 second it.

12 MR. QUEST: The Bureau County ZBA
13 recommends to the Bureau County Board that, if
14 any one or more Conditional Uses are granted,
15 the Conditional Use Permits mandate that the
16 Vestas V110 WTGs operate in the low noise mode
17 at night and the Gamesa G87 WTGs not operate at
18 all during the night.

19 JUDGE SLAVIN: All right. Do I hear a
20 second?

21 MS. SMITH: I'll second that.

22 MR. WELBERS: Yes.

23 JUDGE SLAVIN: Got a second.

24 All right. Mr. Quest, as to your motion,

1 anything you want to say? You may want to
2 explain it.

3 MR. QUEST: After looking at the paper, I
4 guess, that was brought forward by the court
5 reporter, it did support this motion.

6 JUDGE SLAVIN: Papers being, what, the
7 Jacobs?

8 MR. QUEST: Yeah, the Jacobs report.

9 JUDGE SLAVIN: Analysis, sound analysis?

10 MR. QUEST: Yes.

11 JUDGE SLAVIN: Any other Board -- anything
12 else you want to say about it?

13 MR. QUEST: That's it.

14 JUDGE SLAVIN: Okay. Any other Board
15 member?

16 MR. WELBERS: No. The transcript is
17 there. They brought that out, so.

18 JUDGE SLAVIN: All right. Therefore, I
19 will put the question. The question being put
20 is on the adoption of the following motion,
21 since there's been some confusion:

22 The Bureau County ZBA recommends to the
23 Bureau County Board that, if any one or more
24 Conditional Uses are granted, the Conditional

1 Use Permits mandate that the Vestas V110 WTGs
2 operate in the low noise mode at night and the
3 Gamesa G87 WTGs not operate at all during the
4 night.

5 Adoption of that motion requires a vote by
6 the majority. The vote will be by voice. All
7 those in favor indicate by saying aye.

8 (All those simultaneously
9 responded.)

10 JUDGE SLAVIN: Opposed by nay.

11 (No verbal response.)

12 JUDGE SLAVIN: Motion is adopted.

13 The floor is open again.

14 MR. WELBERS: The Bureau County ZBA
15 recommends to the Bureau County Board that, if
16 any one or more Conditional Uses are granted,
17 the Conditional Use Permits require that, upon
18 the Zoning Officer's good faith determination
19 that the Providence Heights infrastructure is
20 materially affecting the television reception of
21 a resident or community building within the
22 footprint, or within 1-1/2 miles of the
23 boundary, of the Project, the Developer offer
24 gratis cable, satellite or internet based

1 television service to that resident or community
2 building owner.

3 JUDGE SLAVIN: Do I hear a second?

4 MR. STUTZKE: Second.

5 JUDGE SLAVIN: Anything you want to say
6 about your own motion, Mr. Welbers?

7 MR. WELBERS: No, there isn't.

8 JUDGE SLAVIN: Any other Board member?

9 (No verbal response.)

10 JUDGE SLAVIN: Hearing none, seeing none,
11 I'll put the question. The question being put
12 is on the adoption of the motion read by
13 Mr. Welbers and displayed on the board here in
14 the hearing room.

15 Adoption of the motion requires a vote by
16 the majority. The vote will be by voice. All
17 those in favor indicate by saying aye.

18 (All those simultaneously
19 responded.)

20 JUDGE SLAVIN: Opposed by nay.

21 (No verbal response.)

22 JUDGE SLAVIN: Motion is adopted.

23 The floor is open again.

24 MR. WELBERS: The Bureau County ZBA

1 recommends to the Bureau County Board that, if
2 any one or more Conditional Uses are granted,
3 the Applicant be granted a waiver of the
4 Ordinance requirement that all equipment be new
5 equipment solely for that which will be subject
6 to retrofitting.

