

LEE COUNTY AD HOC COMMITTEE

Ron Conderman, Chairman
Craig Buhrow
Mike Pratt
Gene Bothe
Tom Fassler

Keith Bolen
Alan Pfeifer
Mark Wagner
Chris Henkel, Zoning Officer
Alice Henkel, Clerk

The Lee County Ad Hoc Committee met on Thursday, November 4, 2010, at 7:00 p.m. in the Old Lee County Courthouse, Dixon, Illinois. Chairman Ron Conderman called the meeting to order and Clerk Alice Henkel called the roll. The following members were present: Craig Buhrow, Mike Pratt, Gene Bothe, Tom Fassler, Keith Bolen, Alan Pfeifer, and Mark Wagner.

Chairman Conderman introduced the members of the committee. Chairman Conderman, Craig Buhrow, Mike Pratt, Gene Bothe, and Tom Fassler are all members of the Lee County Board of Appeals. Mr. Bolen is an employee of Mainstream Renewable Energy, LLC. Mr. Pfeifer is a professor at Sauk Valley Community College and a representative of the Wind Energy Program available at the college. Mr. Wagner is a rural Franklin Grove Township resident. Chairman Conderman stated that this committee was appointed by the Lee County Board.

Chairman Conderman explained that on September 22, 2010, the Lee County Board passed a resolution calling for the Lee County Zoning Board of Appeals to evaluate policies, regulations, and standards for consideration and approval of new wind energy conservation systems.

Each member of the committee was given a copy of the minutes from the July 8, 2010 meeting of the Lee County Zoning Board of Appeals. During this meeting, testimony was taken from the public concerning both the positive and negative attributes of commercial wind energy systems.

Each member of the committee was also given a copy of the current Lee County conditions entitled, "Ag-1 Special Use Conditions for Wind Energy Systems," regarding commercial wind energy systems. These conditions are what the Lee County Zoning Board of Appeals must consider when voting for or against wind energy projects. These are the conditions that the Lee County Board has directed this committee to review.

This committee will review these conditions in its entirety over the new few months.

This committee will not be taking comments or testimony from the public. Public hearing was held on July 8, 2010 at the meeting of the Lee County Zoning Board of Appeals specifically for the purpose of allowing the public to voice their opinions and/or concerns on record. The public is welcome to attend these meetings of the Lee County Ad Hoc Committee; however, they may only listen.

Chairman Conderman stated that the members of this committee were also provided a tentative schedule of up-coming meeting dates. Meetings will take place twice a month. They will begin at 7:00 p.m. and will end at 9:00 p.m.

The meetings will not go past 9:00 p.m. Any issues not resolved by the close of the meeting will be carried over to the next meeting and will be at the forefront of discussion.

Mr. Wagner stated that he is concerned that no public comment will be allowed. He feels that the make-up of the committee puts a lot of weight on him since he feels he may be the only member of this committee who strongly opposes wind farms.

Mr. Wagner further stated that many of the people present had contacted him prior to this meeting. They were present at this meeting because he told them they could bring their concerns to this committee. Mr. Wagner asked Chairman Conderman if this meant he would have to relay the concerns of the public to this committee since the public is not able to directly relay their concerns to this committee. Chairman Conderman said, "Yes."

Chairman Conderman stated that intentions of this review, directed by the County Board, are for this committee to review the existing conditions. This committee will strictly do only that unless the County Board directs them to do differently.

He further explained that the public can share their concerns with any member of this committee, but there will be no public comment allowed during the meetings of the Lee County Ad Hoc Committee.

Chairman Conderman informed the committee that it is not this committee's job to make a determination of whether there will be windmills or not in Lee County. That determination will be made by the Lee County Board. A recommendation by this committee will be made to the County Board regarding the current wind farm conditions for Lee County.

Mr. Wagner stated that he still feels there should be some opportunity during these meetings for this committee to receive some guidance from the public. He said he will take this issue up with the County Board to see if they will direct this committee to allow the public to comment during these sessions.

Chairman Conderman again stated that this committee will only act in accordance with the County Board's direction.

Chairman Conderman asked if there were any other questions and/or concerns from the committee at that time. There were none.

Chairman Conderman explained that the next few meeting dates have been tentatively scheduled for November 18, December 2, and December 16, 2010. He asked if any member of the committee has a known conflict with any of these dates. There were no conflicts with these proposed dates.

Mr. Pratt stated that he would only be available on the last Thursday of February, 2011 (Thursday, February 24, 2011). Mr. Fassler said that he will also be absent for the meeting that is tentatively set for February 17, 2011.

The committee agreed to hold meetings from 7:00 p.m. to 9:00 p.m. on the following dates:

November 18, 2010,	January 6, 2011, and
December 2, 2010,	January 20, 2011.
December 16, 2010,	

The committee agreed to not schedule any meetings during the month of February, 2011, at this time.

Mr. Wagner asked if the final meeting of this committee was scheduled for January 20, 2011. Chairman Conderman told him no, that this committee can set as many meetings it may need to thoroughly review the conditions. Because of conflicts during the month of February, the committee will postpone scheduling any meetings until the January 20, 2011 meeting.

Chairman Conderman explained that this committee will review each and every aspect of the current conditions. Discussion of each issue must conclude before this committee can move on to the discussion of another issue. Discussion will not jump from topic to topic.

The members of the committee agreed to formulate an agenda for the review of the conditions.

Mr. Henkel recommended that the committee use the “Ag-1 Special Use Conditions for Wind Energy Systems” as a guide for setting an agenda. He asked the members to keep in mind that some of the conditions may vary a little from wind farm to wind farm. Some may not apply at all.

