

STATE OF ILLINOIS)
)SS
COUNTY OF LEE)

In the Matter of the Petition

of

Shady Oaks Wind 2, LLC

Lee County, Illinois

Testimony of Witnesses
Produced, Sworn and
Examined on this 23rd day
of June, A.D., 2020,
before the Lee County
Zoning Board of Appeals

Present:

Craig Buhrow
Mike Pratt
Gene Bothe
Glen Hughes
Rex Meyer
Bruce Forster, Chairman

Alice Henkel, Secretary
Dee Duffy, Zoning Enforcement Officer

Honorable Judge Tim Slavin, Facilitator

1 APPEARANCES:

2 LEE COUNTY STATE'S ATTORNEY CHARLES BOONSTRA
3 of the Lee County State's Attorney's Office
309 South Galena Avenue, Suite 300
4 Dixon, Illinois 61021

5 Counsel for the County.

6 ATTORNEY COURTNEY KENNEDY
of the firm of Ehrmann, Gehlbach, Badger &
7 Considine
215 East First Street, Suite 100
8 Dixon, Illinois 61021

9 Counsel for the Applicant.

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1 JUDGE SLAVIN: Welcome everyone to
2 tonight's session of the Shady Oaks 2, LLC's,
3 petition for Special Use Permits, Lee County
4 Petition Number 20 P 1552.

5 This is a re-set, continued session from a
6 recess about a week ago.

7 Present with us tonight are all regular
8 members of the Lee County ZBA: Mr. Forster,
9 Mr. Buhrow, Mr. Pratt, Mr. Hughes, Mr. Bothe.
10 For the Petitioner appears Ms. Courtney Kennedy.
11 Your fine new State's Attorney, Mr. Boonstra, is
12 present. Your always-excellent Zoning Officer,
13 Dee Duffy, is present.

14 And we are ready to proceed. When we left
15 off, we were -- the Board was considering
16 factfinding motions, recommendations, and we --
17 I'll pick it up again, and the floor is open for
18 further motions.

19 MR. PRATT: Your Honor.

20 JUDGE SLAVIN: Yes, sir.

21 MR. PRATT: I'd like to make a motion.

22 JUDGE SLAVIN: Okay. Wait a minute. I
23 have got to get the technology going there. Now
24 I got to find share screen. Share. Hey, how

1 about that. Can you see it there? Is it big
2 enough?

3 MR. PRATT: Yup.

4 JUDGE SLAVIN: Okay. You may -- the floor
5 is yours.

6 MR. PRATT: My motion is, the Lee County
7 ZBA finds that the Petitioner has agreed to
8 utilize established and accepted engineering
9 best management practices to manage stormwater,
10 siltation, and erosion during construction, but
11 does not specify what those practices are.

12 JUDGE SLAVIN: I have a motion. Do I hear
13 a second?

14 MR. BOTHE: Second.

15 JUDGE SLAVIN: I hear a number of seconds.
16 Mr. Pratt, it was your motion. Would you
17 like to address it?

18 MR. PRATT: They said they would do best
19 management practices, but they never did
20 elaborate what they were. So just trying to
21 specify that.

22 JUDGE SLAVIN: Okay. Any further comment,
23 debate from members of the ZBA -- other members
24 of the ZBA?

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(No verbal response.)

JUDGE SLAVIN: Seeing no indication of a want to do so, I will put the question. The question being put is whether the Lee County ZBA finds that the Petitioner has agreed to utilize established and accepted engineering best management practices to manage stormwater, siltation, and erosion during construction but does not specify what those practices are.

Passage of this motion requires a vote by the majority. The vote will be by voice. All those in favor indicate by saying aye.

(All those simultaneously responded.)

JUDGE SLAVIN: All those opposed by nay.

(No verbal response.)

JUDGE SLAVIN: The motion carries. The floor is back open.

MR. PRATT: Your Honor, I'd like to make a motion.

JUDGE SLAVIN: Mr. Pratt.

MR. PRATT: The Lee County ZBA finds that the Petitioner provided evidence that they signed a Community Benefit Agreement with the

1 Village of Paw Paw, but no evidence was provided
2 as to what the agreement contained.

3 That's my motion.

4 JUDGE SLAVIN: Do I hear a second?

5 MR. BUHROW: Second.

6 JUDGE SLAVIN: I hear a couple seconds
7 again.

8 The floor is open for debate. Mr. Pratt,
9 your motion.

10 MR. PRATT: No comment.

11 JUDGE SLAVIN: Okay. Any other members
12 wish to address the pending motion?

13 (No verbal response.)

14 JUDGE SLAVIN: Seeing no indication, I
15 will put the question. The question being put
16 is whether the Lee County ZBA finds that the
17 Petitioner provided evidence that they signed a
18 Community Benefit Agreement with the Village of
19 Paw Paw, but no evidence was provided as to what
20 the agreement contained.

21 Passage of the motion requires a vote by
22 the majority. Those in favor will indicate by
23 saying aye.

24 MS. DUFFY: I'm sorry, that was Paw Paw?

1 MR. PRATT: I think it was Paw Paw.

2 MS. DUFFY: Sorry.

3 JUDGE SLAVIN: All those in favor by aye.

4 (All those simultaneously
5 responded.)

6 JUDGE SLAVIN: All those opposed by nay.

7 (No verbal response.)

8 JUDGE SLAVIN: Motion is adopted.

9 All right. The floor is again open for
10 motions.

11 MR. HUGHES: Your Honor.

12 JUDGE SLAVIN: Yes, sir.

13 MR. HUGHES: I would like to make a
14 motion.

15 JUDGE SLAVIN: Can you call my
16 attention -- if it's one of the numbered ones,
17 would you call --

18 MR. HUGHES: Would be Number --
19 previously-Numbered 29.

20 JUDGE SLAVIN: Okay.

21 MR. HUGHES: The Lee County ZBA finds that
22 the proposed Special Use will have the following
23 effects on the character of the neighborhood and
24 the surrounding properties as follows:

1 1, up to 28 WTGs of either 449.36 feet or
2 590.4 feet will be imposed on predominately
3 agriculture land covering approximately 4,309
4 acres adjacent to, and in some cases intermixed
5 with, existing WTGs of a currently-operating
6 WECS development.