7 JUDGE SLAVIN: Do I hear a second?

8 MR. JENSEN: Second.

9 JUDGE SLAVIN: Hearing a second, anything
10 you want to say about your motion, Mr. Welbers?

11 MR. WELBERS: I'm thinking about that one
12 a little bit. I don't recall any testimony that
13 the equipment would not be new.

14 JUDGE SLAVIN: Well, in their existing
15 equipment --

16 MR. WELBERS: But they do -- well, some
17 wasn't going to be changed at all, so yeah.
18 Okay. Let it go.

19 JUDGE SLAVIN: Any other -- anything else,
20 Mr. Welbers, first of all? It's your motion,
21 so.

22 MR. WELBERS: No, nothing else.

23 JUDGE SLAVIN: Any other Board member?

24 (No verbal response.)

1 JUDGE SLAVIN: Hearing none, seeing none,
2 I'll put the question. The question being put
3 is on the adoption of the following motion:

4 The Bureau County ZBA recommends to the
5 Bureau County Board that, if any one or more
6 Conditional Uses are granted, the Applicant be
7 granted a waiver of the Ordinance requirement
8 that all equipment be new equipment solely for
9 that which will be subject to retrofitting.

10 Adoption of the motion requires a vote by
11 the majority. The vote will be by voice. All
12 those in favor indicate by saying aye.

13 (All those simultaneously
14 responded.)

15 JUDGE SLAVIN: Opposed by nay.

16 (No verbal response.)

17 JUDGE SLAVIN: The motion is adopted.
18 The floor is back open.

19 MR. WELBERS: The Bureau County ZBA
20 recommends to the Bureau County Board that, if
21 any one or more Conditional Uses are granted,
22 the Applicant continually engage all Development
23 WTGs in the curtailment program as detailed in
24 the Tetra Tech Shadow Flicker analyses reports.

1 JUDGE SLAVIN: Do I hear a second?

2 MS. SMITH: Second.

3 JUDGE SLAVIN: Anything you want to say
4 about your motion, Mr. Welbers?

5 MR. WELBERS: No, sir.

6 JUDGE SLAVIN: Any other Board member?

7 (No verbal response.)

8 JUDGE SLAVIN: Hearing none, seeing none,
9 I'll put the question. The question being put
10 is on the adoption of the motion as read by
11 Mr. Welbers and displayed here on the screen in
12 the hearing room.

13 Adoption of the motion requires a vote by
14 the majority. The vote will be by voice. All
15 those in favor indicate by saying aye.

16 (All those simultaneously
17 responded.)

18 JUDGE SLAVIN: Opposed by nay.

19 (No verbal response.)

20 JUDGE SLAVIN: The motion is adopted.

21 Back to you.

22 MR. WELBERS: The Bureau County ZBA
23 recommends to the Bureau County Board that, if
24 any one or more Conditional Uses are granted, a

1 condition be that the Developer completely scrub
2 clean all of the existing WTG towers before the
3 retrofitted development becomes operational and
4 that, during its operational lifetime, any
5 fluids leakage on any portion of a WTG be
6 completely cleaned within a commercially
7 reasonable amount of time and the issue resolved
8 to the satisfaction of the Bureau County Zoning
9 Officer.

10 JUDGE SLAVIN: Do I hear a second?

11 MR. STUTZKE: Second.

12 JUDGE SLAVIN: Got it.

13 Anything you want to say about your
14 motion, Mr. Welbers?

15 MR. WELBERS: No, there is not.

16 JUDGE SLAVIN: Any other Board member?

17 (No verbal response.)

18 JUDGE SLAVIN: Hearing none, seeing none,
19 I'll put the question. The question being put
20 is on the adoption of the motion as read by
21 Mr. Welbers and displayed here on the screen in
22 the courtroom -- in the hearing room.

23 Adoption of the motion requires a vote by
24 the majority. The vote will be by voice. All

1 those in favor indicate by saying aye.

2 (All those simultaneously
3 responded.)

