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IROQUOIS COUNTY, ILLINOIS

ZONING BOARD OF APPEALS

01/28/2026

6:00 p.m.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

US SOLAR

(USS Venus Solar, LLC and USS Satriaes Solar, LLC)

ZONING BOARD OF APPEALS MEMBERS PRESENT:

Wayne Wagner, Chairman  
Steve Anderson  
Jerry Bennett  
Steven R. Rapp

Also present:

Julie Feller, Zoning Administrator

COUNSEL FOR ZONING BOARD OF APPEALS:

Mr. Andrew Keyt  
Ms. Alex Rives  
Mr. Brian Tuck  
Heyl, Royster, Voelker & Allen, P.C.  
300 Hamilton Blvd.  
Peoria, IL 61601  
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(309)420-0402

COUNSEL FOR APPLICANT:

No Counsel. Applicants are proceeding without legal  
Counsel.

## 1 COURT REPORTER:

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1 (Hearing called to order at 9:15 p.m. 1/28/2026)

2  
3 Roll Call was conducted at previous hearing regarding  
4 Louis Creek Solar, LLC, held at 6:00 p.m. 1/28/2026 as  
5 follows:

6 *ZBA CHAIRMAN WAYNE WAGNER: It's six o'clock. I'll*  
7 *call this meeting to order. Show roll call for the*  
8 *Zoning Board of Appeals Officers.*

9 *JULIE FELLER: Steve Anderson?*

10 *ZBA MEMBER STEVE ANDERSON: Here.*

11 *JULIE FELLER: Jerry Bennett?*

12 *ZBA MEMBER JERRY BENNETT: Here.*

13 *JULIE FELLER: Steve Rapp?*

14 *ZBA MEMBER STEVEN R. RAPP: Yes.*

15 *JULIE FELLER: Wayne Wagner?*

16 *ZBA CHAIRMAN WAYNE WAGNER: Here. If we could all*  
17 *rise and say the Pledge of Allegiance to the Flag of*  
18 *our Nation.*

19 *(PLEDGE OF ALLEGIANCE.)*

20  
21 *MR. ANDREW KEYT: All right. We've got at least a*  
22 *couple more -- few more hearings to at least get going*  
23 *here. The first one is the Satriaales site. Can you provide*  
24 *the sort of intro to that one?*

1           JULIE FELLER: *PLEASE TAKE NOTICE: Public notice*  
2           *is HEREBY given that on Wednesday January 28, 2026,*  
3           *commencing at 6:00 p.m. Iroquois County Zoning Board*  
4           *of Appeals will hold a public hearing at the Clifford*  
5           *Bury Administrative Center, 1001 East Grant Street,*  
6           *Watseka, Illinois, to consider the Application of USS*  
7           *Satriales Solar, LLC zoning case #26-ZBA-002, which*  
8           *seeks a Conditional Use Permit to construct and*  
9           *operate a commercial solar energy facility on 19.9*  
10           *acres of land and an approximate nameplate capacity of*  
11           *3.32 MW(ac). The Application also contains a variance*  
12           *application for landscape screening. The location of*  
13           *the proposal is in Loda Township, Parcel #*  
14           *36-32-300-009 Section 32, Township 24N, Range 10 East.*  
15           *The approximate address for the parcel involved is*  
16           *1925 E. County Road 000 North Road, Loda, Illinois.*  
17           *The parcel is owned by Sandra K. Kief. The owner*  
18           *address is 442 Co. Rd. 1700 N. Champaign, Illinois,*  
19           *61822. The Applicant is USS Satriales Solar, LLC, and*  
20           *is a limited liability company. USS Satriales , LLC's*  
21           *place of business is 233 S. Wacker Drive, Suite 4400,*  
22           *Chicago, Illinois 60606. USS Satriales, LLC is a*  
23           *fully-owned subsidiary of US Solar, LLC located at the*  
24           *same address. The Applicant is not operating under an*

1       *assumed name. All persons wishing to be heard in*  
2       *support of or opposition to the Conditional Use Permit*  
3       *shall be afforded such and opportunity, and may submit*  
4       *their statement orally, in writing, or both.*

5  
6       MR. ANDREW KEYT: Then Julie, I note that the USS  
7 Venus is from the same Developer.

8       JULIE FELLER: Yes.

9       MR. ANDREW KEYT: I think could we also open those two  
10 as well? I think you could just read the portions that are  
11 different like the address and the Applicant.

12       JULIE FELLER: *PLEASE TAKE NOTICE: Public notice*  
13       *is hereby given that on Wednesday, January 28, 2026,*  
14       *commencing at 6:00 p.m. Iroquois County Zoning Board*  
15       *of Appeals will hold a public hearing at the Clifford*  
16       *Bury Administrative Center, 1001 East Grant Street,*  
17       *Watseka, Illinois, to consider the Application of US*  
18       *Solar, LLC, zoning case # 26k-ZBA-003, which seeks a*  
19       *Conditional Use permit to construct and operate a*  
20       *commercial solar energy facility on 13.9 acres and an*  
21       *approximate nameplate capacity of 1.992 MW(ac). The*  
22       *Application also contains a variance application for*  
23       *landscape screening. The location of the proposal is*  
24       *in Papineau Township, Parcel #05-35-200-009 Section*

1       35, Township 29N, Range 12 West. The approximate  
2       address for the parcel involved 2350 E 3100 North Rd,  
3       St. Anne 60964. The parcel is owned by Arseneau Bros  
4       Farms, LLC. The owner's address is 3999 W. 1500 North  
5       Rd, Kankakee, Illinois. Pretty much the rest of it's  
6       the same.

7  
8       MR. ANDREW KEYT: For the Zoning Board of Appeals,  
9       what I would suggest is we hear, because it's the same  
10      Developer, there will be some differences based on site,  
11      which they will have to notify and present and everybody  
12      will have an opportunity to ask questions, but I think we  
13      can combine those two because they're the same Developer  
14      for purposes of the evidence, have to be separate votes,  
15      but for purposes of the evidence, if somebody wants to  
16      make a motion to combine the evidence for these four  
17      hearings, somebody could do so.

18      ZBA CHAIRMAN WAYNE WAGNER: I make a motion to combine  
19      the hearing and evidence in these four cases.

20      ZBA MEMBER JERRY BENNETT: I'll second that.

21      MR. ANDREW KEYT: Any further discussion? All those  
22      in favor signify by saying aye.

23      ZBA MEMBER STEVE ANDERSON: Aye.

24      ZBA MEMBER JERRY BENNETT: Aye.

1 ZBA CHAIRMAN WAYNE WAGNER: Aye.

2 ZBA MEMBER STEVEN R. RAPP: Aye.

3 MR. ANDREW KEYT: Opposed, same sign? Okay. The  
4 Applicant for US Solar you are here, correct? All right.  
5 Just so you know, and I hope it doesn't turn you off,  
6 we've combined all of those issues into one hearing for  
7 purposes of the evidentiary part. Why don't you come up  
8 and we'll get started.