7 JUDGE SLAVIN: Okay. I have a -- I have
8 the motion. Do I hear the second?

9 MR. PRATT: Second.

10 JUDGE SLAVIN: Hearing a second, the floor
11 is open for debate. Mr. Hughes, your motion.
12 You may comment first.

13 MR. HUGHES: No further comment.

14 JUDGE SLAVIN: Any other Board members
15 wish to critique? question? address?

16 (No verbal response.)

17 JUDGE SLAVIN: Seeing no indication of a
18 desire to do so, I will put the question. The
19 question being put is whether the Lee County ZBA
20 finds that the proposed Special Use will have
21 the following effects on the character of the
22 neighborhood and the surrounding properties as
23 follows:

24 1, up to 28 WTGs of either 449.36 feet or

1 590.4 feet will be imposed on predominately
2 agricultural land, covering approximately 4,309
3 acres adjacent to, and in some cases intermixed
4 with, existing WTGs of a currently-operating
5 WECS development.

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

9 (All those simultaneously
10 responded.)

11 JUDGE SLAVIN: Those opposed by nay.

12 (No verbal response.)

13 JUDGE SLAVIN: Another motion adopted
14 unanimously.

15 Okay. Floor is open again.

16 MR. HUGHES: Your Honor.

17 JUDGE SLAVIN: Yes, sir.

18 MR. HUGHES: Previously-Numbered 30.

19 JUDGE SLAVIN: I think I've got the same
20 numbers, but I'm not sure.

21 MR. HUGHES: Okay.

22 JUDGE SLAVIN: I could have made a
23 mistake.

24 MR. HUGHES: I didn't know if you had

1 changed them due to --

2 JUDGE SLAVIN: No. I kept them going
3 because otherwise I was going to get confused.

4 MR. HUGHES: The Lee County ZBA finds that
5 the proposed Special Use will not impose new
6 effects on public health, public safety, and/or
7 general welfare.

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

10 MR. BOTHE: Second.

11 JUDGE SLAVIN: All right. Debate on the
12 motion. Your motion, Mr. Hughes.

13 MR. HUGHES: No further comment.

14 JUDGE SLAVIN: Any other members wish to
15 address the pending motion? Yes, sir.

16 MR. PRATT: Can I make an amendment to
17 that motion?

18 JUDGE SLAVIN: Sure. Motion to amend.

19 MR. PRATT: Yes. I'd like to add another
20 sentence to that.

21 JUDGE SLAVIN: All right. I'm going to do
22 this, I'm going to put -- I thought about this
23 the other day. Okay. Shoot.

24 MR. PRATT: Okay. The Petitioner shall

1 operate the WECS project without risk of fire.

2 JUDGE SLAVIN: I'm sorry. Typing with
3 gloves on. I'm not that bad at typing.

4 The Petitioner shall operate the WECS
5 development, yup.

6 MR. PRATT: Without risk of fire, comma.

7 JUDGE SLAVIN: Without risk of fire.

8 MR. PRATT: Offensive noise, comma.

9 JUDGE SLAVIN: Offensive noise, comma.

10 Oops. Wait a minute. Yup.

11 MR. PRATT: Vibration, comma.

12 JUDGE SLAVIN: Vibration, comma.

13 MR. PRATT: Dust, comma.

14 JUDGE SLAVIN: Dust, comma.

15 MR. PRATT: Smoke, comma.

16 JUDGE SLAVIN: Smoke, comma.

17 MR. PRATT: Or odor, comma.

18 JUDGE SLAVIN: Odor, comma.

19 MR. PRATT: Glare, comma.

20 JUDGE SLAVIN: Glare.

21 MR. PRATT: Lighting, comma.

22 JUDGE SLAVIN: Lighting, comma.

23 MR. PRATT: Explosion, or the like.

24 JUDGE SLAVIN: Explosion what?

1 MR. PRATT: Explosion.

2 JUDGE SLAVIN: Okay.

3 MR. PRATT: Or the like.

4 JUDGE SLAVIN: Okay. Or the like. I
5 didn't -- got it. Yup.

6 MR. PRATT: And the WECS project shall not
7 be detrimental to public health, safety -- I
8 don't know if you really need to include that.

9 JUDGE SLAVIN: It's your motion.

10 MR. PRATT: Let's just stop after "the
11 like."

12 JUDGE SLAVIN: Okay. After "the like."

13 MR. PRATT: Yeah, just period there. I'd
14 like to add that sentence.

15 JUDGE SLAVIN: Is this a new motion or is
16 this an amendment?

17 MR. PRATT: An amendment to his motion.

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

20 MR. BOTHE: Second.

21 JUDGE SLAVIN: Okay. Debate on the
22 motion, Mr. Pratt?

23 MR. PRATT: No comment.

24 JUDGE SLAVIN: Others, debate on the

1 motion?

2 MR. HUGHES: Just clarification on how
3 we're fitting that in. Are we going to keep it
4 in "and/or general welfare, as follows," and
5 then go into that sentence? Or --

6 JUDGE SLAVIN: Well, look -- if we did
7 that, look how it reads. I'm not sure.

8 MR. HUGHES: That's what I'm questioning,
9 the language of how it reads.

10 MR. PRATT: I was under the impression
11 that we would add to these "as follows" comments
12 on other ones, too, yet.

13 JUDGE SLAVIN: Well, this sounds -- I
14 mean, I'm just going to add, this sounds more
15 like a condition to granting approval. The
16 motion is, the Lee County ZBA finds the proposed
17 Special Use will not impose new effects on
18 public health, safety, or general welfare.

19 Now, the reason it says "as follows," is
20 because it says will not --

21 MR. HUGHES: Or will.

22 JUDGE SLAVIN: Or will. Excuse me. Will
23 impose, then you would list them.

24 MR. PRATT: Well, in the past though when

1 we got into this point in the petitions, we make
2 a list of reasons to support that statement. I
3 thought that's what we were trying to do here.

4 MR. HUGHES: Not always. If we don't find
5 an effect, then usually there's -- I mean, we
6 might say nominal or no, but that's the extent
7 of it, rather than will or will not.