4 JUDGE SLAVIN: Opposed by nay.

5 (No verbal response.)

6 JUDGE SLAVIN: The motion is adopted.
7 The floor is back open.

8 MR. WELBERS: The Bureau County Zoning
9 Board of Appeals --

10 JUDGE SLAVIN: May I interrupt you? You
11 may notice on the board, I added some language.

12 MR. WELBERS: You added some language.
13 Okay. I'll read off the board then.

14 The Bureau County Zoning Board of Appeals
15 recommends to the Bureau County Board that, if
16 any one or more Conditional Uses are granted, a
17 condition be that the Developer engage in the
18 curtailment of the program urged by the Illinois
19 Department of Natural Resources to protect the
20 four avian endangered or threatened species, or
21 if such a curtailment could not be implemented,
22 that the Developer seek an Incidental Take
23 Authorization for the Northern Long-eared Bat,
24 Indiana bat, Black-billed Cuckoo and Upland

1 Sandpiper.

2 JUDGE SLAVIN: Do I hear a second?

3 MR. QUEST: I'll second.

4 JUDGE SLAVIN: Anything you want to say
5 about your motion, Mr. Welbers?

6 MR. WELBERS: No, I don't think there is.

7 JUDGE SLAVIN: Any other Board member?

8 (No verbal response.)

9 JUDGE SLAVIN: Hearing none, seeing none,
10 I'll put the question. The question being put
11 is on the adoption of the motion as read by
12 Mr. Welbers and displayed on the screen here in
13 the courtroom -- in the hearing room.

14 Adoption of the motion requires a vote by
15 the majority. The vote will be by voice. All
16 those in favor indicate by saying aye.

17 (All those simultaneously
18 responded.)

19 JUDGE SLAVIN: Opposed by nay.

20 (No verbal response.)

21 JUDGE SLAVIN: This is -- if everybody
22 will help me remember, we just finished 75, and
23 this is the time for me to go back to 19, which
24 I would like to propose that one of you make a

1 motion to add to the already-passed Motion 19
2 the language you see in purple. I had to
3 distinguish it from the red.

4 So we would -- there are no deletions, but
5 would add the following language:

6 Or if such a curtailment could not be
7 implemented, that the Developer seek an
8 Incidental Take Authorization for the Northern
9 Long-eared Bat, Indiana bat, Black-billed Cuckoo
10 and Upland Sandpiper.

11 The reason for this is that I missed that
12 IDNR suggested the Curtailment Program, but if
13 that could not be implement that they seek the
14 Incidental Take Authorizations. I left it off.
15 This is the appropriate place to put it. It
16 also supports the recommendation you just made.

17 Now, that's enough of my speech. Does
18 anyone want to make a motion?

19 MR. WELBERS: Yes, I would move that your
20 recommendation for Number 19 be adopted.

21 JUDGE SLAVIN: As an amended motion,
22 right?

23 MR. WELBERS: Yes, as an amended motion.

24 JUDGE SLAVIN: Do I hear a second?

1 MR. STUTZKE: Second.

2 JUDGE SLAVIN: Got a second.

3 Anything you want to say about --

4 MR. WELBERS: No. You have explained it.

5 JUDGE SLAVIN: Okay. I'm going to put the
6 question. The question being put is on the
7 adoption of an amended motion -- it's actually
8 on the adoption of a motion to amend Motion 19
9 by adding the following language:

10 Or if such a curtailment could not be
11 implemented, that the Developer seek an
12 Incidental Take Authorization for the Northern
13 Long-eared Bat, Indiana bat, Black-billed Cuckoo
14 and Upland Sandpiper.

15 Adoption of the motion requires a vote by
16 the majority. The vote will be by voice. All
17 those in favor indicate by saying aye.

18 (All those simultaneously
19 responded.)

20 JUDGE SLAVIN: Opposed by nay.

21 (No verbal response.)