Mr. Henkel suggested reviewing the least controversial conditions first, and then the more controversial conditions last. He thought the committee may want to reserve discussion of setbacks for last as it is most likely going to be a lengthy and in-depth discussion.

Chairman Conderman asked if any of the members has any suggestions. There were none.

Chairman Conderman asked the committee if they wanted to set the agenda as a group or if they would rather Chairman Conderman and Mr. Henkel set the agenda. The members agreed that the committee as a whole should develop the agenda.

The committee discussed the process of inviting an individual to speak at the meetings as a so-called, “expert,” on a specific issue. The members agreed that it will be important to bring in opinions from both sides of the argument. They also agreed that any member

may propose inviting an individual to speak to the committee; however, the committee must take a vote of those in favor of and those opposed to the proposed speaker and majority rules.

It was also stated that the County will not pay any individual who may be invited to speak before the committee. However, if a member of the committee wishes to personally pay for an expert to speak, then he may do so, assuming the committee voted in favor of the proposed speaker.

The committee agreed to discuss the following conditions on the specified dates:

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| November 18, 2010 | Waste Management,
Signage,
Aesthetics,
Public services,
Fire,
Dust Control,
Sewer and Water,
Drainage Repair,
Engineer's Certificate,
Certificates of Contracts,
Decommissioning Plan, and
Each of the Additional Conditions for Special
Use Permitting, except #4. |
| December 2, 2010 | Noise |
| December 16, 2010 | Real estate valuation |
| January 6, 2011 | #4 under the Additional Conditions for Special
Use Permitting, and

Setback Requirements. |

Mr. Wagner wanted to know if the committee is supposed to look at the codified zoning. He was told he may review the ordinance if he wishes.

Mr. Wagner also wanted to know if the committee is supposed to review and modify the Lee County Zoning Board of Appeal's process for approving permits. Mr. Henkel stated that he felt that is going beyond what the County Board has directed this committee to do. Chairman Conderman told Mr. Wagner to put his question in writing so he may take it to the Lee County State's Attorney to get a legal opinion of whether or not that this process is to be reviewed and modified by this committee.

Mr. Bolen wanted to know if the December 16, 2010 discussion of real estate valuation will include farmland values or housing values. Chairman Conderman said both will be covered.

Mr. Bolen also wanted to know if the economics of wind farms in terms of dollars will be discussed (i.e. economic impacts on school districts). Chairman Conderman said yes.

Mr. Wagner interjected, and stated that he feels such a discussion is inappropriate because he feels that the zoning issues surrounding wind farms has nothing to do with economics.

Mr. Fassler argued that economics is relevant when it affects property values. Mr. Wagner stated that is true only because, in his opinion, wind turbines have a direct effect on reducing property values.

Mr. Fassler contended that if the committee is going to look at the negative impacts on local economics, it also has to look at the positive impacts on local economics.

Chairman Conderman again directed Mr. Wagner to put his opinion in writing so he may take it to the State's Attorney for legal input on the matter.

Mr. Wagner stated that he does not want to sit at these meetings and hear about the revenues for school districts when it has nothing to do with zoning.

Mr. Pratt expressed concern about having enough time to cover all the conditions designated to be discussed at the next meeting. It was reiterated that discussions that have not concluded by then end of a meeting may be continued at the next meeting and will take precedence over the conditions that are scheduled for discussion on that day.

Chairman Conderman asked if there was anything else the committee wished to address.

Mr. Wagner stated he had a list of concerns from the public that he feels is his job to verbalize to this committee. He explained that he is not sure he understands the process surrounding this committee and that is he not sure if he is comfortable with what he has heard at this meeting.

First, Mr. Wagner asked what the procedure surrounding this committee and what is this committee's job. He wanted to know if the committee is supposed to come up with a modification of the special use permit. Chairman Conderman stated no, this committee is to review the current conditions for special use permitting for wind energy systems.

Mr. Wagner acknowledged Chairman Conderman's response and asked if everyone has to agree on any proposed change. Chairman Conderman told Mr. Wagner that a vote will be taken and majority vote will rule.

Mr. Wagner further stated that he is concerned, after witnessing other meetings such as this, that there is always an interjection of income and how much money wind energy

systems can generate. Mr. Wagner wants to see to it that this committee stays away from such discussions since it is supposed to be dealing with zoning conditions.

Mr. Wagner wanted to know if he can provide information to members of this committee for their review. He was told he may, and that any member of this committee may provide to any or all members of this committee any information they feel is worth sharing.

Lastly, Mr. Wagner asked who appointed this committee. Chairman Conderman responded that the County Board was responsible for appointing members to this committee and referred Mr. Wagner to County Board Chair Jim Seeberg for further questions concerning the appointment of the members of this committee.

Mr. Wagner feels that he is the only person on this committee is who is not in favor of wind turbines. He feels that having both Mr. Bolen and Mr. Pfeifer on this committee is a conflict of interest since Mr. Bolen works for a wind farm and Mr. Pfeifer supports the wind energy program at the local community college. Mr. Wagner feels that both Mr. Bolen and Mr. Pfeifer will do whatever it takes to bring more wind farms into Lee County.

Chairman Conderman again directed Mr. Wagner to County Board Chair Jim Seeberg for further discussion of the make-up and appointment of this committee.

The committee then agreed to ask County Engineer Dave Anderson to be present at the November 18, 2010 meeting for his input on how the County's roads have been affected by wind energy systems. The committee will also be seeking comment from the Township Road Commissioners of any township that has a wind energy system within it district.

Mr. Henkel and Mr. Wagner are to obtain for the next meeting input from the FAA regarding lighting standards and regulations.

On the motion of Mike Pratt, and seconded by Gene Bothe, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Alice Henkel

By: _____