

In The Matter Of:
McLEAN COUNTY ZONING BOARD OF APPEALS

Meeting
January 2, 2018

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Page 1

1 McLEAN COUNTY ZONING BOARD OF APPEALS
 2 MEETING
 3
 4 Tuesday, January 2, 2018
 5 7:20 p.m.
 6
 7 at
 8 Heartland Community College
 9 1500 West Raab Road
 10 Normal, Illinois
 11
 12 Case Number SU-17-11
 13
 14 ZONING BOARD MEMBERS PRESENT:
 15 Brian Bangert
 16 Chris Carlton - 1st Alternate
 17 Rick Dean
 18 James Finnigan - Chairman
 19 Michael Kuritz
 20 Mary Beth Taylor - 2nd Alternate
 21 Julia Turner
 22 Drake Zimmerman
 23
 24 Court Reporter:
 Brenda Zeitler, CSR-RPR
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Page 2

1 APPEARANCES:
 2 SCHAIN BANKS
 3 BY: MR. JAMES R. GRIFFIN, ESQ.
 4 Attorney at Law
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 6 Suite 5300
 7 Chicago, Illinois 60602
 8 (312) 345-5700
 9 jgriffin@schainbanks.com
 10 On Behalf of the Applicant
 11
 12 SAMANTHA M. WALLEY, ESQ.
 13 Assistant States Attorney
 14 104 West Front Street
 15 Room 605
 16 Bloomington, Illinois 61701-5005
 17 (309) 888-5400
 18 On Behalf of McLean County.
 19
 20 ALSO PRESENT:
 21 PHILIP DICK, Director of Building & Zoning
 22 JERRY STOKES, Assistant County Engineer
 23
 24

Page 3

1 I N D E X
 2 Page
 3 WITNESSES FOR THE APPLICANT:
 4 JAMES GRIFFIN (Opening Statement) 20
 5 KEVIN PARZYCK 25
 6 MICHAEL MAROUS 64
 7 EXHIBITS:
 8 Applicant Exhibit Number 1 39
 9 Agriculture Impact Mitigation
 10 Agreement
 11 Applicant Exhibit Number 2 39
 12 Shadow Flicker Study
 13 Applicant Exhibit Number 3 39
 14 Kevin Parzyck's PowerPoint
 15 Presentation
 16 Applicant Exhibit Number 4 78
 17 December 28, 2017, Report by
 18 Michael Marous
 19 Applicant Exhibit Number 5 78
 20 Michael Marous's Powerpoint
 21 Presentation
 22 Board Exhibit Number 1 6
 23 EcoCAT Letter
 24 Board Exhibit Number 2 6
 IDNR Letter
 Board Exhibit Number 3 6
 Consistency Review by the
 Intergovernmental Staff

Page 4

1 (Transcript begins at 7:20 at the
 2 beginning of hearing for SU-17-11.)
 3 **CHAIRMAN FINNIGAN:** Would the Applicants for
 4 Case SU-17-11 come forward, McLean County Wind Energy
 5 LLC?
 6 The secretary, call the case.
 7 I guess before we get started on it, we're
 8 following the procedure here that you picked up at the
 9 door; so we're trying to make that our policy. I'm
 10 not saying we won't get outside of it a little bit,
 11 but that's what we're going to try and do. If you
 12 haven't got one, I think there's still some more at
 13 the door.
 14 **MR. DICK:** We had sent to us from the
 15 Illinois Department of Natural Resources some
 16 documents late today with an interpretation of what
 17 the Applicant had submitted to them. I'll distribute
 18 copies of them at this time.
 19 (Pause in proceedings.)
 20 **MR. DICK:** This is Case Number SU-17-11,
 21 Application of McLean County Wind Energy, LLC, by
 22 Invenergy Wind Development North America, LLC, for a
 23 special use to allow a Wind Energy Conversion System
 24 consisting of up to 117 wind turbine generators that

Page 5

1 are up to 500 feet in height, as well as access roads,
 2 transformers, power lines, communication lines,
 3 interconnection lines, substation, construction
 4 lay-down yards, and other ancillary facilities or
 5 structures on approximately 13,000 acres in the
 6 Agriculture District.

7 The application also requests that the time
 8 period to apply for building permits for Wind Energy
 9 Conversion System be extended to three years, rather
 10 than two years as provided by the McLean County Zoning
 11 Ordinance in the Agriculture District.

12 This is on property in section 16, 17,
 13 19-23, 26-32, 34 and 35 of Chenoa Township, Sections
 14 13-15, 23, 24, 26, 27, and 34-36 of Gridley Township,
 15 Sections 1, 8, 17-20, 24, 26, 28, 29, 31, 32, 33 and
 16 36 of Lawndale Township, Sections 2, 4, 6, 10, 11,
 17 13-15, 22-27, 31, and 33 in Lexington Township, and
 18 Sections 1-3 and 12 in Money Creek Township.

19 The Project is generally located east of
 20 County Highway 29, south of U.S. Highway 24, west of
 21 County Roads 3570E and 3600E, and north of State
 22 Highway 165.

23 Public notice of this hearing was published
 24 in the Pantagraph on December 16, 2015, as provided by

Page 6

1 law. All the other required notifications have been
 2 made, and the Applicant has paid the publication
 3 costs.

4 There are several attachments. I'd like to
 5 pass the plat maps that show these different townships
 6 where these turbines will be located.

7 And I have a request from an attorney who
 8 represents Yates Chenoa Golden Rule Drainage Districts
 9 that they would like certain installations of
 10 underground piping or electricity. But they don't
 11 really represent any of the townships that are in this
 12 wind farm. So it doesn't really apply to this case.

13 As communications 1 and 2, the EcoCAT and
 14 the IDNR letter that were just passed to you, those
 15 are communications in this case.

16 Board Exhibit 3 is Consistency Review by the
 17 intergovernmental staff that I'll pass.

18 The Applicant submitted some additional
 19 documents that are at your spots that they can
 20 introduce, and they will introduce them as exhibits
 21 when they present. That's all I have at this point.

22 Oh wait, no, I have my staff report.

23 This application is primarily on land
 24 occupied by crop production and pasture. The

Page 7

1 topography is generally relatively flat. The drainage
 2 is to multiple directions. It's all surrounded by
 3 land in the Agriculture District, and the surrounding
 4 land use is primarily crop production with some
 5 pasture.

6 The analysis of the seven standards listed
 7 in Article VII Section 350-56 (Standards for Special
 8 Use Permits) of the Zoning Ordinance as they apply to
 9 this zoning request is as follows:

10 The proposed special use will not be
 11 detrimental to or endanger the health, safety, morals,
 12 comfort, or welfare of the public. This standard can
 13 be met.

14 The Applicant is proposing to build a Wind
 15 Energy Conversion System (WECS) consisting of up to
 16 117 wind turbine generators that are up to 500 feet in
 17 height. The project will likely end up with 100
 18 turbines with a total power output of up to 250
 19 megawatts and will power approximately 69,000 homes,
 20 according to the application.

21 A noise analysis was submitted with the
 22 application. Three different types of General
 23 Electric turbines will be used: General Electric 2.5
 24 MW-116 turbines with standard blades, GE 2.5 MW-127

Page 8

1 turbines with low-noise trailing edge (LNTE) blades,
 2 and GE 2.3 MW-116 turbines with LNTE blades or low
 3 noise trailing edge blade.

4 The dominant component of wind turbine noise
 5 is caused by the blade passing through the air. The
 6 trailing edge of an LNTE blade is shaped to make the
 7 air flow off the blade less turbulent, which reduces
 8 emitted noise. The figures in the application specify
 9 the type and location of each turbine to comply with
 10 noise regulations. If the Applicant changes the
 11 project layout or turbine type, chooses alternative
 12 sites, and/or employs a mix of standard LNTE blades
 13 different than the model in the application, the noise
 14 analysis will need to be updated accordingly and
 15 compliance again demonstrated.

16 The Proposed Wind Energy Conversion System
 17 meets the setback requirements of the Zoning
 18 Ordinance. The turbines will be set back 1.1 times
 19 the height of the turbine from all sides and rear
 20 property lines of nonparticipating property owners
 21 from the edge of any public road right-of-way,
 22 third-party transmission lines, and communication
 23 towers as measured from the tip of the blade. The
 24 turbines will be set back 1,500 feet from occupied

Page 9

1 residences.

2 The professional engineer shall certify, as

3 part of the building permit application, that the

4 foundation and tower design of the WECS is within

5 accepted professional standards. After construction

6 is complete, a professional engineer will verify that

7 they are built according to the approved plans.

8 The Applicant has submitted an air space

9 study with correspondence with the Federal Aviation

10 Administration (FAA), a microwave study, a

11 communications tower study, an AM and FM radio report,

12 a land mobile and emergency services report, a mobile

13 phone carrier report, an off-air TV analysis, a sample

14 landowner agreement, and an economic impact study.

15 The Applicant will resolve any complaints of

16 television reception interference and return them to

17 at least the level of service that occurred before the

18 turbines were installed. If problems occur with

19 emergency service transmissions the Applicant states

20 that their meteorological towers or turbines can serve

21 as platforms for base stations or repeaters.

22 The application includes a Decommissioning

23 Plan and Decommissioning Obligation Cost Evaluation.

24 The cost estimate per turbine is \$40,562. The

Page 10

1 Applicant will need to post adequate financial

2 assurance with the County and has indicated that, if

3 the project is decommissioned, they will remove all

4 facilities as required under the Agricultural Impact

5 Mitigation Agreement (AIMA), including the turbine

6 foundations to depth of 5 feet below grade. This is

7 greater than 40 inches below grade as required by the

8 Zoning Ordinance.

9 The Applicant has submitted a review of

10 ecological resources and mapped the wetlands in the

11 project area. The Applicant has submitted a cultural

12 inventory review and noted areas to be avoided by

13 turbines, but there has been no communication from the

14 Illinois Historic Preservation areas. (That was

15 before we received the report that we got today.)

16 The Applicant has submitted a bat acoustic

17 survey, including a field study. The Applicant has

18 submitted an eagle and other raptor nest survey,

19 including a field study. The Applicant submitted a

20 large bird study, including a field study. The

21 Applicant has submitted a small bird study survey,

22 including a field study. However, the County has not

23 yet received a pre-siting study addressing all

24 relevant species, submitted to the Illinois Department

Page 11

1 of Natural Resources, and implementation of IDNR

2 recommendations based on pre-siting study results as

3 required in the Zoning Ordinance for wildlife.

4 The McLean County Regional Comprehensive

5 Plan approved on November 17, 2009, proposes that the

6 project area remain in agricultural land use and

7 states that wind energy developments are an

8 opportunity for preserving local farmland and

9 agricultural heritage. The Plan goes on to state, in

10 reference to the two wind farms that had already been

11 approved at that time, "Besides adding significant tax

12 dollars, both projects will assist local farmers as

13 some take advantage of annual turbine rental fees for

14 allowing the energy firms to erect turbines on private

15 property."