22 JUDGE SLAVIN: The motion is carried. Now
23 the motion is amended to add those words.

24 And I will take a motion to adopt the

1 amended motion.

2 MR. WELBERS: I would move to adopt the
3 amended motion.

4 JUDGE SLAVIN: Do I hear a second?

5 MS. SMITH: Second.

6 JUDGE SLAVIN: I hear a second.

7 Anything you want to say about your now
8 new motion, Mr. Welbers, other than what we have
9 discussed already?

10 MR. WELBERS: No, there is not.

11 JUDGE SLAVIN: Any other Board member?

12 (No verbal response.)

13 JUDGE SLAVIN: Hearing none, seeing none,
14 I'll put the question. The question being put
15 is on the adoption of the amended motion with
16 the added language.

17 Adoption of the motion requires a vote by
18 the majority. The vote will be by voice. All
19 those in favor indicate by saying aye.

20 (All those simultaneously
21 responded.)

22 JUDGE SLAVIN: Opposed by nay.

23 (No verbal response.)

24 JUDGE SLAVIN: All right. Back to

1 proposed Number 76, I think.

2 MS. SMITH: Yes.

3 JUDGE SLAVIN: And notice there are some
4 lavender addition, four words, in this one as
5 well.

6 Do I hear someone proposing this motion?

7 MR. WELBERS: I would move the Bureau
8 County ZBA recommends to the Bureau County Board
9 that, if any one or more Conditional Uses are
10 granted, a condition be that the Applicant have
11 a qualified expert, approved by the Bureau
12 County Zoning Officer conduct:

13 A pre-construction baseline reading at
14 mutually-agreed points within the footprint of
15 the Providence Heights WECS development and out
16 to --

17 JUDGE SLAVIN: This is your discretion.
18 There's been some debate. I mean, here's the
19 reason for it, if there's -- I can't believe
20 that Bureau County officials are ready to say,
21 If there's interference 1 inch outside the
22 footprint, the boundary of the footprint, that's
23 okay.

24 MR. WELBERS: Well, I think we had

1 previously, on television reception, talked
2 about 1-1/2 miles. So I'll introduce that now
3 for discussion.

4 JUDGE SLAVIN: Well, your motion. Then
5 you can discuss it.

6 MR. WELBERS: That's right. So put
7 1-1/2 miles of its boundary.

8 JUDGE SLAVIN: Okay.

9 MR. WELBERS: Of the County's 911 signal;
10 and

11 A mirror post-construction analysis of
12 that 911 signal; and

13 If there is any degradation thereof, that
14 the Applicant bring the signal back to its
15 baseline strength.

16 Now, 911 signal, let me amend that to say
17 3 miles. Then we'll see what the other Board
18 members think.

19 JUDGE SLAVIN: Do I hear a second?

20 MR. JENSEN: Second.

21 JUDGE SLAVIN: All right. Mr. Welbers,
22 anything you want to say about your motion?

23 MR. WELBERS: No, I guess not.

24 JUDGE SLAVIN: Okay. Any other Board

1 member?

2 (No verbal response.)

3 JUDGE SLAVIN: All right. Hearing none,
4 seeing none, I will put the question. The
5 question being put is on the adoption of the
6 following motion, and I'm going to read it all
7 so we make sure we're all on the same page:

8 The Bureau County ZBA recommends to the
9 Bureau County Board that, if any one or more
10 Conditional Uses are granted, a condition be
11 that the Applicant have a qualified expert,
12 approved by the Bureau County Zoning Officer
13 conduct:

14 A pre-construction baseline reading at
15 mutually-agreed points within the footprint of
16 the Providence Heights WECS development and out
17 to 3 miles of its boundary of the County's 911
18 signal; and

19 A mirror post-construction analysis of
20 that 911 signal; and

21 If there is any degradation thereof, that
22 the Applicant bring the signal back to its
23 baseline strength.

24 Adoption of the motion requires a vote by

1 the majority. The vote will be by voice. All
2 those in favor indicate by saying aye.