9 (Witness sworn.)

10 MR. ANDREW KEYT: State and spell your name and give  
11 us your address, and then I'm going to have one question  
12 for you when you get done with that.

13 TAYLOR CANNY: Yes, of course. Can everyone hear me  
14 okay?

15 **TAYLOR CANNY,**  
16 called as a witness in the above matter, having been first  
17 duly sworn, was examined and testified as follows:

18  
19 TAYLOR CANNY: My name is Taylor Canny, T-A-Y-L-O-R,  
20 C-A-N-N-Y. My business address is 233 S. Wacker Drive,  
21 Suite 4400, Chicago Illinois, 60606.

22 MR. ANDREW KEYT: Miss Canny, do you have an idea of  
23 how many witnesses you will have just in general?

24 TAYLOR CANNY: Potentially just one. One, sorry.

1 MR. ANDREW KEYT: That being you?

2 TAYLOR CANNY: No, my co-worker as well.

3 MR. ANDREW KEYT: Is that Mr. Fitzgerald?

4 TAYLOR CANNY: Ryan Magnoni.

5 MR. ANDREW KEYT: Potentially two witnesses. Well why  
6 don't we do this, why don't we go ahead and get started  
7 and provide your testimony. We'll have a hard cut-off at  
8 10:00, but if we have a natural cut-off somewhere, we'll  
9 probably take that.

10 TAYLOR CANNY: Yes, and we do want to be considerate  
11 of everyone's time, so I do appreciate you allowing us to  
12 at least start this process. So, thank you, everyone for  
13 being here. I know it's pretty late already. Thank you  
14 for taking time out of your schedules. Thank you to the  
15 Zoning Board of Appeals for the opportunity to present  
16 these Projects. (Discussion about the microphone.)

17 I'm short, it's like -- is that better? I'm so sorry  
18 about that. Just thank you all for being here in case that  
19 was not heard. My name is Taylor Canny. I am a Senior  
20 Project Developer for United States Solar and the  
21 Applicant for USS Venus Solar, LLC and USS Satriales  
22 Solar, LLC.

23 I just want to start by introducing who US Solar  
24 is. We are a Developer, Owner, Operator and Financier of

1 solar generation and storage projects. We're a small 100%  
2 employee-owned company with about seventy employees.  
3 We're a midwestern based company, our headquarters is  
4 located in Minnesota. I'm located in our second largest  
5 office here in Illinois. We are a full service provider  
6 and handle a project from the very beginning to the end of  
7 its life -- sorry about that. We handle from the very  
8 beginning to the end of its life cycle. We have our  
9 subscription and electrical savings business all in-house,  
10 where an expert in the field, owning all or a portion of  
11 over 115 community solar gardens -- (discussion regarding  
12 microphone). I can also try and speak a little louder if  
13 that would be helpful. Can you hear me okay? I apologize.  
14 We own all or a portion of over 115 community solar  
15 gardens around the country. We're active, like I said, all  
16 over the country with over 2 GW of solar currently being  
17 developed or fully operational. We provide community solar  
18 solutions to schools, cities, businesses and residences  
19 across the country. In Illinois we have fourteen  
20 operational projects currently.

21 US Solar is exploring ways to regenerate the soil  
22 under our solar gardens with over 800 acres of native  
23 pollinator habitat created under 98.5% of our sites. This  
24 helps enhance air, soil, water -- and water quality,

1 excuse me.

2 We've partnered with Bare Honey to produce  
3 solar-grown honey at several of our sites. US Solar is  
4 actively seeking opportunities for dual use of our project  
5 sites. We've developed a Minnesota State score card for  
6 solar pollinators and grazing. I do not have the power  
7 point up, I apologize, but we do have -- there was a  
8 picture of one of our projects where we do have sheep  
9 grazing on, and I'm happy to populate that to the Board. I  
10 apologize.

11 One of the -- US Solar has committed over one million  
12 dollars in donations to communities that are hosting our  
13 community solar gardens. With these two projects we would  
14 be committing five thousand dollars per MW once the  
15 project is fully operational. We are dedicated to being a  
16 good neighbor and supporting local communities around our  
17 projects. What we would like to do is work closely with  
18 the local community and Iroquois County to determine where  
19 this donation would most benefit the community.

20 I can jump right into USS Satriales if that is okay  
21 with everyone. Okay, great. Thank you so much.

22 We are pleased to have the Landowner of the property  
23 Sandra Kief with us here tonight.

24 This is a 3.3 MW(ac) Project. There is a large print-

1 off over on the other end of the room of the Project for  
2 anyone that would like to take a closer look at it. There  
3 was also additional printed copies for anyone that would  
4 like to take an image. I know that there's a lot of pages  
5 in the Application that was handed out.

6 This Project will be using approximately 19.9 acres  
7 out of the full 51.5 acres of this parcel. This Project  
8 will generate enough clean electricity to power  
9 approximately nine hundred homes annually. One of the  
10 largest benefits to these projects is the economic dollars  
11 we develop to operate -- and operate, excuse me. This  
12 money is directly fed into nearby schools, roadways,  
13 police and fire departments.

14 US Solar is 100% responsible for funding the  
15 2.1-million-dollar upgrades to the electrical  
16 infrastructure which will directly benefit the surrounding  
17 community.

18 This Project will be surrounded by a farm-style fence  
19 to help the Project blend into the surrounding community.  
20 There is an example, and I apologize, I don't know the  
21 exact page number, but it is within the Application just  
22 for your visual.

23 ZBA CHAIRMAN WAYNE WAGNER: It's page 15.

24 TAYLOR CANNY: Thank you so much. You jumped to it

1 really well.

2           Jumping into the drain tile investigation that we  
3 did complete for this parcel. I understand that drain  
4 tile is always a concern, especially in Illinois. Our  
5 engineering team Westwood did complete the drain tile  
6 survey for this Project using the ground penetrating radar  
7 method. We were also able to gather information from the  
8 Landowner and the company that had actually installed the  
9 drain tiles. So we were provided all of their files so  
10 that we do have the exact location of them.

11           I just wanted to -- within the Application as  
12 well, we did input US Solar's remediation plan for drain  
13 tiles. I can address that if there are any specific  
14 questions.