8 MR. FORSTER: Right.

9 MR. PRATT: I'm open for suggestions. I
10 just -- if you're against it, that's fine with
11 me. You can vote it down.

12 JUDGE SLAVIN: Any other debate on the
13 motion?

14 (No verbal response.)

15 JUDGE SLAVIN: Hearing none, I'm going to
16 put the question. Remember, this is just a vote
17 on the motion to amend Mr. Hughes' motion. So
18 the question being put is whether what we have
19 identified as Motion Number 30 will be amended
20 to provide another -- apparently another
21 sentence: The Petitioner shall operate the WECS
22 development without risk of fire, offensive
23 noise, vibration, dust, smoke, odor, glare,
24 lighting, explosion, or the like.

1 I think you gentlemen better take a break
2 and talk to your State's Attorney about this
3 one, frankly. I don't want to give you legal
4 advice, but that one --

5 (A discussion was held off
6 the record.)

7 JUDGE SLAVIN: We have got a motion and a
8 second. So it requires a vote. All those in
9 favor of amending Mr. Hughes' motion by adding
10 this sentence, indicate by saying aye.

11 (No verbal response.)

12 JUDGE SLAVIN: Mr. Pratt has to vote for
13 his motion, so that's one.

14 MR. PRATT: Aye.

15 JUDGE SLAVIN: All those opposed.

16 (Mr. Buhrow, Mr. Bothe,
17 Mr. Forster, Mr. Hughes, and
18 Mr. Meyer simultaneously
19 responded.)

20 JUDGE SLAVIN: Okay. Motion is defeated.

21 Okay. So that having been defeated, we're
22 back to putting the question on -- well,
23 actually, any other debate on Number 30, as
24 Mr. Hughes' motion has been made and seconded?

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(No verbal response.)

JUDGE SLAVIN: Seeing none, I will put the question. The question being put is whether the Lee County ZBA finds that the proposed Special Use will not impose new effects on public health, public safety, and/or general welfare.

Better make it accurate up there. My fault.

Passing of this motion requires a vote by the majority. The vote will be by voice. All those in favor indicate by saying aye.

(All those simultaneously responded.)

JUDGE SLAVIN: All those opposed by nay.

(No verbal response.)

JUDGE SLAVIN: Motion is adopted.

Okay. Moving forward, foraging ahead.

MR. HUGHES: Number 31.

JUDGE SLAVIN: And we are there.

MR. HUGHES: The Lee County ZBA finds that the proposed Special Use will have an effect on traffic conditions as follows:

1, during the approximate six-month construction period there will be an increase in

1 traffic -- increased traffic in the proposed
2 WECS area and on adjacent state and county roads
3 during varying periods of time; however, nominal
4 or no discernible effect on traffic is expected
5 after completion of the construction.

6 JUDGE SLAVIN: Motion has been made. Do I
7 hear a second?

8 MR. BOTHE: Second.

9 JUDGE SLAVIN: Hearing a second, debate on
10 the motion? You're first, Mr. Hughes.

11 MR. HUGHES: No additional comment.

12 JUDGE SLAVIN: Any other Board members?

13 (No verbal response.)

14 JUDGE SLAVIN: Seeing none, I will put the
15 question. The question being put is whether the
16 Lee County ZBA finds that the proposed Special
17 Use will have an effect on traffic conditions as
18 follows:

19 1, during the approximate six-month
20 construction period there will be increased
21 traffic in the proposed WECS area and on
22 adjacent state and county roads during varying
23 periods of time; however, nominal or no
24 discernible effect on traffic is expected after

1 completion of the construction.

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

5 (All those simultaneously
6 responded.)

7 JUDGE SLAVIN: All those opposed by nay.

8 (No verbal response.)

9 JUDGE SLAVIN: Motion is passed --
10 adopted. Okay.

11 MR. BUHROW: Mr. Chairman.

12 JUDGE SLAVIN: Yes, sir.

13 MR. BUHROW: I move, Number 32, the Lee
14 County ZBA finds the proposed Special Use will
15 have an effect on public utilities as follows:

16 There will be an increase of renewable
17 energy available to the regional electric grid.

18 I changed the last couple of words.

19 JUDGE SLAVIN: Okay. Let me catch up to
20 you in just a minute. On the area's
21 renewable -- say --

22 MR. BUHROW: To the region's electric
23 grid.

24 JUDGE SLAVIN: To the region's electric

1 grid. Okay. Does that look like your motion,
2 Mr. Buhrow?

3 MR. BUHROW: I think so.

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

5 MR. HUGHES: Second.

6 JUDGE SLAVIN: Hearing a second, the floor
7 is open for debate on the motion. Mr. Buhrow,
8 your motion.

9 MR. BUHROW: I've dealt a little bit with
10 this over the years. I have got a main power
11 line that everybody hooks to going on my place,
12 so I talk to ComEd off and on about this stuff.

13 Our electricity, every hearing we have had
14 people have wondered, is this going to affect me
15 down the road? And it's not. It gets put on
16 the grid and goes all over wherever. So that's
17 kind of a response to that. That's kind of a
18 term they use.

19 JUDGE SLAVIN: Any other -- oh, sorry.
20 Any other comment?

21 (No verbal response.)

22 JUDGE SLAVIN: Seeing none, I'll put the
23 question. The question being put is whether the
24 Lee County ZBA finds that the proposed Special

1 Use will have an effect on public utilities as
2 follows:

3 There will be an increase of renewable
4 energy available to the regional electric grid.

5 Adoption of the 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 unanimously
13 adopted.

14 Okay. The floor is back to you, gents.

15 MR. HUGHES: Let's move on to 33. The Lee
16 County ZBA finds that the proposed project will
17 not substantially impact local wildlife and/or
18 threatened species, period.