16 The proposed special use will not be

17 injurious to the use and enjoyment of other property

18 in the immediate vicinity for purposes already

19 permitted or substantially diminish property values in

20 the immediate area. This standard can be met.

21 The surrounding property that is currently

22 used for crop production will continue to be desirable

23 for such use. Land surrounding wind turbines will

24 continue to be farmed. The proposed wind farm is

Page 12

1 compatible with agricultural operations in the project

2 area, and these agricultural operations will not

3 likely be negatively impacted.

4 The application meets the setback

5 requirements of Zoning Ordinance. Compliance with

6 these setback requirements ensure that project

7 improvements are located at safe distances from other

8 uses. The application demonstrates that the project

9 will comply with noise standards of the Illinois

10 Pollution Control Board. The noise analysis and the

11 turbine setback requirements from occupied residence

12 show that the project will not injure nearby

13 residents.

14 The Applicant is requesting to be allowed to

15 apply for building permit up to three years after

16 County Board approval rather than two years, as

17 allowed. This is a reasonable request and has been

18 approved for other wind farms in the County.

19 Site approval for each wind turbine within

20 the project area needs to be approved by the Federal

21 Aviation Administration (FAA) before construction can

22 begin. Lighting on turbines shall meet the FAA

23 lighting requirements. The application states that no

24 more intensive lighting will be installed than is

Page 13

1 required to meet minimum FAA lighting requirements.
 2 The Applicant is proposing to build several
 3 turbines within a mile and a half of the municipal
 4 boundaries of Chenoa, Gridley, and Lexington and has
 5 indicated that they are seeking appropriate
 6 authorization from each municipality.
 7 McLean County has not yet received a
 8 pre-siting study addressing all relevant species,
 9 submitted to the Illinois Department of Natural
 10 Resources (IDNR) -- we have received their comments,
 11 but we haven't received the implementation by the
 12 Applicant.
 13 The proposed special use will not impede the
 14 orderly development of the surrounding property for
 15 uses prohibited in the district. This standard is
 16 met.
 17 The Agriculture District is very restrictive
 18 for establishing non-agricultural uses. Nearby land
 19 that is suitable for crop production will continue to
 20 be suitable for such use. In the limited areas where
 21 residents are located, turbines be set back 1,500 feet
 22 from occupied residences. The application includes a
 23 Decommissioning Plan and Decommissioning Obligation
 24 Cost Evaluation. The cost estimate per turbine is

Page 14

1 \$40,562. The Applicant will post adequate security
 2 with the County.
 3 The Applicant indicates that there is one
 4 airstrip in the project area. The application
 5 indicates that turbines will be set back a distance of
 6 1,000 feet from the sides and more than one mile from
 7 the ends of the 2,250-foot grass runway of the Thacker
 8 Airstrip, a private airstrip located two miles
 9 southwest of Chenoa.
 10 The application indicates all turbines have
 11 been located to minimize adverse affects to crop
 12 dusting operations since farmers in the project area
 13 rely on aerial applications of pesticide for their
 14 crops.
 15 Adequate utilities, access roads, drainage
 16 and/or other necessary facilities have been or will be
 17 provided. This standard is met.
 18 The Applicant will protect the existing
 19 drainage near the project and repair any damage made
 20 to drain tile or other drainage improvements. The
 21 Applicant is proposing to build gravel access roads to
 22 each tower.
 23 Drainage problems have developed along and
 24 through some of these access roads in the

Page 15

1 already-built Twin Groves Wind Farm. It is necessary
 2 to install vegetative strips along the upstream side
 3 of access roads that are prone to washing out,
 4 particularly where the access roads cross waterways.
 5 To minimize erosion along access roads, waterways
 6 should be improved before access roads are installed,
 7 or the crossing will not be installed in a way that
 8 minimizes erosion.
 9 Adequate measures have been or will be taken
 10 to provide ingress and egress so designed as to
 11 minimize traffic congestion in the public streets.
 12 This standard has been met.
 13 The Applicant has been working with the
 14 County and Townships to obtain road use agreements to
 15 maintain the public road and provide adequate access
 16 during the construction process.
 17 A signed road use agreement with the County
 18 for use of county roads will need to be approved
 19 before the County Board takes action on this
 20 application. The written road use agreement with the
 21 applicable township road commissioners will need to be
 22 obtained before the constructions permits are issued.
 23 The establishment, maintenance, and
 24 operation of special use will be in conformance with

Page 16

1 the intent of the district in which the special use is
 2 proposed to be located. This standard is met.
 3 The intent of the Agricultural District
 4 states, "Provide for the location and govern the
 5 establishment and operation of land uses which are
 6 compatible with agriculture and are of such a nature
 7 that their location away from residential, commercial,
 8 and industrial areas as most desirable."
 9 The proposed special use, in all other
 10 respects, conforms to the applicable regulations of
 11 the Agriculture District. This standard is met.
 12 In conclusion, staff recommends that this
 13 application meets all the standard set forth in
 14 Article VII Section 350-56 (Standards for Special Use
 15 Permits) of the Zoning Ordinance provided the
 16 following stipulations.
 17 1. A written road use agreement shall be
 18 obtained by the County before the County Board
 19 approves this application.
 20 2. A written road use agreement shall be
 21 obtained with the applicable township road commissions
 22 before construction permits are issued.
 23 3. Development shall follow the plans and
 24 documents submitted with the application and with

Page 17

1 Zoning Regulations, including Article VI Section
 2 350-43.OO(2) (Use Standards for WECS).
 3 4. Adequate financial assurance acceptable
 4 to the County shall be submitted with the County
 5 according to the application, the Decommissioning
 6 Plan, and Decommissioning Obligation Cost Evaluation
 7 submitted with the application.
 8 Beginning 12 years after the start of
 9 commercial operation, the WECS owner shall provide
 10 financial assurance to the County for removal costs of
 11 at least \$40,562 per turbine and \$4,056,200 for total
 12 decommissioning costs.
 13 5. If decommissioning is triggered, all
 14 facilities will be removed as required under the
 15 Agricultural Impact Mitigation Agreement (AIMA),
 16 including the turbine foundations to a depth of 5 feet
 17 below grade.
 18 6. McLean County shall receive a pre-siting
 19 study addressing all relevant species, submitted to
 20 the IDNR, and implementation of the IDNR
 21 recommendation based on pre-siting study results as
 22 required in the Zoning Ordinance for wildlife.
 23 7. General Electric (GE) 2.5 MW-116
 24 turbines with standard blades, GE 2.5 MW-127 turbines

Page 18

1 with low-noise trailing edge (LNTE) blades, and GE 2.3
 2 MW-116 turbines with LNTE blades shall be installed in
 3 this project according to project layout submitted
 4 with the application. If the Applicant changes the
 5 project layout or turbine type, chooses alternative
 6 turbine sites, and/or employs a mix of standard and
 7 LNTE blades different than modeled in the application,
 8 the noise analysis shall be updated accordingly and
 9 compliance again demonstrated.
 10 8. The Applicant shall obtain approval from
 11 the Illinois Historical Preservation Agency (IHPA)
 12 before construction can begin.
 13 9. The Applicant shall rectify any
 14 television and internet connection problems in the
 15 project area and return them to at least the level of
 16 service that occurred before the turbines were
 17 installed.
 18 10. No lighting shall be installed that is
 19 more intensive than the minimum required by the FAA.
 20 11. The Applicant will coordinate and
 21 provide aid to local fire districts to promote safety
 22 and emergency response procedures.
 23 That concludes my report.
 24 **MS. WALLEY:** Before we have anyone testify,

Page 19

1 I'm concerned that the people in the back may not be
 2 able to hear. If anyone should comes up and provides
 3 testimony, whether it's questions asked from the Board
 4 or someone from the audience, please lean forward. We
 5 have someone that's taking a recording of the
 6 testimony today and the evidence presented, and we
 7 want to make sure that everyone in the audience as
 8 well as the court reporter can hear.
 9 Can everyone hear me? Okay.
 10 **CHAIRMAN FINNIGAN:** Would you like to be
 11 sworn in?
 12 **MR. GRIFFIN:** Yes.
 13 (Jim Griffin and Kevin Parzyck
 14 were sworn to tell the truth.)
 15 **CHAIRMAN FINNIGAN:** Would you each state
 16 your name and address?
 17 **MR. GRIFFIN:** My name is Jim Griffin. I'm
 18 the attorney for the Applicant with the law firm of
 19 Schain Banks, 70 West Madison Street, Suite 5300,
 20 Chicago, Illinois, 60602.
 21 **MS. WALLEY:** Can everyone at the back hear
 22 Mr. Griffin?
 23 **MR. PARZYCK:** My name is Kevin Parzyck.
 24 That's P-a-r-z-y-c-k. I'm Vice President for

Page 20

1 Development for Invenergy. We are located at One
 2 South Wacker Drive, Suite 1800, Chicago, Illinois,
 3 60606.
 4 **CHAIRMAN FINNIGAN:** Okay. You can start
 5 your case.
 6 **MR. GRIFFIN:** Thank you, Mr. Chairman. I'm
 7 going to make a brief opening statement, and then
 8 we'll call our first witness, if that's okay.
 9 Once again, my name is Jim Griffin, the
 10 attorney for the Applicant. The Applicant is McLean
 11 County Wind Energy, LLC. The Applicant is managed and
 12 owned by Invenergy Wind Development, North America,
 13 LLC. And throughout these proceedings, I'll refer to
 14 the Applicant as either "The Applicant" or "Invenergy"
 15 because the name of the actually applicant could be
 16 confused with McLean County itself.
 17 This application, as you know, is for a
 18 special use for a Wind Energy Conversion System. Wind
 19 Energy Conversion Systems are permitted as a special
 20 use in the Agriculture Zoning District. All the
 21 parcels proposed for this project are located in the
 22 Agriculture Zoning District.
 23 The project will be called the McLean County
 24 Wind Energy Center and will consist of approximately

Page 21

1 100 turbines to be constructed, which will produce
 2 approximately 250 megawatts of energy.
 3 As you know, the County Zoning Ordinance
 4 provides specific design standards for Wind Energy
 5 Conversion Systems and requires that information and
 6 studies be submitted as part of the application for a
 7 Wind Energy Conversion System.
 8 Invenergy filed its application with the
 9 County on December 11, 2017, and we believe that the
 10 application satisfies all the requirements of the
 11 Zoning Ordinance and contains all the required
 12 documents and studies.
 13 As Mr. Dick explained, the application,
 14 contains among other items, a site plan, information
 15 about the turbines proposed to be used, a noise
 16 compliance study, environmental reports, aviation
 17 feasibility report, a decommissioning study,
 18 communications and microwave beam path impact studies,
 19 and an economic impact study.
 20 This application is a result of years of
 21 project development, and Invenergy has closely studied
 22 this and produced an application which we believe will
 23 show satisfies all the requirements of your Zoning
 24 Ordinance.