15           I did want to touch base on the variance that we  
16 are requesting regarding the landscape screening. The  
17 ordinance for Iroquois County does require the full  
18 Project to be encompassed by landscape screening. We do  
19 ask for a variance to, what we would like to do as you can  
20 see on the site plan, is provide an additional buffer for  
21 the closest non-participating residents. Both homes do  
22 have existing mature trees that are already blocking the  
23 visuals of that parcel, but we did go ahead and add the  
24 landscape screening buffers to the southwest corner and

1 along the eastern border partially. You'll see on the site  
2 plan, the western property line has an existing line of  
3 trees that blocks the view already from Highway 57. The  
4 north end remainder -- excuse me. The north end remainder  
5 eastern portion of the property is encompassed by  
6 cropland, so this is why we are requesting a variance to  
7 just provide the additional buffer to the  
8 non-participating residents.

9 So USS Satriales Solar has complied with all criteria  
10 and requirements of Iroquois County. We are excited to  
11 bring additional tax revenue, clean energy savings and  
12 other benefits to the community. We do want to strive to  
13 be a good neighbor and work with the surrounding  
14 communities, so we are respectfully requesting the Zoning  
15 Board of Appeals to approve the Conditional Use Permit for  
16 recommendation to the County Board. Thank you, and I'm  
17 happy to answer any Project-specific questions or I can  
18 jump right into the other Project.

19 MR. ANDREW KEYT: It's up to the Zoning Board. If you  
20 want her to keep going into the other project she can, and  
21 then we can ask questions about all of them. Why don't you  
22 keep going.

23 TAYLOR CANNY: Yeah, sure. Thank you. We did have the  
24 Landowners here earlier. (Discussion regarding the

1 microphone.) Yes. Is that better?

2 USS Venus Solar, LLC, we did have the Landowners  
3 here, but they did have to pick up their little children,  
4 so they are no longer here, but they were here in support.

5 This Project is a 1.99 MW. We'll be using  
6 approximately 13.9 acres out of the full 76 acres of  
7 parcel. I want to avoid repeating myself for certain  
8 information, so I may not say the same exact things as the  
9 last Project.

10 US Solar is 100% responsible for funding the  
11 2.1-MW upgrade to the electrical infrastructure directly  
12 in the community.

13 Additionally, same as the last Project, for this  
14 variance, we are proposing that we provide additional  
15 landscape screening buffer for the non-participating  
16 residence in the southwest corner. There is already  
17 existing tree lines that do block the visuals, but we were  
18 able to -- we did input a tree line along that  
19 non-participating resident's driveway and the southwest  
20 corner to block his home further.

21 We also did a drain tile investigation for this  
22 property using the GPR method. We are aware of drain  
23 tiles. How we handle drain tiles, and I apologize, I  
24 didn't say this for the last Project, but we do our best

1 to identify and locate. We work with the Landowner and  
2 their knowledge of their property. Our goal is to not  
3 touch the existing drain tile that is already there. We'll  
4 do our best to design around the tile, if possible, or  
5 re-route within the fence. These Projects do require a  
6 small high beam every twenty feet. So that does allow us  
7 the ability to hopefully re-design, if possible, and we  
8 are required by the County and the AIMA to replace, repair  
9 and/or re-route if we do damage drain tiles.

10 I do understand that was, I do want to be considerate  
11 for any additional questions that there are, but just to  
12 conclude this Project, USS Venus Solar, LLC has complied  
13 with all criteria and requirements of Iroquois County. We  
14 are excited to bring the additional benefits to the  
15 community. Again, we do strive to be a good neighbor and  
16 we are an owner/operator. So that is our goal is to work  
17 with the community closely, and we do respectfully request  
18 the Zoning Board of Appeals to approve the Conditional Use  
19 Permit and variance for recommendation to the County  
20 Board. Thank you.

21 MR. ANDREW KEYT: Okay, Zoning Board of Appeals, any  
22 questions for Miss Canny?

23

24

1           ZBA MEMBER STEVE ANDERSON: Yes, ma'am. I believe you  
2 were here to hear the earlier presentation?

3           TAYLOR CANNY: Correct.

4           ZBA MEMBER STEVE ANDERSON: One of the things that was  
5 asked of one of their representatives was concerning this  
6 matter of putting a perimeter tile, I believe, around the  
7 property?

8           TAYLOR CANNY: Uh-huh.

9           ZBA MEMBER STEVE ANDERSON: And then running other  
10 pieces through that.

11          TAYLOR CANNY: Uh-huh.

12          ZBA MEMBER STEVE ANDERSON: You basically said that  
13 you would do something different than that. At least  
14 that's what I was hearing.

15          TAYLOR CANNY: So we'll do our best to avoid these  
16 drain tiles. I do want to just ask if you were provided  
17 the US Solar Drain Tile Impact and Remediation Plan.

18          ZBA MEMBER STEVE ANDERSON: I assume it's in here.

19          TAYLOR CANNY: It is in the Application, and there  
20 should be also an additional copy. Basically, this breaks  
21 down how our construction and operation teams handle drain  
22 tile. So we do -- there is pre-construction planning,  
23 construction best practices, contingency planning, damage  
24 remediation, post-construction verification. So my

1 understanding is that we'll do our best to avoid, and if  
2 that is the only solution for that, that that would be  
3 something that we would do.

4 ZBA MEMBER STEVE ANDERSON: Putting the perimeter in  
5 would be a possibility?

6 TAYLOR CANNY: Yes.

7 ZBA MEMBER STEVE ANDERSON: Because one of the  
8 property owners that shared testimony talked about how  
9 that was something that was being done more and more. It  
10 sounded -- you're getting my translation of it.

11 TAYLOR CANNY: Uh-huh.

12 ZBA MEMBER STEVE ANDERSON: That was something that  
13 was being done more and more, and it was of interest to  
14 me, and I guess I wished that you were more prone to go  
15 that direction.

16 TAYLOR CANNY: I understand that, and I appreciate  
17 your input on this. I know that we do our best to avoid is  
18 the main goal. If we do have to re-route, and if  
19 inputting one of those tiles is the only solution, my  
20 understanding is that is something that we would execute.

21 ZBA MEMBER STEVE RAPP: I notice both of these you have  
22 retaining ponds on them.

23 TAYLOR CANNY: I apologize. Can you repeat that for  
24 me?

1 ZBA MEMBER STEVE RAPP: The retaining ponds?

2 TAYLOR CANNY: Uh-huh.

3 ZBA MEMBER STEVE RAPP: Do you do that always on your  
4 projects?

5 TAYLOR CANNY: Yes, I believe that is the case.

6 ZBA MEMBER STEVE RAPP: I assume that those are all  
7 based off of elevations, so they get run-off water?

8 TAYLOR CANNY: Yes. I would defer to my Manager on that  
9 question. I apologize. I'm not an engineer.

10 ZBA MEMBER STEVE RAPP: Okay.

11 MR. ANDREW KEYT: Any other questions for Miss Canny  
12 from the Zoning Board of Appeals?

13 ZBA CHAIRMAN WAYNE WAGNER: Are we doing a variance on  
14 this too for a fence?

15 MR. ANDREW KEYT: Yeah, each of them have a variance  
16 request to excuse the vegetative screening. Any questions  
17 in relation to either Project or the variance for either  
18 Project? We'll come back to you too so you can ruminate  
19 on what you might want to ask. Any questions from staff?  
20 Members of the public, any questions for Miss Canny from  
21 members of the public? Yes, sir. You've got to state and  
22 spell your name.