19 JUDGE SLAVIN: Let me get the bad stuff
20 out of there. There we go. Okay. That
21 probably looks like it.

22 MR. HUGHES: Yes, sir.

23 JUDGE SLAVIN: I have a motion. Do I hear
24 a second?

1 MR. PRATT: Second.

2 JUDGE SLAVIN: Hearing a second, the floor
3 is open for debate. Mr. Hughes, any comment on
4 your own motion?

5 MR. HUGHES: No further comment.

6 JUDGE SLAVIN: Any other Board member?

7 MR. BUHROW: The only comment I would say,
8 that's kind of interesting in this one, this
9 probably had the least amount of threatened
10 species or anything out of any of them that we
11 have looked at, at all. There's just virtually
12 nothing over there.

13 JUDGE SLAVIN: Any other comment?

14 (No verbal response.)

15 JUDGE SLAVIN: Hearing none, I'll put the
16 question. The question being put is whether the
17 Lee County ZBA finds that the proposed project
18 will not substantially impact local wildlife
19 and/or threatened species.

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

23 (All those simultaneously
24 responded.)

1 JUDGE SLAVIN: Those opposed by nay.

2 (No verbal response.)

3 JUDGE SLAVIN: The motion is indeed
4 adopted.

5 Okay. The ball is back in your court,
6 fellas.

7 MR. HUGHES: Number 34. The Lee County
8 ZBA recommends to the Lee County Board that
9 Shady Oaks 2, LLC's, petition for Special Use be
10 approved and that Shady Oaks 2, LLC, shall be
11 bound by any and all conditions proposed within
12 its petition, Number 20-P-1552, and that,
13 further, any and all other proposals and
14 representations made under oath at the public
15 hearing before the ZBA shall be considered
16 conditions of the Special Use Permit granted by
17 the Lee County Zoning Board, even if not
18 expressly specified herein or therein.

19 JUDGE SLAVIN: You said Lee County -- I'm
20 just going to make sure I heard you. You said
21 Permit granted by the --

22 MR. HUGHES: Lee County Board.

23 JUDGE SLAVIN: You said Lee County Zoning
24 Board.

1 MR. HUGHES: Did I?

2 JUDGE SLAVIN: That's okay. I just want
3 to make sure you misspoke.

4 MR. HUGHES: I did. I don't remember
5 saying that.

6 JUDGE SLAVIN: That's all right. I do it
7 all the time.

8 All right. Do I hear a second to this
9 motion?

10 MR. PRATT: Yup.

11 JUDGE SLAVIN: Is that a second,
12 Mr. Pratt?

13 MR. PRATT: Yes.

14 JUDGE SLAVIN: Okay. Hearing a second,
15 it's your motion, Mr. Hughes. Would you like to
16 comment on it?

17 MR. HUGHES: Only that the application was
18 fairly complete; however, comments were made
19 during the testimony that probably clarified
20 some points, and I thought that that should be
21 included relative to the condition -- the
22 consideration of conditions that some of that
23 will be further clarified specifically. But
24 from a general standpoint, I thought that that

1 be appropriate.

2 JUDGE SLAVIN: Okay. Any other Board
3 members?

4 (No verbal response.)

5 JUDGE SLAVIN: Seeing none, I will put the
6 question. The question being put is whether the
7 Lee County ZBA recommends to the Lee County
8 Board that Shady Oak 2, LLC's, petition for
9 Special Use be approved, and that Shady Oaks 2,
10 LLC, shall be bound by any and all conditions
11 proposed within its petition, Number 20-P-1552,
12 and that, further, any and all other proposals
13 and representations made under oath at the
14 public hearing before the ZBA shall be
15 considered conditions of the Special Use Permit
16 granted by the Lee County Board, even if not
17 expressly specified herein or therein.

18 Adoption of this 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: Unanimously adopted.

2 Okay. Floor remains open.

3 MR. HUGHES: Your Honor.

4 JUDGE SLAVIN: Sir.

5 MR. HUGHES: Let's move on to the proposal
6 that was numbered 36.

7 JUDGE SLAVIN: Okay. Give me a minute to
8 get there, if you don't mind.

9 Okay. This is one you sent me the other
10 night. If -- I put "motion" behind each one.
11 If you want to do it all at once, that's not a
12 problem. That's up to you.

13 MR. HUGHES: Just because of the format of
14 them, I was going to propose them all as one.

15 JUDGE SLAVIN: Okay.

16 MR. HUGHES: If there becomes some debate,
17 we can pull them out individually.

18 JUDGE SLAVIN: Sure.

19 MR. HUGHES: Relative to miscellaneous
20 specific conditions, the Lee County ZBA
21 recommends to the Lee County Board that, if the
22 Petitioner, Shady Oaks 2, LLC's, petition for
23 Special Use under consideration is allowed, the
24 Petitioner, Shady Oaks 2, LLC, shall, subsequent

1 to granting of a Special Use Permit and prior to
2 the receipt of a building permit, provide a
3 certification by a registered professional
4 engineer that the tower design of the WECS is
5 sufficient to withstand wind load requirements
6 for structures as defined by BOCA, and
7 clarifying that in parentheses, Building
8 Officials Conference of America, closed
9 parentheses, period.

10 B, not install a WTG within 1.1 times the
11 WTG height, parentheses, as determined by a
12 measurement from the base of the WTG to the
13 maximum blade tip height, closed parentheses, of
14 any property line unless such property owner has
15 waived said 1.1 times the WTG height buffer.

16 C, not install a WTG within 1.1 times the
17 WTG height of any dedicated road, railroad
18 right-of-way, or right-of-way for overhead
19 electrical transmissions or distribution or --
20 lines or communication towers.

21 D, not install a WTG within 1.1 times the
22 WTG height of any residence located on a
23 participating project parcel unless such
24 property owner has waived said 1.1 times WTG

1 height buffer.

2 E, not install a WTG within 3.5 times the
3 WTG height, parentheses, as determined by a
4 measurement from the base of the WTG to the
5 maximum blade tip height, closed parentheses, of
6 any primary structure, parentheses, school,
7 church, residence, or public building, closed
8 parentheses, located on a nonparticipating
9 parcel unless such property owner has waived
10 said 3.5 times WTG height buffer.

11 F, not install a WTG within 3.5 times the
12 WTG height from the boundary of any lot in a
13 residential platted subdivision.

14 G, record any negotiated setback easement
15 with the Lee County Recorder and provide a copy
16 to the Lee County Planning and Zoning
17 Administrator.