3 (All those simultaneously
4 responded.)

5 JUDGE SLAVIN: Opposed by nay.

6 (No verbal response.)

7 JUDGE SLAVIN: The motion is adopted.
8 All right. Back to the floor.

9 MR. WELBERS: The Bureau County ZBA
10 recommends to the Bureau County Board that, if
11 any one or more Conditional Uses are granted, a
12 condition be that the Applicant take into
13 account the concerns and comply with the
14 recommendations of the SWCD as detailed in
15 Exhibits SW-2 sequentially through SW-28 for the
16 various proposed WTGs and Laydown Yards and,
17 during construction, collaborate with the SWCD
18 staff as to issues that may arise.

19 JUDGE SLAVIN: Do I hear a second?

20 MR. JENSEN: Second.

21 JUDGE SLAVIN: Got it.

22 Anything you want to say about your
23 motion, Mr. Welbers?

24 MR. WELBERS: There is not, sir.

1 JUDGE SLAVIN: Any other Board members?

2 (No verbal response.)

3 JUDGE SLAVIN: Hearing none, seeing none,
4 I'll put the question. The question being put
5 is on the adoption of this motion as read by
6 Mr. Welbers and displayed on the board in the
7 hearing room.

8 Adoption of the motion requires a vote by
9 the majority. The vote will be by voice. All
10 those in favor indicate by saying aye.

11 (All those simultaneously
12 responded.)

13 JUDGE SLAVIN: Opposed by nay.

14 (No verbal response.)

15 JUDGE SLAVIN: The motion is adopted.

16 Back to the floor.

17 MR. WELBERS: The Bureau County ZBA
18 recommends to the Bureau County Board that, if
19 any one or more Conditional Uses are granted,
20 the following conditions urged by the Bureau
21 County Regional Planning Commission be
22 incorporated:

23 The Applicant will, at its expense and in
24 coordination with the County, develop a system

1 for logging and investigating complaints related
2 to the Facility and pursue the dictates of
3 Section 3.41-4s.28 in an attempt to resolve the
4 same; and

5 The Applicant will contact, as
6 appropriate, the Farm Service Agency or the
7 Natural Resource Conservation Service if WTGs
8 and associated foundations or access roads are
9 located on lands under a Conservation Contract;
10 and

11 The Applicant will restore all
12 conservation practices that are damaged by the
13 structures, operation or construction of the
14 Facility to the prior condition using any
15 original design specifications; and

16 The Applicant will follow all Natural
17 Resource Conservation Service Standards when
18 constructing or deconstructing any roadways
19 through or parallel to waterways or filter
20 strips; and

21 The Applicant shall only retrofit the
22 rotor and nacelle assemblies with Vestas Model
23 V110 2.2-megawatt WTGs.

24 JUDGE SLAVIN: Do I hear a second?

1 MR. JENSEN: Second.

2 JUDGE SLAVIN: Got it.

3 Any discussion or anything you want to say
4 about your motion, Mr. Welbers?

5 MR. WELBERS: No, sir, there isn't.

6 JUDGE SLAVIN: Any other Board member?

7 (No verbal response.)

8 JUDGE SLAVIN: Hearing none, seeing none,
9 I'll put the question. The question being put
10 is on the adoption of the motion as so ably read
11 by Mr. Welbers and displayed on the screen here
12 in the hearing room.

13 Adoption of the motion requires a vote by
14 the majority. The vote will be by voice. All
15 those in favor indicate by saying aye.

16 (All those simultaneously
17 responded.)

18 JUDGE SLAVIN: Opposed by nay.

19 (No verbal response.)

20 JUDGE SLAVIN: Still open.

21 MR. WELBERS: Number 79, The second stage
22 was for the Bureau County ZBA to find facts and
23 make recommendations, taking approximately --
24 How many hours have we been here?