Page 22

1 In addition the Applicant has submitted
 2 three documents to the County which were not part of
 3 the originally filed application. A shadow flicker
 4 study and a property value impact study are two of
 5 those documents. These studies are not required by
 6 the Zoning Ordinance but will demonstrate that the
 7 project satisfies the general special use standards
 8 under the Zoning Ordinance.
 9 The Applicant also submitted to the County
 10 its Agricultural Impact Mitigation Agreement with the
 11 Illinois Department of Agriculture.
 12 As Mr. Dick mentioned, Invenergy is working
 13 with the County engineer and State Attorney's Office
 14 to prepare a road use agreement with the County. A
 15 Draft agreement has been prepared and reviewed and
 16 recommended for approval by the Transportation
 17 Committee of the County Board.
 18 The Applicant is also currently engaging
 19 with three municipalities that have turbines proposed
 20 to be located within 1.5 miles of the corporate limits
 21 of those municipalities; and those are Lexington,
 22 Chenoa, and Gridley.
 23 During this public hearing, Invenergy will
 24 present testimony of witnesses concerning various

Page 23

1 aspects of the project.
 2 Kevin Parzyck, who is with me here at the
 3 table, from Invenergy will testify concerning
 4 Invenergy and will provide an overall project summary.
 5 Mike MaRous is here this evening as a
 6 professional appraiser. He prepared the property
 7 value impact report for the project, and he will
 8 address the impacts on property values.
 9 Mike Hankard is a professional sound
 10 engineer who prepared the noise model report for the
 11 application and was included in the application, and
 12 he will address the project's compliance with the
 13 State and County noise requirements.
 14 Dr. David Loomis, a Professor of Economics
 15 from Illinois State University who prepared the
 16 economic impact study for the project, will also
 17 testify. He will testify concerning the economic
 18 benefits of the project to the State, County, and
 19 taxing districts such as the school districts, fire
 20 protection districts, and townships in which the
 21 project turbines are proposed to be located.
 22 The Applicant will also provide testimony
 23 concerning the environmental reports that were
 24 prepared for the application.

Page 24

1 The Applicant may call other additional
 2 witnesses as needed during our presentation. The
 3 purpose of this witness testimony is to further
 4 demonstrate to this Zoning Board and thereafter to the
 5 County Board that the proposed special use satisfies
 6 the seven standards as set forth in Section 350-56 of
 7 the Zoning Ordinance.
 8 In Section 2.5 of the application that's
 9 been submitted to you, Invenergy has provided its
 10 statement of compliance with the seven special use
 11 standards. These statements of compliance are
 12 supported by the documents contained in the
 13 application and will be further supported by the
 14 testimony here before the Zoning Board.
 15 In addition to requesting the Zoning Board's
 16 positive recommendation as to this proposed special
 17 use, the Applicant is also requesting an extension to
 18 36 months from the 24 months provided in the Zoning
 19 Ordinance to obtain building permit for this project.
 20 Unless there are questions at this time for
 21 me, the Applicant is now ready to present its first
 22 witness, Mr. Kevin Parzyck.
 23 **CHAIRMAN FINNIGAN:** Any questions?
 24 (No response.)

Page 25

1 **CHAIRMAN FINNIGAN:** I think we can move on.
 2 **MR. GRIFFIN:** Mr. Parzyck has a PowerPoint
 3 presentation that will go along with his testimony.
 4 If that can be uploaded, he'll be ready to begin.
 5 Thank you.
 6 **MR. PARZYCK:** Good evening. Can folks here
 7 me? Thank you. Again, my name is Kevin Parzyck. I'm
 8 with Invenergy in Chicago. I've been with the company
 9 going on ten years now. I am a trained structural
 10 engineer licensed in the state of Illinois. However,
 11 I no longer practice as my responsibility now is for
 12 the development of renewable projects for Invenergy
 13 here in the Midwest over a ten-state region.
 14 Throughout my career at Invenergy these past
 15 ten years, I have been involved in managing a fine
 16 team of people who have developed over 3,000 megawatts
 17 of wind everywhere from Iowa to New York and elsewhere
 18 in the Midwest.
 19 I'd like to go very quickly through who we
 20 are, basically who folks are dealing with here as we
 21 make this presentation and make this application.
 22 As our counsel said, the formal Applicant is
 23 McLean County Wind Energy, and it is an LLC. I will
 24 point out there are those who think there's a series

Page 26

1 of LLCs for some nefarious reason. The reason that
 2 you will oftentimes see numerous LLCs on these wind
 3 projects, both for ourselves and our competitors, is
 4 just because of the way they are financed.
 5 So what you basically do is we are
 6 developing this project as McLean County Wind Energy,
 7 which is a subsidiary of Invenergy, for whom I work.
 8 What we will do is we will go ahead and go through
 9 private financing for this project through the LLC so
 10 that the LLC will have partial ownership from
 11 Invenergy Wind as well as equity partners and debt,
 12 and then the project will be run by the services arm
 13 of Invenergy Wind.
 14 It's a bit complicated, but I want to make
 15 sure that we don't do this for any reasons other than
 16 the means by which we have to finance these. Again,
 17 these projects are financed with private funds.
 18 Invenergy was founded in 2001. We are North
 19 America's largest independent privately held renewable
 20 energy provider. We develop wind projects, solar
 21 projects, natural gas generation, as well as battery
 22 storage.
 23 We have developed 74 wind farms across the
 24 US, Canada, Latin America, and Europe with over almost

Page 27

1 10 gigawatts of generation. That amounts to somewhere
 2 in the order of \$8 billion worth of generation. Of
 3 that, Invenergy has approximately \$2.8 billion worth
 4 of equity in these projects. It's not like we are a
 5 small part of this development effort. We put
 6 significant funds into it.
 7 This is just a quick map of our facilities
 8 across the US and the world. You can see that we have
 9 the green dots, if you can distinguish them, are our
 10 wind projects. The red dots are our natural gas
 11 projects, which we have spread across the US.
 12 You can clearly see that we have a number of
 13 wind projects through the Heartland of America, where
 14 the best wind is located. We do have facilities that
 15 we've constructed in Poland and Scotland, and we are
 16 developing projects in Japan and Latin America.
 17 As I said earlier, we are a developer based
 18 here in Chicago. We have always been located in
 19 Chicago, Illinois. We've developed over 1,500
 20 megawatts of clean energy projects. That includes
 21 nine wind projects. When I say "nine projects," some
 22 of those projects had multiple phases. We've
 23 developed projects here in McLean County, in LaSalle
 24 County, in Henry County, as well as in Vermilion

Page 28

1 County.
 2 With these projects, we employ 118 local
 3 jobs across offices at these various wind projects as
 4 well as our full-time corporate staff of approximately
 5 300 people in Chicago.
 6 With these local projects, we spend annually
 7 approximately nearly \$14 million in taxes and annual
 8 lease payments. That's an ongoing payment that
 9 stretches into the future and can act as an annuity to
 10 local communities.
 11 We also participate in numerous local
 12 donations of which we spent \$29,000 here in the last
 13 year in Illinois through a variety of programs.
 14 With this portfolio in Illinois, when you
 15 look at how much energy these generate on an annual
 16 basis, what it takes to power a home in the state of
 17 Illinois, we are powering on the order of half a
 18 million homes in the state of Illinois.
 19 Just to give you some specifics -- I think
 20 Mr. Dick has already outlined some of this; but just
 21 to reinforce, we are looking to install approximately
 22 100 wind turbines, although we have asked for approval
 23 on 117 locations. I say "approximately" because it
 24 depends on the exact mix of turbines as are noted

Page 29

1 below. Some of the turbines that we will be
 2 installing are identified as GE 2.5-127s. What that
 3 means is that it's a General Electric turbine which
 4 has a maximum output of 2.5 megawatts on an hourly
 5 basis and has a rotor diameter of 127 meters. I will
 6 get into the dimensions a little bit later in my
 7 presentation. Similarly, the other type of turbine
 8 we're looking at is the GE 2.3 megawatt unit with a
 9 116-meter rotor.

10 We are looking at on the order of 100 or 101
 11 turbines that would finally be sited. We have
 12 identified 117 buildable locations that are in
 13 compliance.

14 Our final determination will be based on our
 15 final soil borings at each location and any problems
 16 that we may encounter between now and the start of
 17 construction in determining which ones we will build.

18 All of these turbines are connected through
 19 an underground buried collection line that's
 20 approximately 4 feet below ground, heavily grounded
 21 electrical cable.

22 We will also be building a substation, a
 23 collection substation, where we gather all of the
 24 power, and a switchyard. That will be located

Page 30

1 adjacent, as I'll show you on the map shortly,
 2 adjacent to the existing 345 kilovolt Com Ed line that
 3 runs through the county. We will be putting the power
 4 into the grid at that substation.

5 We will not be building any sort of
 6 transmission line as part of this application. All of
 7 our collection will be underground and the power
 8 delivered directly to the grid at the transmission
 9 line. We've identified a staging area for the project
 10 just west of Lexington. As I said, no overhead
 11 transmission line.

12 Here is a map that I think a lot of us have
 13 seen of the project. As you can see, a great deal of
 14 it is sort of -- I almost call it this sort of
 15 crescent shape here. It would go from the southeast
 16 corner of the project all the way up to the northwest
 17 area by Gridley. We've got a number of turbines
 18 located here around Lexington.

19 This is a little tough to see. But what it
 20 lays out is the land that has been submitted for
 21 application for turbine sitings. I'd like to point
 22 out a few things. Here we have the blue line that
 23 identifies that portion of Lexington that's a mile and
 24 a half outside of Lexington for which they have the

Page 31

1 right to identify or approve or disapprove of turbine
 2 locations as well as that line around Chenoa and that
 3 line around Gridley.

4 As our attorney, Mr. Griffin, mentioned, we
 5 are in discussions with all three municipalities and
 6 are in advanced discussions about getting their
 7 approval for that in accordance with the Zoning
 8 Ordinance.

9 The transmission line that we will be
 10 connecting through runs right adjacent to this green
 11 star here on the project. There are two major
 12 transmission lines that run in this direction, both
 13 here and here. We are going to be connecting in at
 14 the western line, and we have this land where we will
 15 be connecting under land option for purchase. That
 16 will be where we would connect, and then directly
 17 adjacent to that transmission line that runs through
 18 here.

19 Each one of these turbines is connected
 20 underground in a daisy-chain manner. All of that
 21 power is collected and brought back to this collection
 22 substation. Underground these lines are all running
 23 at 34.5 kilovolts. When it gets to our substation, we
 24 basically gather all of that power together. We step

Page 32

1 it up with a transformer from that lower voltage to
 2 the grid voltage of 345 and then connect into the
 3 grid.

4 Once that power gets into the grid, it will
 5 be sold either directly to a specific utility consumer
 6 or to a commercial -- an industrial consumer as part
 7 of a power purchase agreement that we are in the midst
 8 of pursuing as part of our parallel effort to both get
 9 permitted, get all of our land in control, and get the
 10 power sold.

11 This project will not proceed unless we have
 12 a firm means by which to sell the power in a long-term
 13 agreement, and that is as much of a matter needed for
 14 our financing as it is for anything else. In other
 15 words, somebody isn't going to come in here and shell
 16 out half a billion dollars on a project that doesn't
 17 have a long-term plan; so we will have a long-term
 18 plan to sell the power.