18 And that would be my motion.

19 JUDGE SLAVIN: Okay. Motion has been
20 made. Do I hear a second?

21 MR. PRATT: Second.

22 JUDGE SLAVIN: Hearing a second, the floor
23 is open for debate. Your motion, Mr. Hughes.

24 MR. HUGHES: No comment.

1 MR. FORSTER: I'd like a --

2 JUDGE SLAVIN: Any other Board member?
3 Mr. Forster?

4 MR. FORSTER: I'd like to ask the
5 question, should we amend this a little bit on
6 the prior to the building permit and whatever --
7 not only does the Zoning Officer receive the
8 setback easement from the recorder, but also the
9 agricultural agreement, the road agreement, and
10 any of the other general agreements that have to
11 be made before we --

12 MR. HUGHES: Should we do that at this
13 time or put that into the --

14 MR. FORSTER: I think they go right with
15 this, because this is prior to the building
16 permit. So that would mean that the
17 agricultural agreement, the road agreement, Dee
18 would have copies of them to put in the file so
19 that we know all of those things were done.

20 MR. HUGHES: Okay. My only -- I'm sorry.
21 My only thought there was, we have got -- we may
22 have conditions relative to the road use and the
23 AIMA also to be considered, and I was wondering
24 if those could be put in conjunction with those

1 specific conditions.

2 MR. BOONSTRA: If I can jump in just real
3 quick? These particular conditions, I'll call
4 them conditions, seem to be what you're going to
5 be recommending to the County Board and not
6 necessarily the factfinding portion that we are
7 working on right now.

8 Admittedly, I'll admit if I am wrong or if
9 somebody says something, but it seems as though
10 we have kind of moved past the factfinding and
11 moved into recommendations to the Board as to
12 the conditions that we want.

13 MR. HUGHES: We are, but. . .

14 MR. BOONSTRA: So I don't know if you want
15 to do the factfinding first and then the
16 recommendations following that?

17 MR. BUHROW: You mean the whole 36 is a
18 recommendation?

19 MR. BOONSTRA: That's what it looks like
20 to me, yes.

21 MR. HUGHES: It is, but it's also
22 consistent with what the Petitioner has already
23 stated in its ap- -- in its petition and
24 application in terms of the buffer distance.

1 MR. BOONSTRA: Sure.

2 MR. HUGHES: And because those differ from
3 the current Ordinance, I wanted to make those of
4 record as a condition, even though they have
5 already laid it out as a condition. To me, it's
6 kind of a combination. It is a condition that
7 we want --

8 MR. BOONSTRA: Sure.

9 MR. HUGHES: -- however, it already is in
10 accordance with what they have stated from a
11 fact -- in our factfinding, our witness process,
12 those are already stated.

13 So whether you consider it a condition or
14 part of factfinding, it doesn't matter --
15 specifically matter to me. I just believe those
16 need to be stated in there.

17 MR. BOONSTRA: Sure. I am just trying to
18 keep it as clean as possible to make sure we
19 have got, these are the facts that were found
20 during the hearing and these are the conditions
21 that we are recommending, so it doesn't get
22 intermingled too much and muddy up the waters.

23 MR. BOTHE: So that's why you think that
24 those, 37 and 38, probably should --

1 MR. BOONSTRA: I didn't hear the first
2 one, but 36 --

3 MR. BOTHE: 37 and 38 has got the road
4 agreement and the AIMA.

5 MR. BOONSTRA: Correct, yes.

6 MR. BOTHE: So you think they should be
7 kept the way they are?

8 MR. BOONSTRA: They are all
9 recommendations.

10 MR. HUGHES: They're all conditions, yes.
11 I think right now, unless I'm mistaken, unless
12 somebody else has other facts, I think we're
13 mostly into the conditions at this point
14 anyways.

15 MR. BOONSTRA: Sure.

16 MR. FORSTER: The only thing I was asking
17 is that they have an AIMA agreement, they have
18 the Lee County road engineer, but Dee would
19 be -- or the Zoning Administrator would be
20 someplace where they would all be.

21 MR. BOONSTRA: Correct.

22 MR. FORSTER: So prior to the building
23 permit, she would get copies of them.

24 MR. BOONSTRA: I absolutely think that's a

1 great recommendation to add for a recommendation
2 to the County Board.

3 MR. FORSTER: Okay.

4 MR. HUGHES: So now it's just a matter of
5 where we put that it. If we want to put it in
6 as H, that would be fine.

7 JUDGE SLAVIN: You don't need a motion to
8 amend. I mean, unless you want to amend some
9 words he said. You can also make a motion to
10 add to this.

11 MR. PRATT: You can make seven motions.

12 JUDGE SLAVIN: Right.

13 MR. PRATT: I think you should just make a
14 separate motion outside of his.

15 JUDGE SLAVIN: I mean, you can just add
16 it. But he's made a motion right now. That's
17 what's on the floor.

18 MR. FORSTER: Okay. Then let's just deal
19 with his motion and we'll move on.

20 JUDGE SLAVIN: I forgot, did I hear a
21 second?

22 MR. PRATT: Yes.

23 MR. HUGHES: Yes.

24 MR. BOONSTRA: You did.

1 JUDGE SLAVIN: Any other debate? No, it's
2 a healthy debate.

3 (No verbal response.)

4 JUDGE SLAVIN: Seeing none, I will put the
5 question. The question being put is whether the
6 Lee County ZBA recommends to the Lee County
7 Board that, if the Petitioner, Shady Oaks 2,
8 LLC's, petition for Special Use under
9 consideration is allowed, the Petitioner, Shady
10 Oaks 2, LLC, shall:

11 Subsequent to the granting of a Special
12 Use Permit and prior to the reset of a building
13 permit provide a certification by a registered
14 professional engineer that the tower design of
15 the WECS is sufficient to withstand wind load
16 requirements for structures as defined by BOCA,
17 parentheses, Building Officials Conference of
18 America, end parens.

19 Not install a WTG within 1.1 times the WTG
20 height, parens, as determined by a measurement
21 from the base of the WTG to the maximum blade
22 tip height, end paren, of any property line
23 unless such property owner has waived said 1.1
24 times the WTG height buffer.