23 MARK RUST: Mark Rust, R-U-S-T. What are you going to  
24 hook -- in the Loda one, what are you going to hook the

1 solar to? What kind of wires are there that you're going  
2 to hook?

3 TAYLOR CANNY: To the existing wires, they'll just be  
4 upgraded to a three-phase line. No additional wires --  
5 excuse me, no additional -- sorry, we'll be hooking into  
6 the existing lines that are there. I apologize.

7 MARK RUST: So you're going to hook into Eastern  
8 Illinois Power's line?

9 TAYLOR CANNY: It will be Ameren Illinois. I apologize  
10 if I didn't state that. We will be connecting to the  
11 Paxton sub-station.

12 MARK RUST: Overhead wire then, correct?

13 TAYLOR CANNY: Correct. And I apologize, these are  
14 both Ameren Projects. I did not specify that.

15 MARK RUST: Okay.

16

17 MR. ANDREW KEYT: Any other questions for Miss Canny  
18 from members of the public? Going once, going twice.  
19 Hearing none. I just have one very quick question, I  
20 think. In relation to decommissioning, most of the  
21 Applicants on the community solar projects have been  
22 willing to post a hundred percent of the decommissioning  
23 cost estimate at the time of the building permit. Is US  
24 Solar willing to do that?

1 TAYLOR CANNY: Yeah. Yes, we are.

2 MR. ANDREW KEYT: Okay. That's all the questions I have  
3 then. Back to the Zoning Board of Appeals. Any questions  
4 that you have in relation to either of these Projects or  
5 the variances?

6 ZBA CHAIRMAN WAYNE WAGNER: Either one I guess, but  
7 this one in particular, the setback from the property  
8 lines is how far?

9 TAYLOR CANNY: I apologize. The setback --

10 ZBA CHAIRMAN WAYNE WAGNER: The setbacks from the  
11 adjacent property.

12 TAYLOR CANNY: We are over the 150-foot setback  
13 requirement from the residential home, and we are fifty  
14 feet away from the parcel boundary.

15

16 MR. ANDREW KEYT: Okay. Any other questions from the  
17 Zoning Board of Appeals? Just a couple of clarifications  
18 too. Both the Projects, they involve battery energy  
19 storage?

20 TAYLOR CANNY: That's correct.

21 MR. ANDREW KEYT: Just taking the USS Venus Solar  
22 Project, what is the size of the battery energy storage  
23 that's proposed for that Project?

24 TAYLOR CANNY: I will defer battery projects to my

1 co-worker.

2 MR. ANDREW KEYT: Okay, understood.

3 TAYLOR CANNY: Sorry.

4 MR. ANDREW KEYT: Any other questions for Miss Canny?  
5 Hearing none. You can call your next witness, if you  
6 wish.

7 TAYLOR CANNY: Thank you. That is Ryan Magnoni.

8

9 (Witness sworn).

10

11 **RYAN MAGNONI,**

12 called as a witness in the above-entitled cause, having  
13 been first duly sworn, was examined and testified as  
14 follows:

15

16 MR. ANDREW KEYT: Mr. Magnoni, can you state and spell  
17 your name for the record, please, and then give us your  
18 address?

19 RYAN MAGNONI: Yes. Ryan Magnoni, R-Y-A-N,  
20 M-A-G-N-O-N-I.

21 MR. ANDREW KEYT: And you can proceed with your  
22 testimony.

23 RYAN MAGNONI: I wanted to just answer your question  
24 regarding the basin that's on there. So at this stage that

1 we are in right now, what we do is provide kind of a  
2 necessary area in case we need it so that we are totally  
3 planning for it. Most of our projects during the  
4 construction period we like to establish a temporary basin  
5 so that any construction sediment that may run off has a  
6 place to run to, so that it remains within the actual  
7 foot-print of the facility, and that all of that can be  
8 contained before it is actually run off the property. So  
9 this is right now a place holder that we do on all of our  
10 projects to ensure that we at least have the space set  
11 aside, and then it's ultimately -- when we submit for our  
12 building permits, there is the storm water requirements  
13 that need to be met within the County or within the State,  
14 and that is either kept and designed that way for a  
15 temporary use or permanent use, or it is then removed if  
16 it is then not needed. But it is at least set there so  
17 that we can utilize it if it's necessary.

18 ZBA MEMBER STEVE RAPP: And I assume is this, I assume  
19 that's all based on elevations where it's located?

20 RYAN MAGNONI: That is correct, yes. So it's not just  
21 placed randomly. It's all -- this piece of property  
22 though, I will have to say, is very flat, pretty much  
23 north to south. So I don't think there's more than a foot  
24 or two across the whole piece, but yes, it is placed based

1 on elevation and ensures the way it is flowing it's not  
2 just going to sit dry. It is there.

3 JULIE FELLER: So you'll do a watershed study to see if  
4 your holding pond basin should become permanent to help  
5 with watershed, or how do you determine if you keep it or  
6 not?

7 RYAN MAGNONI: So the watershed, at least the areas  
8 that the watershed breaks out to, is provided within our  
9 Application. It's split out. But it's really based on the  
10 County ordinances and the State ordinances and what they  
11 require, is how the basin is then sized, if it is  
12 temporary in nature or if it is permanent in nature.

13 JULIE FELLER: I guess I'm just unclear on what your  
14 determining factors are if it becomes permanent or if it  
15 is temporary.

16 RYAN MAGNONI: It is based on County and State  
17 requirements is where it becomes. Sometimes the ordinances  
18 don't even allow for them at all. So it is up to you guys  
19 and your engineering department to tell us what you feel  
20 you're most comfortable with. If that's putting one on  
21 there, then we've at least set aside the space for it so  
22 that we're not having to maybe re-design the entire site  
23 to accommodate.

24

1 ZBA MEMBER STEVE ANDERSON: I have a question.

2 RYA MAGNONI: Yes.

3 ZBA MEMBER STEVE ANDERSON: It looks like there's a  
4 waterway, I'll call it for lack of a better term, that  
5 runs north and south through the property?