19 As we went through this project, clearly we
 20 went through the effort of working with local
 21 landowners and local stakeholders regarding siting of
 22 the project. This is a good solid wind resource for
 23 the state of Illinois. It's adjacent to a very solid
 24 transmission line in the 345 PJM Commonwealth Edison

Page 33

1 line; so it's very advantageous.
 2 This is some of the best wind within
 3 Illinois. The wind in McLean County is noticeably
 4 better than any of the wind resource as you go further
 5 south, say down into Springfield County, et cetera.
 6 This is a good solid area for wind resource and,
 7 therefore, is a very valuable commodity to McLean
 8 County. You can't just put these projects anywhere.
 9 Where we start is work with landowners to
 10 sign up land so we get the participation of
 11 landowners. Landowners are compensated for their
 12 participation in the project whether or not they have
 13 facilities on their property at different levels under
 14 our land agreements.
 15 Clearly we work with the setback standards
 16 that have been established by the County. On top of
 17 that, to meet other zoning requirements, we engaged
 18 Hankard Environmental to ensure we are in compliance
 19 with the noise standard under the Pollution Control
 20 Board.
 21 As Mr. Griffin indicated it's not required
 22 by the Zoning Ordinance, but we have identified -- we
 23 did do shadow flicker studies, ensuring that the level
 24 of shadow flicker is minimized over the course of the

Page 34

1 year for nonparticipating residents.
 2 We have engaged many years of environmental
 3 studies with Shoener Environmental and then worked
 4 from a FCC and frequency perspective with Comsearch to
 5 investigate microwave telecommunication systems in
 6 ensuring that there are no negative impacts to the
 7 project. Basically, we are designing around these
 8 matters.
 9 We did a preliminary aviation study with
 10 Aviation Systems to look at the possible air space
 11 constraints in the project area, which gave us a
 12 minimum level of confidence that it was satisfactory.
 13 And then shortly before submitting our final
 14 application, we submitted documentation to the FAA for
 15 them to evaluate our ability to be in compliance with
 16 the FAA. We expect the FAA to rule on that within the
 17 next two to three months, which is usually their
 18 protocol.
 19 As I said earlier, here is some of the
 20 dimensions of the turbines. As you can see, on the
 21 left is the 127-meter rotor, and on the right is the
 22 116 meter rotor.
 23 Just a little bit of a reference here, the
 24 wind turbine industry does everything in meters

Page 35

1 because wind technology was developed in Europe. Over
 2 the last ten years, that technology has migrated here
 3 to the United States. But, sadly, all of this is
 4 still done in meters; so we've put some conversion
 5 factors here. The bottom line is the tip height for
 6 the larger turbine, the 127-meter rotor, is just shy
 7 of 500 feet. The other turbine tip height is about 47
 8 feet shy of 500 feet.
 9 What has happened over the last several
 10 years is that you find that turbine capacities have
 11 increased significantly. Probably the turbines that
 12 would have been installed here many years ago are more
 13 on the order of 1.5 megawatts, 1.7 megawatts. Now
 14 you're seeing turbines in the 2.5 megawatt capacity.
 15 It's very simple. What is happening is
 16 you're seeing larger rotors. This 127-meter rotor, it
 17 is a larger turbine. What you can also do is put
 18 fewer of them in place; so they are spread out more.
 19 There's fewer of them. They have a higher capacity;
 20 and with that larger rotor, it's basic physics that
 21 says you can basically gather more energy from the
 22 wind if you have a larger rotor area. It's a direct
 23 correlation.
 24 Over the last ten years or so, especially

Page 36

1 that I have been in this business, you have seen the
 2 production of wind turbine technology migrate from
 3 Europe to the United States. Ten years ago you would
 4 see probably about 25 percent of the components
 5 manufactured here in the United States. Most of it
 6 would come from overseas. That number has flipped on
 7 its head over the last 10 years. It's more on the
 8 order of 80 percent now manufactured here in the
 9 United States and growing.
 10 So it's a very good-news story in that the
 11 production is not only the generation and the benefits
 12 that come to those who host wind turbines, but the
 13 manufacturing has spread throughout the United States
 14 and expanded the economic impact with those jobs
 15 staying here at home.
 16 As part of our application, we did have a
 17 decommissioning report prepared by the engineering
 18 firm of Burns & McDonnell. It goes through the cost
 19 to decommission the project, and it's been prepared by
 20 a professional engineer.
 21 When you look at current cost for removing
 22 the components and the current salvage value of those
 23 components, that entire tower is made of high strength
 24 steel which can be recycled; and there is huge amounts

Page 37

1 of copper and aluminum as part of the generation and
 2 transmission components. When you net that out, it
 3 comes out on the order of about \$41,000 per turbine.
 4 With 100 turbines, it will come out to somewhere in
 5 the order of \$4 million financial assurance that will
 6 be assigned to the County.
 7 We have just recently signed the
 8 Agricultural Impact Mitigation Agreement with the
 9 Illinois Department of Agriculture. A few years ago,
 10 there was a move within Springfield to make sure that
 11 farmers and landowners have protections that are
 12 mandated by the State with respect to erosion control
 13 and maintenance of the land around wind turbines. So
 14 there was a great deal of discussion testimony with
 15 Department of Transportation -- or Department of
 16 Agriculture, and this Agricultural Impact Agreement
 17 was established.
 18 Each project in the state of Illinois is
 19 required to sign an agreement with the Department, and
 20 we just did a few weeks back. And it does cover many
 21 of the issues that oftentimes -- that landowners have
 22 with respect to maintaining the agricultural nature of
 23 their land.
 24 Shortly here, Mike MaRous will be speaking

Page 38

1 with regard to the market impact analysis. I won't go
 2 into this very much more other than he has information
 3 regarding the impact of property values within the
 4 project area.
 5 Dr. Loomis, here in Bloomington, will be
 6 speaking regarding the potential investment of over
 7 \$300 million of private capital that will be part of
 8 this project and the potential creation -- and how
 9 jobs are created as ancillary jobs that come about
 10 because of this infusion of large amounts of capital
 11 and annual capital expenses paid by Invenergy for the
 12 location of these turbines through payments to
 13 landowners and property taxes.
 14 And with that, I welcome any questions.
 15 Thanks.
 16 **MR. GRIFFIN:** I have a few follow-up matters
 17 for Mr. Parzyck to address before he goes to
 18 questions, and I also want to mark some documents we
 19 submitted to you this evening as exhibits so that they
 20 are officially in the record.
 21 Mr. Parzyck, you testified concerning the
 22 Agriculture Impact Mitigation Agreement signed with
 23 the Department of Agriculture. You executed that on
 24 behalf of the Applicant, correct?

Page 39

1 **MR. PARZYCK:** Yes, I did.
 2 **MR. GRIFFIN:** I'd ask that that document,
 3 which you already have in your possession, be marked
 4 as Applicant's Exhibit Number 1 and accepted into the
 5 record, Mr. Chairman.
 6 **CHAIRMAN FINNIGAN:** That's fine.
 7 **MR. GRIFFIN:** Mr. Parzyck, in your
 8 testimony, you also testified concerning a shadow
 9 flicker study that was performed at the request of the
 10 Applicant, and that's been submitted also to the
 11 Zoning Board; is that correct?
 12 **MR. PARZYCK:** That's correct.
 13 **MR. GRIFFIN:** I'd ask that that shadow
 14 flicker study be marked as Applicant's Exhibit Number
 15 2 and allowed into the record. Thank you.
 16 **CHAIRMAN FINNIGAN:** Thank you.
 17 **MR. GRIFFIN:** Finally, I'd ask Mr. Parzyck's
 18 PowerPoint be submitted into the record as Applicant
 19 Exhibit Number 3.
 20 **MR. DICK:** The PowerPoint is going to be
 21 Applicant's Exhibit 3?
 22 **MR. GRIFFIN:** Yes.
 23 **MR. DICK:** We haven't received that yet.
 24 **MR. GRIFFIN:** We'll get you paper copies of

Page 40

1 that, if that's okay.
 2 **MR. DICK:** Is that in the jump drive that
 3 we're using?
 4 **MR. GRIFFIN:** Yes, the PowerPoint he just
 5 went through.
 6 And finally, as Mr. Dick addressed in his
 7 staff report, the Illinois Department of Natural
 8 Resources submitted comments that the County received
 9 today. I may need to recall Mr. Parzyck at a future
 10 date to address those comments by IDNR. We are not
 11 prepared to address those this evening; so I want to
 12 let the chairman know that we may be recalling Mr.
 13 Parzyck as a witness for that purpose and to confirm
 14 that that's acceptable.
 15 **CHAIRMAN FINNIGAN:** So noted.
 16 **MR. GRIFFIN:** That's all I have. We'll open
 17 it up to questions. Thank you.
 18 **CHAIRMAN FINNIGAN:** Do we have any questions
 19 from the Board?
 20 (No response.)
 21 **CHAIRMAN FINNIGAN:** How about staff?
 22 **MR. DICK:** No.
 23 **CHAIRMAN FINNIGAN:** Would anyone in the
 24 audience have questions for this application?

Page 41

1 Come Forward. Would you state your name and
 2 address for the record?
 3 **MS. PITZER:** Terry Pitzer, 29485 East 2100
 4 North Road, Colfax.
 5 **MR. DICK:** Could you repeat name and
 6 address, please?
 7 **MS. PITZER:** Terry, T-e-r-r-y. Last name is
 8 Pitzer, P-i-t-z-e-r. 29485 East 2100 North Road,
 9 Colfax address.
 10 **MR. DICK:** Thank you.
 11 **CHAIRMAN FINNIGAN:** This just for questions.
 12 **MS. PITZER:** What is the useful estimated
 13 life of the turbine? I didn't hear that.
 14 **MR. PARZYCK:** The business model that we
 15 have for this turbine is 30 years with the ability to
 16 extend with upgrades beyond that.
 17 **MS. PITZER:** Second question, is there a
 18 distance from rivers that they need to be set back
 19 because of designated conservation areas, bald eagles,
 20 rivers?
 21 **MR. PARZYCK:** There are requirements for
 22 that, depending on the nature of the river or the
 23 conservation area. I would defer that question to our
 24 environmental expert that will be testifying soon.