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

1 Not install a WTG within 1.1 times the WTG
2 height of any dedicated roadway, railroad
3 right-of-way, or right-of-way for overhead
4 electrical transmission or distribution lines,
5 or communication towers.

6 Not install a WTG within 1.1 times the WTG
7 height of any residence located on a
8 participating project parcel unless such
9 property owner has waived said 1.1 times WTG
10 height buffer.

11 Not install a WTG within 3.5 times the WTG
12 height, parens, as determined by a measurement
13 from the base of the WTG to the maximum blade
14 tip height, end parens, of any primary
15 structure, paren, school, church, residence, or
16 public building, end paren, located on a
17 nonparticipating parcel unless such property
18 owner has waived said 3.5 times WTG height
19 buffer.

20 Not install a WTG within 3.5 times the WTG
21 height from a boundary of any lot in a
22 residential platted subdivision.

23 Record any negotiated setback easement
24 with the Lee County Recorder, and provide a copy

1 to the Lee County Planning and Zoning
2 Administrator.

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

6 (All those simultaneously
7 responded.)

8 JUDGE SLAVIN: All those opposed by nay.

9 (No verbal response.)

10 JUDGE SLAVIN: The motion is unanimously
11 adopted.

12 Okay. Fellas, back at it.

13 MR. HUGHES: Well, I guess I'll move on
14 again. Number 37. The Lee County ZBA
15 recommends to the Lee County Board that, if
16 Shady Oaks 2, LLC's, WECS Special Use petition
17 under consideration is allowed, a condition of
18 any permit granted be that any and all terms
19 and/or conditions presented within the
20 special -- the petition for Special Use
21 Number -- it should be 20.

22 JUDGE SLAVIN: No, I kept hearing it
23 was -- and I don't mean to interrupt you, but we
24 have gone back and forth. I thought it was 19

1 for a while, then I thought it was 20, then back
2 to 19. But it's 20.

3 MR. HUGHES: Yeah, should be 20.

4 -- 20 P 1552, that are not in conflict
5 with any term and/or condition within the AIMA,
6 A-I-M-A, be incorporated. If Lee County ZBA
7 further recommends that if, indeed, a term
8 and/or condition within the petition for Special
9 Use is in conflict, contrary, or repugnant to
10 the AIMA, such condition not be incorporated
11 into the Special Use Permit.

12 JUDGE SLAVIN: That's a motion. Do I hear
13 a second?

14 MR. PRATT: Second.

15 JUDGE SLAVIN: Hearing a second, your
16 motion, Mr. Hughes.

17 MR. HUGHES: No further comment.

18 JUDGE SLAVIN: Any other Board member?

19 (No verbal response.)

20 JUDGE SLAVIN: Seeing none, I'll put the
21 question. The question being put is whether the
22 Lee County ZBA recommends to the Lee County
23 Board that, if Shady Oaks 1, LLC's, WECS
24 petition for Special Use under consideration is

1 allowed, a condition of any permit granted --
2 any -- do you mind a friendly amendment? And
3 that is allowed. Building permit?

4 MR. HUGHES: Absolutely fine.

5 JUDGE SLAVIN: That's what you meant,
6 isn't it?

7 MR. HUGHES: Yes.

8 JUDGE SLAVIN: We have had a problem a
9 couple times.

10 Building permit granted be that any and
11 all terms and/or conditions presented within the
12 petition for Special Use Number 20 P 1552 that
13 are not in conflict with any term and/or
14 conditions within the AIMA be incorporated. The
15 Lee County ZBA further recommends that if indeed
16 a term and/or condition within the petition for
17 Special Use is in conflict, contrary to, or
18 repug- -- contrary or repugnant to the AIMA,
19 such condition shall be incorporated into the
20 Special Use -- shall not be incorporated into
21 the Special Use Permit.

22 MR. HUGHES: And clarification. Your
23 friendly addition of "building" actually
24 probably is not -- it's actually relative to the

1 permit for Special Use.

2 JUDGE SLAVIN: See, that's the problem --
3 that's the Ordinance problem too. Remember,
4 we -- permit and --

5 MR. HUGHES: Yeah.

6 JUDGE SLAVIN: So I'll take your friendly
7 suggestion, because I haven't put the question
8 yet.

9 MR. HUGHES: Basically we're looking at a
10 condition of the Special Use Permit.

11 JUDGE SLAVIN: You tell me if --

12 MR. HUGHES: Other than possibly
13 capitalizing permit.

14 JUDGE SLAVIN: Okay. All right?

15 MR. HUGHES: That should be fine on the
16 wording.

17 JUDGE SLAVIN: Okay. I'm going to put the
18 question again. The Lee County ZBA recommends
19 to the Lee County Board that, if Shady Oaks 2,
20 LLC's, WECS petition for Special Use under
21 consideration is allowed, a condition of the
22 Special Use Permit granted be that any and all
23 terms and/or conditions presented within the
24 petition for Special Use, 20 P 1552, that are

1 not in conflict with any terms and/or conditions
2 within the AIMA be incorporated. The Lee County
3 ZBA further recommends that if, indeed, a term
4 and/or condition within the petition for Special
5 Use is in conflict, contrary, or repugnant to
6 the AIMA, or such condition -- such condition
7 not be incorporated into the Special Use Permit.

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: All those opposed by nay.

14 (No verbal response.)

15 JUDGE SLAVIN: Okay.

16 MR. BUHROW: Mr. Chairman.

17 JUDGE SLAVIN: Mr. Buhrow.

18 MR. BUHROW: 38, the Lee County ZBA finds
19 that it is necessary that the Petitioner enter
20 into Road Use and Repair Agreements approved by
21 the Lee County Board, comma, the Lee County
22 engineer, comma, the Lee County Zoning Officer,
23 comma, and the affected Township Highway
24 Commissioners prior to the issuance of a

1 building permit, but that none were presented to
2 the ZBA.

3 That's the motion.

4 JUDGE SLAVIN: Do I hear a second?

5 MR. PRATT: Second.

6 JUDGE SLAVIN: Debate? Mr. Buhrow, your
7 motion.

8 MR. BUHROW: No. That's standard.

9 JUDGE SLAVIN: Okay. Any other Board
10 member?

11 (No verbal response.)