6 RYAN MAGNONI: Correct.

7 ZBA MEMBER STEVE ANDERSON: Higher up goes into Spring  
8 Creek and such, and into several other larger bodies of  
9 water. Maybe I shouldn't be concerned. I'm a little  
10 concerned with contaminants, potential contaminants that  
11 might get into that body of water.

12 RYAN MAGNONI: What contaminants are you referring to?

13 ZBA MEMBER STEVE ANDERSON: I'm thinking about a hail  
14 storm that destroys solar panels, breaks it into pieces  
15 and now we've got pieces of plastic and what not in this  
16 creek, if we'll call it that.

17 RYAN MAGNONI: Yeah. I mean I truly understand your  
18 concern, I really do. What I would say, I don't think that  
19 is really any different though than if there's a big hail  
20 storm and a bunch of car windows break and then that  
21 shards of glass then go into the drains and then go out  
22 within the County. I think in any circumstance like that,  
23 there's going to be way more problems that kind of  
24 everyone is going to be needing to deal with, and one of

1 those being how we clean up the solar project in that  
2 sense, but we definitely would be cleaning up and  
3 responsible for any type of clean-up like that. There are  
4 no hazardous materials as part of, kind of the Tier 1  
5 panels that we do purchase. The panels that we are  
6 planning to install are all domestics manufactured in the  
7 United States as well as our transformers and our steel  
8 racking material. We do really try to provide more than  
9 50% of the Project with domestic materials if we can.

10           The other item I wanted to touch on, and I know  
11 Andy had asked about it, is the size of the battery  
12 itself. How we size these particular battery projects, and  
13 -- I guess let me just take a step back. Why is there a  
14 battery on this particular site? And it's to really make  
15 a solar project really the most efficient form of power  
16 out there. With solar, we all know that the sun goes up  
17 for part of the day and it's down for part of the day. So  
18 the project truly only operates in that form for a certain  
19 amount of hours a day. If you're able to oversize the  
20 solar project, you are then able to capture some of that  
21 energy during the day and store it into batteries during  
22 the day to be able to release it at night. You truly then  
23 make it a 24-hour system that allows the kind of area  
24 closest to it to utilize it, and ultimately the idea is

1 keeping bills down so that they're not having to transmit  
2 power in. So this Project is -- the batteries are not  
3 being charged by the grid itself. The batteries are  
4 actually being charged by the solar out there. So we have  
5 oversized the solar project to then charge the batteries  
6 during the day to be able to dispatch during peak hours  
7 during the evening and when -- maybe not on a night like  
8 tonight when we're at home, but on normal nights when  
9 we're home when the sun goes down we are using kind of  
10 that most energy and when the utility can call on that  
11 particular system. So that is the reason why we do that.  
12 It makes it truly the most efficient system out there.

13           And for the actual size of the battery itself,  
14 Andy, to give you that answer is for Satriales it's a 3  
15 1/2 MW Project, or 3.3 MW Project. So it is a 3.3 MW  
16 battery, but we have a battery then duration, we typically  
17 do anywhere from a five-hour to a six-hour battery,  
18 meaning that if Satriales Solar produces approximately a  
19 thousand homes worth of electricity, then that battery can  
20 produce a thousand homes worth of electricity for five or  
21 six hours in length. So through -- the sun goes down at  
22 six, that battery can support all of those homes for an  
23 additional five or six hours 'til midnight almost, so when  
24 there's not much electricity being used. So that's for

1 Satriales. For Venus, it would be the same, a 2 MW system  
2 that can go for five or six hours. So you do the math  
3 there and you just multiply it. So two times five, it's a  
4 10 MW-hour battery. And so that's how that would work.

5 MR. ANDREW KEYT: Understood.

6 ZBA BOARD MEMBER STEVE ANDERSON: One last question  
7 quickly. We met with other solar companies and I don't  
8 think we've ever asked the question in terms of snow. Can  
9 you -- do you tip them enough to get the snow off, or how  
10 do you deal with the snow?

11 RYAN MAGNONI: So that is a great question. These are  
12 a tracker system, so much smaller than maybe what you  
13 would think on fixed tilt. So fixed tilt is facing south.  
14 They are usually fifteen, twenty feet in length, but  
15 really go almost all the way down to the base of the  
16 ground and a couple feet up in the air. Those are -- I can  
17 understand people's concerns regarding drainage and stuff  
18 like that, because I would look at that system as more of  
19 you're kind of capping the soil. It allows for not much  
20 drainage or seepage to occur into that soil. Our panels  
21 are approximately six or seven feet long and spaced about  
22 twenty feet apart, so they are consistently moving to  
23 track the sun every single day. Fifty-three degrees facing  
24 in the morning to the east, fifty-three facing. At night

1 and during the evening they track back to the east so that  
2 they're picking up that sun in the morning. It allows for  
3 snow to shed. They really never accumulate on them. Then  
4 the panels are actually doing what they're out there to do  
5 which is absorb the sun during the day. It also then  
6 allows for that a absorption during rain periods. As  
7 Taylor mentioned, 98% about of our sites are planted in  
8 this pollinator-friendly habitat, and that means  
9 immediately underneath the solar panels, and I can promise  
10 you that even immediately underneath them it grows just as  
11 well as ten feet over where there's no solar panels there  
12 at all. So I hope that helps answer your question.

13 ZBA MEMBER STEVE ANDERSON: Thank you.

14 MR. ANDREW KEYT: Any other questions from the Zoning  
15 Board of Appeals?

16  
17 ZBA CHAIRMAN WAYNE WAGNER: This is a community solar  
18 project that the people in the neighborhoods can take  
19 advantage of it, sign into it; is that right?

20 RYAN MAGNONI: That is correct, yes. So anyone or any  
21 business who has an Ameren utility bill would be able to  
22 subscribe to a portion of the Project, and what Taylor  
23 also mentioned that is really nice, is because we are a  
24 kind of one-stop shop, we can immediately refer to them to

1 our subscription team who will be able to then allocate  
2 them towards projects that we have available space for. So  
3 it's not where we then have to go talk to another company.

4 MR. ANDREW KEYT: Okay. Any other questions from the  
5 Zoning Board of Appeals? Staff, any questions? Members  
6 of the public, any questions for this witness? We have a  
7 few. All right. Let's try and get through the public's  
8 questions for this witness and then we'll break for the  
9 night. Mr. Rust, why don't you go ahead.

10

11 MARK RUST: What are you gonna do with the glare?  
12 It's right next to the interstate. You'll have a lot of  
13 glare off of these things, maybe cause an accident on the  
14 interstate. Now who's gonna be liable for that?