Page 42

1 **MS. PITZER:** Okay. I would like a definite
 2 answer on that.
 3 **MR. PARZYCK:** Is there a particular river or
 4 location that you would like an answer on?
 5 **MS. PITZER:** Yes, the Mackinaw. One is,
 6 according to your map, situated no more, maybe less,
 7 than a quarter of a mile from the river and from our
 8 home also.
 9 **MR. PARZYCK:** From the Mackinaw River?
 10 **MS. PITZER:** Uh-huh.
 11 **MR. PARZYCK:** Okay. We will investigate
 12 that.
 13 **MS. PITZER:** Thank you. I'm assuming none
 14 of the energy stays in McLean County, correct?
 15 **MR. PARZYCK:** Well, the energy goes -- when
 16 the energy goes into the grid, it flows like water.
 17 You're not quite sure where it goes. It goes where
 18 the need is in a similar way that corn leaves McLean
 19 County and the money that returns. It's a similar
 20 sort of thing. If you generate energy that's not
 21 needed in McLean County, it will go elsewhere, and the
 22 revenue will fall back here in McLean County.
 23 **MR. PITZER:** Thank you.
 24 **MR. SCHWASS:** Good evening. My Name is Glen

Page 43

1 Schwass, residence of 27709 North 2550 East Road,
 2 Lexington.
 3 **MR. DICK:** Could you spell your name?
 4 **MR. SCHWASS:** S-c-h-w-a-s-s, on behalf of
 5 Barb Metz.
 6 **MR. DICK:** And your address again, please?
 7 **MR. SCHWASS:** 27709 North 2550 East Road,
 8 Lexington.
 9 **CHAIRMAN FINNIGAN:** You can go ahead and ask
 10 the question.
 11 **MR. SCHWASS:** I might get my cards a little
 12 out of order, and maybe there's some additional
 13 comments coming, for justification.
 14 You talk about property values, and that is
 15 my main concern. How do you compensate or guarantee
 16 there's no impact on the property values?
 17 **MR. PARZYCK:** We've shown throughout the
 18 history of wind projects throughout Illinois that
 19 there is no impact to properties, to property values.
 20 **MR. SCHWASS:** You're showing that, but how
 21 do you guarantee that there is no impact?
 22 **MR. PARZYCK:** We do not have a means to
 23 guarantee that.
 24 **MR. SCHWASS:** So I think that's of a

Page 44

1 concern.
 2 Number 2 question: You talk about shadow
 3 flickering. Is that because of lights being emitted
 4 from the towers?
 5 **MR. PARZYCK:** No. Essentially, on a day
 6 like today, when the sun is low and the sky is clear,
 7 there will be periods when the sun is shining through
 8 the turbines and will cast a shadow depending on its
 9 position in the sky and the rotation and the position
 10 of the turbine with respect to the wind.
 11 **MR. SCHWASS:** So then a follow-up question
 12 to that: With the lights that are emitted from the
 13 towers, I didn't hear anything about light pollution
 14 or any type of night sky pollution that those emit
 15 off.
 16 **MR. PARZYCK:** The turbines have installed on
 17 them FAA-required lights for protection of aviation,
 18 and it's in compliance with Federal Air Space
 19 Standards.
 20 **MR. SCHWASS:** So then my next question,
 21 follow-up question, would be: Is there any standards
 22 that the County has for night sky pollution because of
 23 the light that is emitted from the tower?
 24 **MR. PARZYCK:** I'm not aware of any technical

Page 45

1 term with respect to night sky pollution or any
 2 ordinance or requirements here in the county or
 3 anywhere else in the state.
 4 **MR. SCHWASS:** Next question, I guess, would
 5 be: Are we going to continue to hear a little more
 6 information about appraisals and how that impacts the
 7 area for property owners that don't have towers on
 8 them?
 9 **MR. PARZYCK:** Our next speaker will discuss
 10 property impact, sir, or the lack thereof, and I would
 11 suggest maybe you can ask that question after he
 12 speaks.
 13 **MR. SCHWASS:** Yeah, I would like to request
 14 a follow-up to that question if that's okay.
 15 I don't have any other questions unless you
 16 have questions of me.
 17 **MR. PARZYCK:** No. Thank you.
 18 **CHAIRMAN FINNIGAN:** Anyone else in the
 19 audience want to have a question? I think we have a
 20 board member with a question right now.
 21 **MS. TURNER:** I move a little slowly. I do
 22 have a question. You said you don't build this unless
 23 you have a long-term agreement of someone who wants to
 24 buy electricity?

Page 46

1 **MR. PARZYCK:** That's correct.
 2 **MS. TURNER:** I don't know what long-term
 3 means. How long is a long-term agreement?
 4 **MR. PARZYCK:** It generally could run
 5 anywhere from 10 to 30 years. So what you need to
 6 have is -- you need to have -- the way that the
 7 financing is structured, you'll need to have, at a
 8 minimum, about a ten-year agreement to sell power to
 9 assure that you have a solid financial footing in the
 10 near term.
 11 For example, we may have an agreement with
 12 Amazon to sell them power because they have renewable
 13 energy targets. So they will want to buy a certain
 14 number of megawatt hours of renewable energy from us.
 15 There are financial transactions where they actually
 16 use that energy elsewhere, maybe in Illinois, maybe
 17 elsewhere.
 18 So we would have that agreement for a
 19 guaranteed price and a guaranteed output from the
 20 project for a minimum of ten years. Oftentimes they
 21 will go, from ten years -- a lot of our contracts are
 22 for 20 years and are even being extended to 30 years,
 23 so in that range.
 24 **MS. TURNER:** Are those requirements in our

Page 47

1 political environment right now; and as you look
 2 forward, do you see those requirements changing and
 3 that market changing? How solid are your contracts
 4 when you do sign them?
 5 **MR. PARZYCK:** We've never had issues here in
 6 the United States with regard to power contracts
 7 because of the stability -- the legal governance and
 8 the stability of the power markets.
 9 The market though has been changing over the
 10 last ten years. There is no doubt about it. Ten
 11 years ago, most of the projects built were dependent
 12 on utilities buying power based on renewable portfolio
 13 standards that were established in a political
 14 environment within a state. So the State would say:
 15 Look, you're going to need 5 percent of your energy to
 16 come from renewable sources.
 17 As things have matured, as the grid has
 18 matured with regard to dealing with renewable energy,
 19 as the industry has matured where the output for the
 20 turbines is higher, greater efficiencies, lower cost,
 21 it's become very competitive as a power-generating
 22 source as these coal plants become very old, Not
 23 necessarily dirty, but very old.
 24 Utilities are finding that it's more

Page 48

1 important for them to buy power that's renewable
 2 because it's newer and has a long-term guaranteed
 3 stream without any commodity risk, rather than having
 4 fossil plants.
 5 So the political environment changes. But
 6 with utilities buying more renewable energy, because
 7 it fits within their generation portfolio, as well as
 8 large consumer demands put on by especially data
 9 centers such as Amazon, Microsoft, FaceBook, et
 10 cetera, they have huge electrical demands; and their
 11 corporate governance is driving them to renewables.
 12 **MS. TURNER:** My final: What is the industry
 13 average? You said generally 10 to 30 years is what
 14 the contracts run. But on average --
 15 **MR. PARZYCK:** On average, it's usually a
 16 20-year agreement. That's the most common agreement.
 17 **MS. TURNER:** Thank you.
 18 **CHAIRMAN FINNIGAN:** I have a question for
 19 you. I farm out in the area by Twin Groves. I notice
 20 it seems like there's quite a few repairs where they
 21 take the rotors off. Looks like the seals go out on
 22 them and they leak oil? Is that something that will
 23 get better with some of these, or do you have a
 24 certain amount of down time with all of them?

Page 49

1 **MR. PARZYCK:** The biggest thing for the wind
 2 turbines is, because -- we don't buy coal. We don't
 3 buy anything to burn. We use the wind as it passes
 4 by. It's in our best interests to maintain them to
 5 run as much as possible. Every time the turbine
 6 turns, we sell that power. So it's in our best
 7 interests to maintain them, and our competitors are
 8 the same way.

9 We have a process whereby we want to
 10 maintain the operation of these as best as possible;
 11 so we'll do, you know, generally a monthly inspection
 12 with tower technicians to go in, look at oil, look at
 13 potential issues that you may have with the gear
 14 boxes, et cetera. So you'll see turbines down, here
 15 and there, because there are technicians up top there
 16 doing maintenance on them.

17 Now, as you say, there are times where the
 18 rotor is taken off. Some of the earlier designs have
 19 had gearbox issues where those gearboxes have to be
 20 repaired. As the industry has matured, we have seen
 21 that we have better designs in those gearboxes. We
 22 have better means by which to monitor those gearboxes.
 23 We have borescopes to look at any potential filings
 24 that may be in there. We can monitor that closer so

Page 50

1 that we can take preventive action sooner rather than
 2 later.

3 The bottom line is there are times where one
 4 needs to go in and replace a gearbox. That means
 5 taking the rotor off and putting a gearbox in.

6 At times, we will also, because of some
 7 lightning damage, have replace blades.

8 **CHAIRMAN FINNIGAN:** If you use the taller
 9 rotors, the 500 footers, will you put less up?
 10 **MR. PARZYCK:** That's the goal. The goal is
 11 the majority of these will be the 2.5 units. That's
 12 the goal. That's why we want to be right at around
 13 100 locations.

14 **CHAIRMAN FINNIGAN:** Do they make more noise
 15 being they are larger?
 16 **MR. PARZYCK:** Because the tip is moving at a
 17 faster tangential speed, they do make a little bit
 18 more noise, which is why we have installed more LNTE
 19 blades, as was indicated in the application.

20 However, based on what their noise profile
 21 is, that just means they have to be set back certain
 22 distances to still be in compliance with the Illinois
 23 Pollution Control Board. That's still the standard.

24 **CHAIRMAN FINNIGAN:** When you say you're

Page 51

1 going to use two different types of blades, are you
 2 using the ones that are with less noise closer to
 3 residences?
 4 **MR. PARZYCK:** Yeah. That's essentially it.
 5 There are some locations where we are a little bit
 6 closer to residences. We're still in compliance with
 7 all setbacks, but the noise level is higher at those
 8 locations. And because of the situation with the
 9 turbines around, we found that we had to use the
 10 lower-noise blade.

11 **CHAIRMAN FINNIGAN:** This is my last
 12 question, but you say -- I always thought these would
 13 probably be upgraded instead of taken down,
 14 decommissioned. That's your goal in the long run,
 15 isn't it?
 16 **MR. PARZYCK:** Yeah, the goal is -- really,
 17 when you look at wind projects, most of the money is
 18 all up front. So you're in there putting half a
 19 billion dollars in the ground. It's to everybody's
 20 best interests to use that as long as possible. And
 21 if you can modify it, because you have the existing
 22 infrastructure connecting all the turbines as well as
 23 the connection to the grid, it's highly advantageous
 24 to put in more efficient units as time goes on. That,

Page 52

1 in fact, is helping elsewhere in the state of Illinois
 2 with turbines that are ten years old

3 **CHAIRMAN FINNIGAN:** But probably you're
 4 going to be to the point to where you couldn't put a
 5 bigger generator on the same tower when it's only
 6 designed for a certain size of one?
 7 **MR. PARZYCK:** The biggest issue would be the
 8 foundation. So your foundation is designed for the
 9 loads from this tower.

10 As a structural engineer, there are
 11 different things I know that you can do to improve the
 12 performance of that foundation that may be
 13 advantageous, for example, drilling piles below it or
 14 reinforcing from below. That may be an advantageous
 15 tact to take because of all the infrastructure that's
 16 connected, the underground collection cable, the
 17 roads, everything else that is already in place.

18 Anything like that that would have to be
 19 done would have to be coming back to the County for
 20 approval for anything that varies from what we're
 21 installing now.