12 JUDGE SLAVIN: Hearing none, I'll put the
13 question. The question being put is whether the
14 Lee County ZBA finds that it is necessary that
15 the Petitioner enter into Road Use and Repair
16 Agreements approved by the Lee County Board, the
17 Lee County engineer, the Lee County Zoning
18 Officer, and the affected Township Highway
19 Commissioners prior to the issuance of a
20 building permit, but that none was presented to
21 the ZBA.

22 Adoption of this 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: The ayes have it.

6 MR. PRATT: Your Honor.

7 JUDGE SLAVIN: Yes, sir.

8 MR. PRATT: I'm going to try and make one
9 up here, so bear with me.

10 JUDGE SLAVIN: A brand-new one.

11 MR. PRATT: Brand-new one.

12 JUDGE SLAVIN: Okay.

13 MR. PRATT: So can you go to Number 37?

14 JUDGE SLAVIN: Go to 37.

15 MR. PRATT: And your --

16 JUDGE SLAVIN: Just a minute. Takes
17 awhile for me to scroll. Okay.

18 MR. PRATT: You need to use that first set
19 of sentences there.

20 The Lee County ZBA recommends to the Lee
21 County Board that if Shady Oaks 2, LLC's, WECS
22 petition for Special Use under consideration is
23 allowed, a condition of the Special Use Permit
24 granted be that. . .

1 JUDGE SLAVIN: Wait a minute. So --

2 MR. PRATT: That's what I want.

3 JUDGE SLAVIN: Where do you want me to end
4 on the copy? That any and all --

5 MR. PRATT: Granted.

6 JUDGE SLAVIN: Just be.

7 MR. PRATT: Be that. Yeah, that's fine,
8 just be.

9 JUDGE SLAVIN: Okay. Let me. Now you're
10 testing my word processing, but I'll get there.
11 I'm going to put it here because that's easier.
12 Okay. I'm caught up to you, I think.

13 MR. PRATT: Okay. Be that the two models
14 of turbines that were presented.

15 JUDGE SLAVIN: May I say WTGs?

16 MR. PRATT: Okay.

17 JUDGE SLAVIN: Because that's what we have
18 been -- yup.

19 MR. PRATT: Presented and the modeling
20 shown be required to be used, or something like
21 that. I'm not sure how to state that. That's
22 what I'm trying to get across, yeah, if it
23 passes the test. Maybe, should be used on this
24 project?

1 MR. BUHROW: Want should or will be used?

2 MR. PRATT: Well, that's a good point.

3 MR. FORSTER: Second question I'll ask
4 you --

5 JUDGE SLAVIN: Wait a minute. I'm not
6 sure he's got his motion done yet.

7 MR. PRATT: I think that's what I want.

8 JUDGE SLAVIN: Okay. He's indicating
9 that's his motion. Do I hear a second?

10 MR. BUHROW: Second.

11 JUDGE SLAVIN: Hearing a second, now the
12 floor is open for debate.

13 You're first, Mr. Pratt.

14 MR. PRATT: I just want to make sure that
15 they presented all the data on them two
16 turbines. I don't want them changing them out
17 without us being notified or being involved in
18 the process, I guess. I don't know whether
19 that's out of line to ask that or not. That's
20 up for debate.

21 MR. FORSTER: I'm not saying that's out of
22 line, but my question would be, they presented
23 two types of turbines. What if they changed the
24 number of each but they still used the same

1 turbines?

2 MR. PRATT: I guess I'm not as concerned
3 about that than if they throw something in that
4 we haven't seen studies on shadow flicker.

5 MR. FORSTER: No, I understand that. But
6 I'm saying whether they went from a 496 to a 590
7 or a 590 down to a 496.

8 MR. PRATT: I'm not trying to stipulate
9 that in this motion.

10 MR. FORSTER: Okay.

11 MR. BUHROW: Do you guys recall that the
12 engineer stated they were using some up? I
13 thought there would be a reason that they were
14 using one size here and using one size here, but
15 they were just using up the inventory.

16 MR. PRATT: I guess I'm just trying to
17 make the point that they can't throw something
18 completely different into the project.

19 MR. BUHROW: I think we have included that
20 in others.

21 MR. PRATT: Yeah, we have.

22 MR. FORSTER: Well, in other ones they
23 have proposed four different turbines and said
24 that they haven't chosen which one, and it may

1 be an availability issue. Here they didn't
2 propose any more.

3 MR. PRATT: Okay.

4 JUDGE SLAVIN: Any other Board members?

5 (No verbal response.)

6 JUDGE SLAVIN: All right. I will put the
7 question. The question being put is whether the
8 Lee County ZBA recommends to the Lee County
9 Board that, if Shady Oaks 2, LLC's, WECS
10 petition for Special Use under consideration is
11 allowed, a condition of the Special Use Permit
12 granted be that the two models of WTGs presented
13 and the modeling shown be required to be used on
14 this project.

15 Adoption of this 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: All opposed, nay.

21 (No verbal response.)

22 JUDGE SLAVIN: Motion is adopted.

23 Okay. Floor is back open.

24 MR. HUGHES: I'll move on to what had been

1 numbered as Number 39. The Lee County ZBA
2 recommends to the Lee County Board that, if
3 Shady Oaks 2, LLC's, WECS Special Use petition
4 under consideration is allowed, it be granted an
5 additional one-year waiver beyond the one year
6 required under Section 10-2A-3 for the requested
7 use to be established; i.e. -- parentheses,
8 i.e., substantially under way, closed
9 parentheses, period.

10 JUDGE SLAVIN: Do I hear a second?

11 MR. PRATT: Second.

12 JUDGE SLAVIN: Hearing a second, the floor
13 is open for debate. Mr. Hughes, your motion.

14 MR. HUGHES: The request had been for a
15 two-year waiver. I -- based on the time frame
16 that they testified to, I would believe that a
17 one-year waiver should be sufficient additional
18 time, and that if it takes longer than that, it
19 takes longer than the two years, based on the
20 schedule that they were showing, I would want to
21 be aware of why before extending further.