15 RYAN MAGNONI: So for glare specifically, probably the  
16 most important thing to just realize is, anything we're  
17 reflecting is generation we're not gathering. So we put a  
18 reflective coating or an anti-reflective coating on all of  
19 our panels. What I will also refer to is that there are  
20 dozens of airports around the country who have solar  
21 inside their grounds, Denver Airport being one,  
22 Indianapolis Airport being another. I believe Airport here  
23 in this area is working on an even larger solar facility  
24 than we're proposing here today. But glare, I understand

1 your concern, I truly do, but it is not really a factor  
2 here because it has gone through all the required testing  
3 to ensure that it is safe for where it is being placed.

4 MARK RUST: Yeah, I went by the one at Gibson City --  
5 (Court Reporter asked that the question be repeated due to  
6 being inaudible.)

7 MARK RUST: I said I went by the one at Gibson City,  
8 and it was -- I mean I had to have a set of sunglasses  
9 with me maybe, you know (inaudible) the new fangled ones  
10 that (inaudible) --

11 RYAN MAGNONI: Yeah. I can't speak for that one in  
12 particular if it had this coating on them or not, but I  
13 can stand behind that ours do.

14 MARK RUST: Another question then. Okay. You're  
15 right by the interstate with this. Okay? What are you  
16 going to do when the snow starts blowing across there,  
17 it's gonna kind of stop and it's gonna come right on the  
18 interstate?

19 RYAN MAGNONI: I'm sorry. Can you repeat that again?  
20 You said snow --

21 MARK RUST: The snow is gonna come blowin' across  
22 there. I don't know if you seen it, but we had snow blow  
23 across it here now when we had this snow. All right?

24 RYAN MAGNONI: Yeah.

1           MARK RUST: You're gonna have a potential there that  
2 snow is gonna be dropping in here and that snow is gonna  
3 drop right across from the interstate just like the fences  
4 do, so it's gonna drop right on that interstate, and maybe  
5 cause more havoc. It's gonna stop that snow as it comes  
6 blowin' across, and then it's gonna ice the roads over a  
7 little bit there.

8           RYAN MAGNONI: There is sufficient setback I will have  
9 to say. I don't know the number off the top of my head.  
10 Just from the right-of-way, in particular, I believe we're  
11 over seventy feet away from just the right-of-way, let  
12 alone where the roadway sits. I don't know how much snow  
13 we would have to account for something like that to  
14 happen, um, but I don't believe that's also much different  
15 from the highway fence that they do have in some areas and  
16 some trees that do gather some of those drifts. I do know  
17 that our system itself does account for snow loads to  
18 ensure that that is safe for if there is any drifting  
19 within the fence in particular.

20           MARK RUST: Well, I'm sure there'll be -- Like I say,  
21 if we have snow and anything stops it and ices the road  
22 over, here this year we just seen that (inaudible), so  
23 you're gonna have more problems with that.

24           RYAN MAGNONI: I do believe that our design is

1 sufficiently set back to account for anything like that.  
2 But if you do have some concerns, I would definitely like  
3 to discuss those with you separately.

4 MARK RUST: Then on the interstate, what happens if a  
5 truck comes over there and wrecks out in the field? I've  
6 seen trucks out in the field. I also seen -- I farm right  
7 next to the interstate too, and I had -- halfway across  
8 the field I had a trailer tire out in there. So what  
9 happens if a trailer tire bounces and hits these things  
10 and breaks them? Is the ground then contaminated?

11 RYAN MAGNONI: Like I mentioned earlier, there's no  
12 contamination here. These are normal materials, aluminum,  
13 glass, frames for everything. What I would say is that if  
14 there is a breakage or something, we do have materials and  
15 we do have personnel to ensure that they are then properly  
16 cleaned up. We do have insurance with all of these items,  
17 and I believe it's required within the County and State  
18 Statute to have insurance for all of these, to ensure that  
19 they do get repaired, fixed and cleaned.

20 MARK RUST: Okay.

21 RYAN MAGNONI: Yes.

22 DIANN MATTER: All right. I just have a few questions  
23 here.

24 MR. ANDREW KEYT: Hold on, Miss Matter.

1 DIANN MATTER: Oh, do I have to be sworn?

2 MR. ANDREW KEYT: No. You don't have to be sworn.

3 You just have to give your name.

4 DIANN MATTER: DiAnn Matter. I thought everybody knew  
5 me by now.

6 MR. ANDREW KEYT: It's just for the record.

7 DIANN MATTER: For the record, my name is DiAnn  
8 Matter. Okay. Nobody's ever mentioned this before, and  
9 it as just a real concern to me that when you go to do the  
10 decommissioning of these projects, and you say that you're  
11 putting money away for it, can you tell me exactly how  
12 much money that one milliwat [sic] will cost you to  
13 decompose?

14 RYAN MAGNONI: Can I just make sure, you're talking  
15 about a megawatt, correct?

16 DIANN MATTER: Yeah, megawatt.

17 RYAN MAGNONI: Okay. I don't know the number  
18 off-hand, because it is slightly different for every  
19 single project. We do have an engineer's cost estimate  
20 that has been provided to the County that helps understand  
21 what those costs are, and what we do with that is we then  
22 give that to the County for their review, and if they feel  
23 that that number is sufficient, we then post that money  
24 with the County so that they have that in case we ever go

1 under as a company, in case we don't take care of the  
2 Project, they have the money and funds to bring that land  
3 back to its current farming condition, or whatever it  
4 condition it currently resides in.

5 DIANN MATTER: Okay. Now you're going to put that in a  
6 hundred percent when you start this Project? Or is it  
7 going to be delayed for ten years and then you put it?

8 RYAN MAGNONI: So we just agreed -- Taylor just agreed  
9 with Andy that we were going to put that money up front at  
10 building permit.

11 DIANN MATTER: And how much are you planning on  
12 putting up front for that?

13 RYAN MAGNONI: For each project? That is for the  
14 County to ultimately agree to when we are submitting for  
15 our building permits. So we give them a cost estimate  
16 right now for each of those projects, and then their  
17 engineer, or if they hire an outside firm, every  
18 jurisdiction handles it differently depending on staff,  
19 but if they have concerns with what we are proposing, then  
20 they obviously bring that back to us and we ultimately  
21 have to agree on a cost estimate that is happy for both  
22 parties.

23 DIANN MATTER: Because I've got -- it can cost  
24 anywhere from four thirty thousand five hundred

1 eighty-four megawatts, to over one hundred one thousand  
2 nine hundred fifteen dollars for each megawatt. So I just  
3 was wondering if you were gonna be able to put in like a  
4 million dollars in the account to begin with?