22 **CHAIRMAN FINNIGAN:** Okay. Any other
 23 questions?
 24 **MS. TURNER:** I have another one. You

Page 53

1 inspired others. Has your company decommissioned any
 2 of your wind farms?
 3 **MR. PARZYCK:** We have not, no. None of our
 4 farms are at an age where they've been decommissioned.
 5 **MS. TURNER:** Do you know how many in the
 6 nation have been decommissioned? I know wind farms
 7 have been around for a long time now.
 8 **MR. PARZYCK:** Where most of them are being
 9 decommissioned right now are out in California,
 10 Alamont Pass. When you look at those old turbines
 11 back from the '80s, they tended to be older lattice
 12 tower structures with smaller rotors. Most of those
 13 are being decommissioned right now and new turbines
 14 being put up in their place, the monopoles with larger
 15 rotors.
 16 **MS. TURNER:** Thank you.
 17 **CHAIRMAN FINNIGAN:** We usually take a break
 18 about 8:30. We'll take a five- or ten-minute break
 19 and be back here.
 20 (Recess in Proceedings.)
 21 **MS. WINTERLAND:** Amy Winterland, 22825
 22 North, 3075 East Road, Colfax. Just a couple of
 23 questions.
 24 You testified about the shadow flicker and

Page 54

1 that you would assure that nonparticipating residents
 2 were impacted 30 hours or less annually. Can you
 3 explain how you make that happen? How do you make
 4 those assurances?
 5 **MR. PARZYCK:** So we have -- again, it's not
 6 within the Ordinance, but we have modeling software --
 7 or actually we engaged an engineering consultant that
 8 looks at the general weather conditions in this area
 9 with years of information, on average how much
 10 sunshine shines at certain days throughout the year
 11 and the wind conditions as well.
 12 It factors the wind conditions, the turbine
 13 layout, and where the sun is throughout the year; and
 14 it comes up with a pattern of how much shadow flicker
 15 is over the landscape over the year. So it's
 16 basically an algorithm.
 17 **MS. WINTERLAND:** Is that per turbine? So if
 18 you have multiple turbines around your residence, --
 19 **MR. PARZYCK:** No. That is -- included in
 20 that is the cumulative effect.
 21 **MS. WINTERLAND:** The 30 hours is cumulative?
 22 **MR. PARZYCK:** That's correct.
 23 **MS. WINTERLAND:** I think I heard you also
 24 say that, if you have an impact with your satellite

Page 55

1 dish or your TV, that we could call somebody and talk
 2 about that? Is that the same thing with the shadow
 3 flicker, that there would be --
 4 **MR. PARZYCK:** That's correct.
 5 **MS. WINTERLAND:** -- an opportunity to bring
 6 that to someone's attention?
 7 **MR. PARZYCK:** Yes, as well. There are means
 8 by which we work with landowners to try to mitigate
 9 any impacts for if somebody has an issue with the
 10 shadow flicker.
 11 **MS. WINTERLAND:** So nonparticipating
 12 residents could bring it up even if we aren't a
 13 landowner?
 14 **MR. PARZYCK:** Oh, yes. right.
 15 **MS. WINTERLAND:** Second question, I just
 16 wanted a clarification. I think the decommissioning,
 17 you said, was going to be \$40,562 times approximately
 18 100 turbines; so that would be about \$4 million?
 19 **MR. PARZYCK:** That's right.
 20 **MS. WINTERLAND:** And that would be vested or
 21 invested 12 years after the start of the project?
 22 **MR. GRIFFIN:** The County Ordinance requires
 23 that to be posted 12 years after the project.
 24 However, the Agricultural Impact Mitigation Agreement

Page 56

1 that has been signed with the Department of
 2 Agriculture requires that that money be posted at an
 3 earlier date and time.
 4 So the Applicant would be requesting that
 5 the County accept that security at an earlier time
 6 than otherwise required in order to be in compliance
 7 with the Department of Agriculture Agreement.
 8 **MS. WINTERLAND:** Okay. And so I think you
 9 also had said that that \$40,000 is net of any recycled
 10 steel and copper?
 11 **MR. GRIFFIN:** That's right.
 12 **MS. WINTERLAND:** So that \$40,000 is expected
 13 to be sufficient 30 years into the future; so that's
 14 like the present value of the cost 30 years in the
 15 future?
 16 **MR. GRIFFIN:** Also under the Agricultural
 17 Impact Mitigation Agreement, there's a requirement to
 18 update the decommissioning costs periodically so that
 19 they reflect current construction costs and salvage
 20 values. So that will be updated as the project
 21 proceeds.
 22 **MS. WINTERLAND:** So when you say "updated,"
 23 you'll be adding security -- if the value goes up,
 24 then you'll be adding security to McLean County's

Page 57

1 escrow or whatever?
 2 **MR. PARZYCK:** Financial instrument, right.
 3 So there will be a financial instrument that is
 4 required to be updated if, for example, construction
 5 costs are higher and salvage values are zero for some
 6 reason. That net would have to be accommodated in a
 7 more robust financial instrument.
 8 **MS. WINTERLAND:** Okay. Third question.
 9 This was not part of your testimony so this is just a
 10 question that I have. But we are in the middle of,
 11 like, tornado country.
 12 **MR. PARZYCK:** Yes.
 13 **MS. WINTERLAND:** How do you model what
 14 tornados coming through this area would do to the
 15 turbines?
 16 **MR. PARZYCK:** We -- no. You cannot model
 17 the loads coming from a tornado because of the wind
 18 speeds. There is no doubt that a tornado would do
 19 damage regardless of what structure it runs up
 20 against, whether it's a high-rise building or a wind
 21 turbine.
 22 There have been numerous wind turbines
 23 throughout Illinois where tornados have moved through
 24 the areas with minimal damage to the turbines. It

Page 58

1 actually is a very low profile when it comes to what
 2 gets impacted. But if a tornado hits head on with a
 3 turbine, it would be very damaging.
 4 One of the things that does happen when high
 5 wind speeds are impacted, the blades pitch out so they
 6 are no longer spinning. There's less of a means by
 7 which they can engage that wind. So it would blow
 8 past -- in high wind conditions, especially
 9 thunderstorms and things like that, those turbine
 10 blades pitch out so they do not interact with the
 11 wind.
 12 **MS. WINTERLAND:** If there was damage to a
 13 residence because of blades blowing off, how would
 14 that resident be compensated for that?
 15 **MR. PARZYCK:** We carry liability insurance
 16 for our facilities, both for the community and the
 17 landowners. That's a responsibility we have as the
 18 owner of the equipment.
 19 **Ms. WINTERLAND:** Thank you.
 20 **MR. PITZER:** My name is Jim Pitzer. I live
 21 at 29485 East 2100 North Road in Colfax.
 22 I had a question. I guess I'm probably
 23 getting ahead of things here, but this project is
 24 coming before this Board, and then it's going before

Page 59

1 the County Board.
 2 My question is: Will the process -- they
 3 made the statement that they're thinking -- they've
 4 proposed 117 sites for these turbines, but they're
 5 going to put up maybe 100?
 6 **MR. PARZYCK:** That's right.
 7 **MR. PITZER:** Who makes the decision as to
 8 which sites are selected and which sites aren't? I'm
 9 assuming you do that, and you have that discretion; is
 10 that correct?
 11 **MR. PARZYCK:** That's correct. It's based on
 12 -- one of the big drivers will be information that we
 13 get back from the FAA, if there are any outliers that
 14 are problematic here.
 15 As well as, we have to go and do soil boring
 16 testing at all of these locations. If there happens
 17 to be poor soil conditions, our foundations only go
 18 down about 10 feet. If there's poor soil conditions
 19 at some of these locations, those may preclude them
 20 from being part of the project; so that's a decision
 21 we have to make.
 22 **MR. PITZER:** My question to the Board then
 23 would be: What would be the process if someone wanted
 24 to contest one or two of these particular sites for

Page 60

1 whatever reason?
 2 For example, we live on the confluence of
 3 the Mackinaw River and Henline Creek, and they're
 4 proposing to put one of these 500-foot turbines a
 5 quarter of a mile from the river, where we see bald
 6 eagles and everything else flying over.
 7 What is our process if we want to contest
 8 that particular site for environmental reasons or
 9 habitat reasons or anything? What do we do? Do we
 10 come to this Board?
 11 I'm assuming you're going to either approve
 12 the whole project or not. What's our alternative?
 13 How do we come to contest a particular site that
 14 they're proposing that's part of the project?
 15 **CHAIRMAN FINNIGAN:** I think you're doing it
 16 right now.
 17 Maybe you ought to address it.
 18 We need to know which one you're talking
 19 about. There's a possibility we could do something if
 20 it was -- it's in our power to not approve one of
 21 them, I think.
 22 **MR. PITZER:** So you can specify individual
 23 sites within the project?
 24 **CHAIRMAN FINNIGAN:** I don't want to speak

Page 61

1 out of turn.
 2 **MS. WALLEY:** What I can tell you right now
 3 is -- right now we're taking questions for
 4 Mr. Parzyck; so if you have question for Mr. Parzyck,
 5 you can do that.
 6 But to answer your question, if there's an
 7 issue that you have with the application as a whole,
 8 whether it's one piece or the entirety, that's the
 9 purpose for the hearing today. If you have an issue
 10 with one turbine or an issue with the whole project,
 11 whatever the case may be, when you're allowed to
 12 present your testimony or raise whatever objection you
 13 have -- but that's the purpose for what we're doing
 14 today.
 15 **MR. PITZER:** When do I do that then? Before
 16 this body, or do I do it at a future time when it's
 17 before the County Board?
 18 **MS. WALLEY:** No. You do it in front of this
 19 body because the Zoning Board of Appeals has to
 20 determine whether or not they're going to approve the
 21 application or what recommendation, if any, that they
 22 will make.
 23 Once Invenergy or the Applicant has the
 24 opportunity to make their Case in Chief, anyone else

Page 62

1 that would like to present an objection to or in
 2 support of can do the very same. Everyone in the
 3 audience has the same opportunity.
 4 Right now we're just working on cross-
 5 examination of Mr. Parzyck's testimony.
 6 **MR. PITZER:** Thank you.
 7 **MS. TURNER:** I think it's number 3 on this
 8 list.
 9 **MR. PITZER:** I can't read those legal
 10 descriptions. I got my tax bill out to try and find
 11 where it was, I couldn't figure it out.
 12 **MS. TURNER:** It is number 3.
 13 **MR. PITZER:** Thank you. It's on the corner
 14 of 2125 North Road -- or East Road and 2100 East.
 15 That's all I can tell you. Anyway, thank you.
 16 **CHAIRMAN FINNIGAN:** Next person.
 17 **MR. SWARTZ:** My name is Mike Swartz,
 18 S-w-a-r-t-z. I'm representing McLean County Farm
 19 Bureau tonight. My question to you specifically is
 20 going towards the decommissioning aspect of it.
 21 In your application, there's two different
 22 locations that actually talks about decommissioning to
 23 40 inches. And particularly in your decommissioning
 24 plan in the 510 to 512, it actually outlines 48 inches