1 JUDGE SLAVIN: Well, believe it or not, I
2 have been keeping track.

3 MR. WELBERS: I thought you would, yeah.

4 JUDGE SLAVIN: I've got a little
5 spreadsheet here. Let's see. We have been at
6 it today --

7 MR. WELBERS: About an hour.

8 JUDGE SLAVIN: So it's actually eight
9 hours exactly.

10 MR. WELBERS: So the answer is eight hours
11 of hearing time over the course of --

12 It's more than two evenings, isn't it?

13 JUDGE SLAVIN: Well, it's been five.

14 MR. WELBERS: Five nights of the entire
15 hearing; is that correct?

16 JUDGE SLAVIN: Oh, we're just talking
17 about the second stage.

18 MR. WELBERS: So two nights of hearing,
19 December 16th and January 13th.

20 But then we don't have eight hours. We
21 have something less.

22 JUDGE SLAVIN: That was my fault. So 2.33
23 and 1.17 is 3.5.

24 MR. WELBERS: All right. Three and a half

1 is the number in the motion, on the two evenings
2 of December 16th and January 13th of 2025.
3 December 16th of 2024.

4 JUDGE SLAVIN: So let me see if that looks
5 like what we want to move.

6 MR. WELBERS: It is. Yes, it is.

7 JUDGE SLAVIN: All right. Do I hear a
8 second?

9 MR. STUTZKE: Second.

10 JUDGE SLAVIN: Got a second.

11 Anything you want to say about your
12 motion, Mr. Welbers?

13 MR. WELBERS: There is not.

14 JUDGE SLAVIN: All right. Any other Board
15 member?

16 (No verbal response.)

17 JUDGE SLAVIN: Hearing none, seeing none,
18 I'll put the question. The question being
19 adopted -- or the question being proposed is on
20 the adoption of the motion as just read and
21 displayed here in the hearing room by
22 Mr. Welbers regarding three and a half hours of
23 fact-finding and recommendation time on
24 December 16th and this evening.

1 Adoption of the motion requires a vote by
2 the majority. The vote will be by voice. All
3 those in favor indicate by saying aye.

4 (All those simultaneously
5 responded.)

6 JUDGE SLAVIN: Opposed by nay.

7 (No verbal response.)

8 JUDGE SLAVIN: Hearing none, seeing none,
9 the motion is adopted.

10 And unless -- does someone have anything
11 further? The floor is open for more motions.
12 Anybody want a break to think about it? Or
13 done?

14 MR. WELBERS: I believe we have been
15 fairly complete, with your preparation and
16 guidance, Judge.

17 JUDGE SLAVIN: That having been said, I
18 will then turn this hearing back over to you,
19 Mr. Welbers. It's not time to recess, so you do
20 what you've got to do now. You're the Chair.

21 MR. WELBERS: It would seem to me that we
22 have completed this public hearing and gathered
23 and made our recommendations to the County Board
24 and our motions regarding the Variations, and so

1 I believe all that would be left is to adjourn
2 this meeting.

3 Anyone agree with me?

4 MR. QUEST: I second that.

5 MR. WELBERS: Troy is the second on that.
6 Are all in favor of adjournment tonight?

7 (All those simultaneously
8 responded.)

9 MR. WELBERS: Any opposed?

10 (No verbal response.)

11 MR. WELBERS: Then we have completed our
12 assignment.

13 JUDGE SLAVIN: Very good.

14 MR. WELBERS: Thank you.

15 JUDGE SLAVIN: Thank you, gentlemen.
16 Everybody, it's been a pleasure again.

17 (The hearing was concluded at
18 7:10 p.m.)

19

20

21

22

23

24

1 Now on this 13th day of January, A.D., 2025, I
2 do signify that the foregoing testimony was given
3 before the Bureau County Zoning Board of Appeals.
4
5
6

7 Barry Welbers, Chairman
8
9

10
11
12 Kristine Donarski,
13 Zoning Enforcement Officer
14

15
16 -----
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