5 RYAN MAGNONI: Yes. I would say yes, it can be very  
6 expensive to decommission, but what I would also say is  
7 there is a lot out there regarding, because solar has just  
8 become more common just when in the seventies when  
9 plastics became more common, recycling became more common,  
10 solar has also kind of that market has opened itself up,  
11 so there is an ability to salvage a lot of this, and  
12 that's part of the estimates as well that we provide to  
13 the County.

14 DIANN MATTER: Another question is, I know you've said  
15 what was in your solar panels, but does yours have any  
16 cadmium in them?

17 RYAN MAGNONI: They do not.

18 DIANN MATTER: I think that's it for now. Thank you.

19 RYAN MAGNONI: Yes.

20 MR. ANDREW KEYT: Yes, ma'am, in the back. State and  
21 spell your name for the record.

22

23

24 DIANNE GUSTAFSON: Diane Gustafson, and I spell my

1 name, D-I-A-N-E, G-U-S-T-A-F-S-O-N, and I think I have  
2 three questions for you, Ryan.

3 RYAN MAGNONI: Okay.

4 DIANNE GUSTAFSON: Two I know you definitely spoke  
5 about. I wasn't sure about the retention pond as the two  
6 of you were discussing. Will that disappear after your  
7 construction is finished, or will it be a permanent  
8 fixture as part of your solar array.

9 RYAN MAGNONI: It's ultimately up to the County  
10 Engineer or a third party that's reviewing our building  
11 permit application. Right now, it's a place holder. So it  
12 is there in case we need it so that we have at least set  
13 aside the amount of property for that if it is a temporary  
14 or a permanent use.

15 DIANE GUSTAFSON: So it is considered as part of that  
16 nineteen point --

17 RYAN MAGNONI: That is correct, yes.

18 DIANE GUSTAFSON: Second question, I heard you say  
19 something about a pollinator plot. Did I hear correctly?

20 RYAN MAGNONI: Pollinator plantings.

21 DIANE GUSTAFSON: Pollinator plantings within the  
22 solar array?

23 RYAN MAGNONI: Correct, yes. So everything outside --  
24 or within the fence, that is not the access road and that

1 is not the pads for the transformers and the battery  
2 projects, which equal approximately ninety-eight and a  
3 half percent of the entire -- the nineteen acres, for  
4 example, that you're referring to, which is a native  
5 planting that is designed by kind of a vegetative  
6 management company that does this every single day for  
7 Illinois properties.

8 DIANE GUSTAFSON: And how will that be maintained?

9 RYAN MAGNONI: We have our typical O and M Contractor,  
10 Operations and Management Contractor, here in Illinois,  
11 and approximately it's typically once or twice per season,  
12 four times per year, that we have someone entering the  
13 property to maintain noxious weeds so that it's not  
14 affecting neighboring farm ground, and to make sure that  
15 the Project is running smoothly, and then to also do any  
16 mowing that may be necessary as well to properly maintain  
17 the site, but also ensure that it looks nice. We don't  
18 want something out there that just is gonna grow a bunch  
19 of weeds and that just ultimately makes the County and its  
20 residents unhappy.

21 DIANE GUSTAFSON: Well it's very nice to say that  
22 you're going to maintain it, but getting it done is  
23 another thing, because I've seen where some of the  
24 government pollinator plots that have been planted turn

1 out into nothing but Mulberry Trees, Teasel, and Canadian  
2 Thistles and all sorts of weeds that expand their seeds  
3 over onto the farm ground of the neighbors that then have  
4 been to be maintained and eradicated.

5 RYAN MAGNONI: What I would say is I think really  
6 important is that we do the best we can, especially doing  
7 it remotely. We do have a camera around our facility to  
8 make sure that it is maintained properly and is operating  
9 properly and it's safe, but we also rely on you, the  
10 residents and the County, to notify us if we need to be  
11 out there sooner than kind of our normal cadence. The  
12 County with the building permit can, at any point, say  
13 that we are not, no longer in compliance with our building  
14 permit, and will need us to get out on-site to fix  
15 anything that may be improperly maintained or not be  
16 operational, if there's a massive hole in the fence from a  
17 car driving into it or if the weeds just aren't  
18 maintained.

19 DIANE GUSTAFSON: That sounds very well as you pit it  
20 that way, but whether or not that's done is another  
21 question. A third question, and I don't know if you or  
22 the Project Developer mentioned that the transmission of  
23 the power, how that is going to be achieved? Through  
24 current lines or building a new line?

1           RYAN MAGNONI: Yeah, I can talk about that. So it is  
2 an Ameren facility. So it's all distribution level. What  
3 you heard from the previous Application is  
4 transmission-level power. So typically that is power that  
5 is not actually used in this County, unfortunately. These  
6 Projects are very local power, typically within a five or  
7 fifteen-mile radius maximum, and it's just the standard  
8 pole line that you would see on your street - the one,  
9 two, three-phase power, that you use to flip these lights  
10 on here or these lights in your home, is the power that we  
11 are connecting into and ultimately what these Projects are  
12 generating.

13           DIANE GUSTAFSON: So you will be using any current  
14 power lines that are there, not putting in new poles and  
15 new lines?

16           RYAN MAGNONI: There is upgrades that we're performing  
17 as part of the Project. So we're doing -- Ameren has  
18 their own standards, and typically a lot of these lines  
19 out here and a lot of substations haven't been touched  
20 since the day that they were built. And when we come in  
21 and we're generating new power onto the system, any  
22 voltage issues or any substation issues have to be  
23 accounted for, so that we're not putting unsafe power onto  
24 the grid and you're not turning on power that is unsafe

1 that could electrocute you at home. We're doing line  
2 upgrades. We're doing some substation work as all part of  
3 the studies that Ameren has performed. To get an idea  
4 that's somewhere in a couple of millions of dollars.

5

6 MR. ANDREW KEYT: Okay. Any other questions for  
7 Mr. Magnoni? Going once, going twice. I just want to ask  
8 one question before we recess here, because we're after  
9 ten, but on the USS Satriales site, is this a -- I'm just  
10 looking at the map, coming in from the north right in the  
11 middle, what is that that's depicted there? Kind of looks  
12 like a waterway, but I can't --

13 RYAN MAGNONI: Correct. So it surface level drainage,  
14 and it also is a tile as well. There is a tile there that  
15 has been identified through our system, through our  
16 engineers, but also with the help of Landowners and the  
17 property Landowner itself. We are aware that it is a  
18 ten-inch line, and as Taylor mentioned, through kind of  
19 our remediation, is first being able to identify it;  
20 second, being able to see if we can design around it, and  
21 if we can't design around it, then we build a new line  
22 around the Project itself so that it is no longer a  
23 concern, but also establishing that proper drainage is  
24 maintained.