Page 63

1 in depth. Then Mr. Dick indicated the County would be
 2 requesting that you would decommission to 60 inches in
 3 depth.
 4 Your proposal on page 512 of the application
 5 actually outlines \$40,562 per turbine. My question
 6 is: Is that cost initially represented to the 48-inch
 7 depth as outlined in your plan, or is it to the
 8 60-inch depth as outlined, as Mr. Dick has requested.
 9 **MR. PARZYCK:** I don't know specifically
 10 right offhand. I can get the answer on that. And I
 11 do understand that the AIMA has a 5-foot removal
 12 requirement. We'll have to clarify that. I don't
 13 have a good answer for you right now.
 14 **MR. SWARTZ:** What you're saying then is you
 15 don't have a clarification on whether that \$40,562 per
 16 turbine represents 48 or 60 inches?
 17 **MR. PARZYCK:** I do not.
 18 **MR. SWARTZ:** If it would be 60 inches, you
 19 would modify that initial cost so this Board would
 20 understand what they're approving?
 21 **MR. PARZYCK:** That is correct.
 22 **MR. SWARTZ:** Thank you.
 23 **CHAIRMAN FINNIGAN:** Does anyone else have a
 24 question? If they do, come forward. I don't see

Page 64

1 anybody else. Do you have your next witness?
 2 **MR. GRIFFIN:** Yes, we do. Our next witness
 3 is Mr. Michael MaRous.
 4 (Michael MaRous sworn.)
 5 **CHAIRMAN FINNIGAN:** Would you state your
 6 name and address for the record?
 7 **MR. MaROUS:** Michael Les MaRous, 300 South
 8 Northwest Highway, Suite 204, Parkridge, Illinois.
 9 **MR. DICK:** Can you spell your name, please?
 10 **MR. MaROUS:** M-a-R-o-u-s.
 11 **CHAIRMAN FINNIGAN:** You can go ahead and
 12 provide your presentation.
 13 **MR. MaROUS:** My name is Mike MaRous. I'm a
 14 professional real estate appraiser and consultant. I
 15 have been for over 40 years. I graduated from
 16 University of Illinois-Champaign, the School of
 17 Finance, with a specialization in urban land
 18 economics. I've held the MAI designation, which is
 19 the highest form of appraisal designation, for over 35
 20 years and have appraised over \$15 billion of property
 21 in about 35 states.
 22 I also hold the CRE designation. I have
 23 been a president of the local chapters of both and sit
 24 on the national CRE board. I've lectured. I've

Page 65

1 published and have received numerous valuation awards.
 2 I've had significant experience in Central
 3 Illinois and actually live here in town. I've
 4 appraised both the State Farm Headquarters, several
 5 other major properties in Bloomington-Normal, the
 6 World Distribution Headquarters of Caterpillar in
 7 Morton, and another probably \$100 million worth of
 8 properties in Morton, East Peoria, and Peoria.
 9 I have also had significant experience in
 10 the energy field and also doing value impact studies
 11 of a variety of properties, including landfills, waste
 12 transfer, religious, commercial properties, well over
 13 100 studies, done over 10 wind studies in, I believe,
 14 five different states in adjoining counties and in
 15 counties similar to McLean.
 16 Then I continue to do work in this area.
 17 The majority of our work is in the State of Illinois.
 18 As part, what we looked at is obviously the proposed
 19 project, the demographics, the zoning, the land use
 20 controls, the trend of development, the history of the
 21 area, and then obviously economic and value impacts.
 22 As part of it, we looked at the standard of
 23 the development and the controls in place, such as you
 24 heard from Mr. Parzyck as far as the proposed

Page 66

1 development. Also looked at the economic benefits,
 2 the financial benefits that I think Dr. Loomis is
 3 going to go into.
 4 Basically what I do is look at economics and
 5 value all the time and looked at the value economics
 6 that I'm going to go into as it relates to the
 7 residential properties and also the agricultural
 8 properties and also look, obviously, at job creation
 9 and also looked at the impacts of real estate tax
 10 generation.
 11 As we've been doing these studies, have
 12 discussed with local brokers who are involved in the
 13 transaction of residences as to the economic benefit
 14 of the proximity of the wind farm, the visual issues,
 15 and, you know, kind of tried to probe and look into
 16 the differences and what is driving the market demand.
 17 Obviously a lot of it had to be tempered
 18 based on economic conditions that probably hit most
 19 residential properties between 2007 and 2012, which
 20 had kind of a devastating impact on a lot of
 21 residential properties.
 22 As part of this, we've actually done an
 23 initial study and then did an update of every assessor
 24 in the state of Illinois where a wind farm exists to

Page 67

1 determine if there had been actual appeals done by
 2 property owners and if those appeals had received
 3 reductions. And I'm going to go into that in more
 4 detail later.
 5 Also, have done a similar study in
 6 Minnesota, South Dakota, and Iowa and have talked with
 7 every County to find out the local impact from the
 8 assessors' viewpoint and their experience. A lot of
 9 them have done their own independent studies on value
 10 impacts.
 11 This is a little hard to read, but basically
 12 the reporting process -- and this is all in my report
 13 -- but what we did, what I did, what we analyzed, the
 14 data we looked at, the sales we looked at, the market
 15 trends, the history of development. Then on the right
 16 side are basically -- and I see most of you have the
 17 big binders -- basically the studies that we have all
 18 seen, the maps, the plats, the agreements, et cetera.
 19 This is just looking at the project
 20 footprint, looking at some recent transactions in the
 21 area. It hasn't been a real active market, but we're
 22 basically looking at, you know, farmettes. We're
 23 looking at showing the location, the price, the sale
 24 date, the site size, the year built, the building

Page 68

1 size, the distance to a turbine, and then the price
 2 per foot of building area.
 3 I'm going to -- these are really just in the
 4 report showing the existing White Oak Energy
 5 Development. Looked at a recent sale/resale right up
 6 here of about an 1,800 square foot older farmhouse
 7 that's kind of in the middle of this project that sold
 8 several times, and the values have actually slightly
 9 gone up. Doesn't appear to be any other impacts.
 10 Again, these are a little smaller. These are 100
 11 units and 1.5 megawatts and obviously kind of
 12 surrounded by the interstate system.
 13 Then the next is Twin Groves. Again, it's a
 14 similar situation. And again looking that these were
 15 built in 2007 and 2008. You're talking about 240
 16 turbines, which is almost two and a half times the
 17 number for the proposed subject.
 18 So when we look at any new development, we
 19 look at benefits and the negatives. Clearly there's
 20 significant real estate tax benefits to the County and
 21 the local taxing bodies and generally to the schools.
 22 They stimulate the local economy by providing annual
 23 lease payments to property owners within the
 24 footprint. They also add permanent jobs, and they add

Page 69

1 significant jobs during construction, which you've
 2 already heard about.
 3 So market impact analysis is what we do in
 4 these type situations. And we really look at matched
 5 pairs. There's no identical properties, but trying to
 6 look at sales of similar properties and similar market
 7 conditions, basically having demand to similar buyers.
 8 So if we're using a house in a farmette that's 1,500
 9 square feet that's 80 years old on 3 acres, we're
 10 trying to find something in similar condition. One
 11 will be proximate to a turbine -- and generally it's
 12 more than one turbine -- and the others will have the
 13 same conditions and not be proximate.
 14 In this situation, we provided in our report
 15 examples in McLean and also LaSalle, Livingston,
 16 Bureau, and Lee counties. We also looked at the value
 17 of agriculture land in McLean and other counties with
 18 existing wind farms. Again, most of these values for
 19 pure ag land goes to productivity. There's a direct
 20 reflection there. Then again, as I talked about,
 21 interviews with local professionals and then the
 22 assessors' surveys.
 23 A matched pair. Again, you're finding
 24 what's called a "target," which is a property that's

Page 70

1 proximate to a turbine and one that's not and, again,
 2 trying to compare those with similar characteristics.
 3 Then in this situation here, briefly --
 4 again, this is in the report -- this is a map that's a
 5 little hard to read, I'm sure, particularly for the
 6 people in the back. In this first example, this
 7 property is 1,865 feet from a turbine. The control is
 8 not proximate. They both sold in 2015. One sells
 9 proximate to the turbine for \$207,000; not
 10 approximate, \$220,000. The year built, almost
 11 identical, which is unusual, 1978. One is 2,400
 12 square feet; one is 2,680. Lot size on the one
 13 closest is 1.7 acres. The other is 2.5 acres. Again,
 14 just showing the style, a two-story frame. The one
 15 closest has more rooms even though the square footage
 16 is less. They both have full basements. They both
 17 have central air, but they're both on propane. Both
 18 are on well and septic. Both have two-car garages.
 19 The one proximate has a small shed, where the other
 20 one doesn't.
 21 So here are just the pictures of the two
 22 properties. What is kind of fascinating as I've
 23 looked at, now, hundreds of these throughout the
 24 Midwest, most of these farmettes, particularly if

Page 71

1 they're on gravel roads and they're proximate to open
 2 fields, the first thing they're going to do is kind of
 3 build natural wind blockage with deciduous-type trees,
 4 which protects them from the wind blowing dust and
 5 dirt into the houses. What this kind of does is
 6 create a natural view shield looking out the property
 7 at great distances.
 8 So number 2, similar-type situation, again
 9 showing similar characteristics, showing the price per
 10 foot. The one not proximate to the turbine actually
 11 sold for a lower price per foot, but it was generally
 12 not as nice a property. We look at the
 13 characteristics and make adjustments to determine if
 14 we can sort out if there's a direct differential
 15 because of the existence of a turbine. Again, this is
 16 the one proximate, and this is the one that's not.
 17 Then number 3, same type of situation. This
 18 one is only 1,573 feet, which probably would be as
 19 close as the closest turbine to a residence in the
 20 proposed project.
 21 Again, we look at the price per foot. These
 22 are both older, 1880 and 1908. The building sizes are
 23 very similar. One is just under 3 acres. One is 4
 24 acres. Both similar-type houses. Similar issues with

Page 72

1 the basement. And both have large sheds.
 2 Again, we can kind of see the picture, and
 3 you can see the shielding, particularly with this one,
 4 but this one also has a similar situation.
 5 Next, I'm going go through these real
 6 quickly because now we're getting into other counties,
 7 but it's the same type of comparison. This, we had a
 8 resale where the property had sold for \$165,000 in
 9 2014. And this is proximate to a turbine; it's 3,160
 10 feet. I wouldn't say it's real proximate, but there
 11 are some views. It resold a couple years later for
 12 \$20,000 more. Then we looked at another property that
 13 wasn't proximate. Again, the pictures.
 14 LaSalle County, again same type of
 15 situation. This one we had proximate because we found
 16 similar-type properties. And critical were the dates
 17 of value. To use a sale in 2015 and compare it to
 18 something that sold in 2011 is unfair because that was
 19 kind of the bottom of when that market really dropped.
 20 So that's why a key issue, besides size and location,
 21 this date of sale was pretty critical.
 22 You know, these are just under \$80 a foot,
 23 just over \$80 a foot, and this one just over \$75 a
 24 foot. The pictures of these are a little more modern,