22 JUDGE SLAVIN: Okay. Any other Board
23 member, comment? Mr. Forster.

24 MR. FORSTER: I have a comment. In the

1 past we have always given a two-year waiver, and
2 I don't think -- they asked for a two-year
3 waiver. And with the current things we are
4 going through, with COVID and any other things,
5 I think it's just fair to go back and do what we
6 have done before.

7 JUDGE SLAVIN: Any other Board members?

8 MR. BUHROW: Have we -- since we started
9 this 15 years ago, have we gone back and had
10 somebody in to extend?

11 MR. HUGHES: Yeah, I believe so.

12 MR. FORSTER: Well, I'll give you an
13 example. The last one we did -- what's the name
14 of the township?

15 MS. DUFFY: Green River.

16 MR. FORSTER: They ended up in a lawsuit
17 over it for how long, and you never know whether
18 somebody will come out of the wood and try to
19 put a stop to it. So I think just leaving it as
20 they requested, with a two-year waiver in
21 addition to the one, is the way to go. And if
22 you don't mind, I would like to make a motion to
23 do that.

24 JUDGE SLAVIN: No, there's a motion

1 pending. There's a motion on the floor.

2 MR. FORSTER: Okay. Can I make a motion
3 to amend?

4 JUDGE SLAVIN: Well, yeah, you can, but --
5 I mean, go ahead. I'm not going to --

6 MR. FORSTER: No, go ahead.

7 JUDGE SLAVIN: Any other Board member,
8 comment?

9 (No verbal response.)

10 JUDGE SLAVIN: All right. I'm going to
11 put the question. The question being put is
12 whether the Lee County ZBA recommend to the Lee
13 County Board that if Shady Oaks 2, LLC's, WECS
14 Special Use petition under consideration is
15 allowed, it be granted an additional one-year
16 waiver beyond the one year required under
17 Section 10-2A-3 for the requested use to be
18 established, parens, that is substantially
19 under way, end parens.

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

23 MR. HUGHES: Aye.

24 JUDGE SLAVIN: All those opposed by nay.

1 (Mr. Bothe, Mr. Buhrow,
2 Mr. Pratt, Mr. Forster, and
3 Mr. Meyer simultaneously
4 responded.)

5 JUDGE SLAVIN: The nays had it. The
6 motion is defeated.

7 MR. HUGHES: I'm not surprised.

8 JUDGE SLAVIN: Now I bet you have another
9 motion, Mr. Forster.

10 MR. FORSTER: Yeah, it reads just like
11 that one, except the one year goes to two years.

12 JUDGE SLAVIN: Let me do a little
13 housekeeping here. I'm just going to call this
14 A, so I can keep track of it.

15 MR. FORSTER: We'll call that a two-year
16 waiver.

17 JUDGE SLAVIN: Okay. Do you want to read
18 it, make sure it's. . .

19 MR. FORSTER: That's fine.

20 JUDGE SLAVIN: That's your motion?

21 MR. FORSTER: That's my motion.

22 JUDGE SLAVIN: Do I hear a second?

23 MR. BUHROW: Second.

24 JUDGE SLAVIN: Debate on the motion? You

1 have had a debate already, but Mr. Forster, you
2 may.

3 MR. FORSTER: I have no other comments.

4 JUDGE SLAVIN: Any other Board member,
5 comments on the motion?

6 (No verbal response.)

7 JUDGE SLAVIN: All commented out? I will
8 put the question. The question being put is
9 whether the Lee County ZBA recommends to the Lee
10 County Board that, if Shady Oaks 2, LLC's, WECS
11 Special Use petition under consideration is
12 allowed, it be granted an additional two-year
13 waiver beyond the one year required under
14 Section 10-2A-3 for the requested use to be
15 established, paren, that is substantially under
16 way, end parens.

17 Adoption of this 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: All those opposed, nay.

23 (No verbal response.)

24 JUDGE SLAVIN: Motion is adopted.

1 Okay. The floor is open. I'll give
2 you -- let's take a break for ten minutes, just
3 to -- just to make sure you're all motioned out.

4 MR. BUHROW: I have got a question before
5 we break. Has there been anything covered on
6 the electric contract that we usually put in,
7 that they have to have a contract before you
8 give them the building permit? Has there been
9 anything on that?

10 JUDGE SLAVIN: You can make a motion and
11 debate it.

12 MR. BUHROW: Yeah, I know. I didn't know
13 if we overlooked it or not.

14 JUDGE SLAVIN: Okay. Ten after.

15 (A recess was taken at 8:02 p.m.
16 and proceedings resumed at
17 8:10 p.m.)

18 JUDGE SLAVIN: The floor is open for any
19 further motions. Give it about ten seconds, if
20 nobody indicates, I'm going to --

21 MR. BUHROW: Just in reference to
22 my previous question, the electric contract
23 portion is included in the petition.

24 JUDGE SLAVIN: Okay. Gentlemen, last

1 chance.

2 (No verbal response.)

3 JUDGE SLAVIN: All right. The factfinding
4 and recommendations portion of the hearing is
5 closed, and I will put together a document for
6 Mr. Forster and Ms. Duffy's signature, and I'll
7 make sure I copy all of you on that.

8 And I will turn the meeting back over to
9 Mr. Forster. Mr. Chairman, my job is done.

10 MR. FORSTER: Your job is done.

11 So may I have a motion to recess until
12 after the County Board does their petition?

13 MR. PRATT: So moved.

14 MR. HUGHES: Second.

15 MR. FORSTER: We have a motion and a
16 second. Any comments?

17 (No verbal response.)

18 MR. FORSTER: Otherwise, all in favor say
19 aye.

20 (All those simultaneously
21 responded.)

22 MR. FORSTER: All opposed.

23 (No verbal response.)

24 MR. FORSTER: Meeting recessed.

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JUDGE SLAVIN: Done.

(The hearing was concluded at
8:12 p.m.)

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Now on this 23rd day of June, A.D., 2020, I do signify that the foregoing testimony was given before the Lee County Zoning Board of Appeals.

Bruce Forster, Chairman

Dee Duffy,
Zoning Enforcement Officer

Callie S. Bodmer

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