1 MR. ANDREW KEYT: Okay.

2 RYAN MAGNONI: And that line is identified in our  
3 report as well.

4 MR. ANDREW KEYT: If I'm understanding you correctly  
5 then, if I'm understanding you correctly, it sounds like  
6 there's a drain tile that comes from the north from an  
7 adjoining parcel from the north onto this Project area,  
8 and you're going to consider how to handle that. I assume  
9 that you would be open to the County Engineers review and  
10 discussion with how to best handle that particular line?

11 RYAN MAGNONI: Without a doubt, yeah. There is one  
12 tile that comes from another property on this site, yes.

13 MR. ANDREW KEYT: Understood. Okay, Zoning Board of  
14 Appeals, any additional questions? I have additional  
15 questions, but we're at 10:10 at the moment, so I violated  
16 the hard stop rule here, but any questions that you might  
17 have? You can save them for next time.

18 UNIDENTIFIED SPEAKER: Excuse me. Was there going to  
19 be public comment allowed on this?

20 MR. ANDREW KEYT: Yeah there is, but we're kind of at  
21 the stopping point. How many people might have public  
22 comment, just in relation to any of these four Projects?  
23 Is it just one? Two? The alternative is to come back  
24 when we -- recess and come back to provide that public

1 comment.

2 UNIDENTIFIED SPEAKER: When is that?

3 MR. ANDREW KEYT: We're not sure yet. That's what we're  
4 going to have to discuss.

5 UNIDENTIFIED SPEAKER: Who's going to be in the room  
6 at that time?

7 MR. ANDREW KEYT: I'm sorry?

8 UNIDENTIFIED SPEAKER: Who's going to be in the room  
9 at that time?

10 MR. ANDREW KEYT: Well, the Applicant will have to be  
11 here. The Zoning Board of Appeals will have to be here  
12 too. Do you want to hear public comment?

13 UNIDENTIFIED SPEAKER: No. The meetings about over.  
14 I'll wait until another time. Everybody's brain dead now.  
15 (Laughter in the room.)

16 MR. ANDREW KEYT: Okay. Let's do this. I think the  
17 Zoning Board of Appeals -- Mr. Magnoni, I think you'll  
18 still be -- you'll be back whenever we re-convene. We'll  
19 talk about that here in a second, but you're not done with  
20 testimony, so we'll have to have you come back at least.  
21 The Zoning Board of Appeals, we need to figure out a date  
22 to come back to finish this one, because it's probably  
23 another forty-five minutes to an hour, I would guess, by  
24 the time we get through it all. Okay. So let's start with

1 this, how about the week of the 16th, February 16th?

2

3 (Discussion had regarding scheduling.)

4

5 MR. ANDREW KEYT: How about the 18th? Would February  
6 the 18th work for the Board? Going once -- we haven't  
7 settled on a date yet, but right now we're talking about  
8 February 18th.

9 UNIDENTIFIED SPEAKER: That's a Wednesday (inaudible  
10 response.)

11 MR. ANDREW KEYT: I can't quite hear you.

12 UNIDENTIFIED SPEAKER: (Inaudible response.)

13 ADDITIONAL UNIDENTIFIED SPEAKER: He has a conflict.  
14 He's got another board meeting he has to be with.

15 MR. ANDREW KEYT: Are you wishing to submit testimony  
16 or public comment?

17 UNIDENTIFIED SPEAKER: Public comment.

18 MR. ANDREW KEYT: Public comment?

19 UNIDENTIFIED SPEAKER: Yes.

20 (Multiple people speaking at the same time.)

21 MR. ANDREW KEYT: You could submit that in writing.

22 JULIE FELLER: You could give that to me, Mr.  
23 Gustafson.

24 (Multiple people speaking at the same time with lots

1 of room chatter.)

2 MR. ANDREW KEYT: We'll take you right now. Why don't  
3 we do this? Is there anybody else that can't make it on  
4 the 18th that wants to provide public comment or  
5 testimony? Hearing nobody. Mr. -- I don't know your name.

6 MR. GUSTAFSON: Gustafson.

7 MR. ANDREW KEYT: Mr. Gustafson, come up and give  
8 public comment. Our time limit's five minutes.

9 ALEX RIVES: It'll work if you can stand at that  
10 podium.

11 MR. GUSTAFSON: I'll be back the 18th.

12 MR. ANDREW KEYT: Okay. The time limit,  
13 Mr. Gustafson?

14 MR. GUSTAFSON: I'll be back on the 18th.

15 MR. ANDREW KEYT: It's still going to be five minutes.

16 MR. GUSTAFSON: Was everybody else restricted to five  
17 minutes?

18 MR. ANDREW KEYT: Well, it's public comment. If you're  
19 wanting to give public comment you're restricted to five  
20 minutes across the board. If you want to provide  
21 testimony, you can provide testimony that doesn't have a  
22 time limit to it.

23 MR. GUSTAFSON: That'll be what it is.

24 MR. ANDREW KEYT: Okay, testimony. You want to do that

1 on the 18th?

2 MR. GUSTAFSON: I'll try. What time are you going to  
3 have it?

4 MR. ANDREW KEYT: Six o'clock?

5 JULIE FELLER: Yes.

6 MR. GUSTAFSON: I'll try.

7 MR. ANDREW KEYT: Okay. Six o'clock, Zoning Board? All  
8 right. I think we just need a motion to be in recess. It  
9 will be six o'clock, right back here February 18th, back  
10 in this spot.

11 ZBA MEMBER STEVE ANDERSON: I'll make that motion.

12 MR. ANDREW KEYT: Motion made. Is there a second?

13 ZBA MEMBER STEVE RAPP: Second.

14 MR. ANDREW KEYT: All those in favor signify by saying  
15 aye?

16 ZBA MEMBER STEVE ANDERSON: Aye.

17 ZBA MEMBER JERRY BENNETT: Aye.

18 ZBA CHAIRMAN WAYNE WAGNER: Aye.

19 ZBA MEMBER STEVEN RAPP: Aye.

20 MR. ANDREW KEYT: All those opposed? Okay, we stand  
21 in recess.

22 (Proceedings this date concluded.)

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IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT 47  
PIATT COUNTY, ILLINOIS

I, Jamie J. Mumm, an Official Court Reporter and  
Certified Shorthand Reporter in and for the Sixth  
Judicial Circuit of Illinois, do hereby certify that the  
foregoing Report of Proceedings was reported in machine  
shorthand by me and is a true, correct, and complete  
transcript of my machine shorthand notes so taken at the  
time and place hereinabove set forth to the best of my  
ability.



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Jamie J. Mumm, CSR  
Official Court Reporter  
IL CSR License No. #084-002330

Date: February 3, 2026

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