Page 73

1 nicer houses than the previous grouping.
 2 In Livingston, you know, this goes to Odell,
 3 which is obviously north of 55 from the subject.
 4 2,300 feet. Has a lot of visibility to multiple
 5 turbines of that first project up in Livingston.
 6 This one was in Pontiac. This is a little
 7 more built up. Again, the price of the one proximate
 8 to the turbine actually reflected a little higher unit
 9 value. Similar vintage. Similar size. Similar size
 10 lot. Both ranches. Similar construction.
 11 This one, if you get a clear-cut picture,
 12 you can see multiple turbines in the back and really
 13 kind of surrounding this property.
 14 Then Bureau, again, similar-type situations.
 15 Again looking at the various price points.
 16 In Bureau, another sale/resale. Again,
 17 these are the ones proximate to the turbines, and I
 18 wouldn't say real proximate. But there's some pretty
 19 good visibility of the turbines, 3800 feet away. This
 20 sold in '12 for \$90,000 but sells in '14 for \$125,000.
 21 In my opinion, some of that is clearly market
 22 conditions, but still it was almost a 30-plus percent
 23 increase for properties proximate to a turbine.
 24 So after we look and I look at all of this

Page 74

1 data and I analyze and go into more depth in my
 2 report, the conclusion is, you know, based again on
 3 proper development for the properties in this area,
 4 that there was no negative impact based on the
 5 proximity of turbines over 1,500 feet from a
 6 residence.
 7 Then we go in and we track agricultural land
 8 values. I think probably everyone here knows there's
 9 a pretty big difference between excellent, 11,500, and
 10 recreational at 4,500. And region 4, obviously looked
 11 at appreciation rates over a time period. We're just
 12 trying to understand impact or value of this very
 13 desirable agricultural land.
 14 Again, these are just some transactions that
 15 we looked at when we considered the excellent tracts,
 16 the good tracts, and the average tracts that kind of
 17 follow the formula that we looked at previously.
 18 You know, generally, these are probably
 19 averaging, if we take out a couple of the big pieces,
 20 plus or minus 80 to 120 acres. The prices kind of
 21 really tie into this percentage tillable and this
 22 productivity index. Then we go to the good tracts.
 23 You can see the values drop. And then we go to the
 24 average tracts.

Page 75

1 So then we look at ag with turbines. Again,
 2 it goes to economics. With the road and the turbine
 3 itself, you generally are taking 0.6 to 0.75 acres for
 4 each one, but the land rent is a significant multiple
 5 of ag values. It's basically a guarantee as opposed
 6 to the impact up or down of product prices.
 7 All of these comps just had one turbine on
 8 them, but their price points were generally, on
 9 average, reflecting a value of \$1,000 to \$2,500 per
 10 acre higher than of a comparable-type tract.
 11 The assessors' survey. We've done this
 12 twice in Illinois. In the past 18 months, there
 13 hasn't been a single tax appeal in the state using
 14 existence of a turbine as a value reduction. There
 15 are 46 wind farms with 2,348 turbines. Probably a
 16 million properties in the footprints of these
 17 counties. There's been no reductions. There was one
 18 appeal in Vermilion that was denied.
 19 Various assessors have been doing studies
 20 with a concern as to negative impacts. Talking to
 21 every one of them, nobody has any quantifiable data
 22 supporting value reductions based on the proximity of
 23 a wind farm. I think most of us know ag properties
 24 are tax base on productivity, and there's been no

Page 76

1 negative impact based on proximity to turbines.
 2 In your County, we interviewed your
 3 assessor. We found an interesting situation in the
 4 area of Arrowsmith, where somebody built a 4,800
 5 square foot house. I think it has a pool too. 1,100
 6 feet. Here's the house. Here's the 1,100 foot
 7 turbine. There's another one right there. And the
 8 assessor has the value of 878,000. Just reflecting, I
 9 don't know if that's a good business decision, but
 10 it's an example of somebody building proximate to a
 11 turbine.
 12 And then South Dakota, which, quite frankly,
 13 has less population. Same issues. No negative
 14 impact. No assessor complaints.
 15 The assessors volunteered that the wind
 16 farms provide positive economic benefits to their
 17 counties, in fact had a positive impact on real estate
 18 values.
 19 Iowa is really interesting because they have
 20 about 50 percent more wind farms than Illinois. With
 21 Iowa, we probed a little more because they've had an
 22 explosion of pig farms, hog confinement facilities.
 23 That creates a lot of truck traffic. It creates a lot
 24 of smell. The pig life is six to eight months; so

Page 77

1 there's a lot of activity. It's a huge economic boon.
 2 The assessors in Iowa were basically
 3 unanimously very positive for the economic benefit of
 4 wind and the fact there had been no formal appeals.
 5 Kind of surprisingly, they were fairly positive on the
 6 existence of the hog confinement facilities. But
 7 again, it's a different state, different economics.
 8 Minnesota, this is again rural, proximate to
 9 Iowa. Dodge County reported two complaints from
 10 residential property owners. However, the assessor
 11 was unable to find evidence to support; so the appeal
 12 was denied. Again, the same constant thread that,
 13 once they're up and running, it stabilized, provided
 14 an economic benefit, and they found nothing to reflect
 15 a negative impact to value.
 16 In my report, I just reviewed and discussed
 17 and summarized five different studies that are
 18 peer-reviewed in relation to impacts of wind. Some
 19 are positive. Some are neutral. Some are
 20 inconsistent but really not negative. The only
 21 negative articles have really been non-peer-reviewed
 22 and mainly blogs on the internet. But these are
 23 actual studies that were done, peer-reviewed, and
 24 accepted and published in major journals.

Page 78

1 So after all this and based on my experience
 2 and study in the plan, it is my strong opinion that
 3 the proposed project as planned will not have any
 4 negative impact on property values. I thank you for
 5 your time. I look forward to any questions.
 6 **MR. GRIFFIN:** Mr. MaRous, just a few
 7 follow-up items. You presented a written report dated
 8 December 28, 2017. It was addressed to me, James R.
 9 Griffin. That's the report you've referred to in your
 10 testimony, correct?
 11 **MR. MaROUS:** Correct.
 12 **MR. GRIFFIN:** I would ask that Mr. MaRous's
 13 report dated December 28, 2017, which this Board
 14 already has, be entered into the record as Applicant
 15 Exhibit 4.
 16 **CHAIRMAN FINNIGAN:** So noted.
 17 **MR. GRIFFIN:** Also, that Mr. MaRous's
 18 PowerPoint be accepted into the record as Applicant
 19 Exhibit Number 5.
 20 **CHAIRMAN FINNIGAN:** That's fine.
 21 **MR. GRIFFIN:** Thank you. I have nothing
 22 further for Mr. MaRous. Open it up for questions.
 23 **CHAIRMAN FINNIGAN:** Any questions from the
 24 Board?

Page 79

1 **MS. TURNER:** I am wondering; did you take
 2 into account houses that were on the market that
 3 didn't sell as you looked at these? Did you look at
 4 number of houses that went on the market, essentially,
 5 or is the only information you have available on those
 6 that sold?
 7 **MR. MaROUS:** The answer is I was aware -- we
 8 were aware of houses that were on the market; but many
 9 times -- based on experience, many times they're
 10 overpriced. They're dated. They don't show well.
 11 They're not well maintained. There could be other
 12 factors.
 13 But clearly the way the real estate world is
 14 working now -- because we look at marketing trends all
 15 the time. A lot of times it's something that's been
 16 sitting on the market for 200 days. All of a sudden
 17 it gets taken off for 3 weeks and then pops back on
 18 the market for a week. So there's a little bit of
 19 digging to kind of figure out what the real issues
 20 are.
 21 **MS. TURNER:** So you haven't done any studies
 22 on length of time on the market compared to location
 23 of wind turbines then?
 24 **MR. MaROUS:** We've looked at it, but we

Page 80

1 haven't summarized it.
 2 The other issue is we talk about noise when
 3 we talk about McLean. You look at 55, 74, and the
 4 noise and the volume, proximity to, you know, the
 5 interstate systems.
 6 **MS. TURNER:** Okay. And then my other
 7 question is: As you were looking at the values, the
 8 only thing you showed as a differential was location
 9 to turbines. Was there any consideration for school
 10 district?
 11 I notice one had a basement and one didn't.
 12 Then tornado land makes a big difference. Any other
 13 items taken into consideration as you were looking at
 14 the value?
 15 **MR. MaROUS:** The answer is yes. We
 16 basically looked at location and tried to get
 17 similar-type school districts. We looked at paved
 18 roads. We looked at size. We looked at age. We
 19 looked at number of bathrooms. We looked at square
 20 footage. We looked at outbuildings. And we tried to
 21 get them as similar as possible.
 22 The basement is a real good example of one
 23 where we tried to have basements -- one with a
 24 basement and one without -- because people usually

Page 81

1 don't pick out to add a basement where they can add a
 2 pole building. So looked at things that could be
 3 replaced and things that couldn't.
 4 We didn't want to have one that sits on a
 5 half acre compared to one that sits on 20 acres. So,
 6 yes, we looked at all of these different factors, but
 7 there were no perfect comps.
 8 **MS. TURNER:** Did you find there was a
 9 cut-off point -- quite a few of the examples you gave
 10 were over 3,000 feet from a wind turbine. Was there a
 11 point where it did make a difference, where you ever
 12 found it made a difference less than 3000 feet?
 13 **MR. MaROUS:** That's a great question. I
 14 think generally, for nonparticipants, it's in the
 15 1,500 foot range. And it depends again on the number
 16 of turbines, and it also includes kind of the view
 17 shield of some. If you have a brand new house that
 18 doesn't have any vegetation, mature vegetation,
 19 they're going to be more visible.
 20 Some of these houses are basically developed
 21 where there's practically no views outside that two or
 22 three acre area where there is an impact. They really
 23 almost have to drive off the property to see them.
 24 **MS. TURNER:** So you're saying, if there is a

Page 82

1 view impact, it does tend to have an impact on the
 2 value of the home?
 3 **MR. MaROUS:** That's assertable. I think
 4 clearly some people don't like them. Some people say
 5 they don't want to look at them. But some people
 6 don't like ranches. Some people don't like mansard
 7 roofs. Some people don't like bricks. Some people
 8 don't like frame.
 9 It's not going to appeal to everybody. It's
 10 like anything else in real estate, but there's clearly
 11 a market for a similar-type house.
 12 Does that mean that ten people are going to
 13 like house A and ten people are going to house B?
 14 Probably not. But you only need one buyer or,
 15 generally, to make a good deal, two buyers where you
 16 have a little competition.
 17 **MS. TURNER:** So you're saying it does have
 18 the potential then to limit the number of people who
 19 would be interested in the house? It would be an
 20 additional factor?
 21 **MR. MaROUS:** You know, that again is
 22 interesting because I would like to live on a creek or
 23 a river, but my wife wouldn't; so I probably would
 24 never win. Different people like different things. I

Page 83

1 like trees. Some people don't like trees.
 2 So clearly some people won't like to look at
 3 them, and maybe it will impact them; but others will.
 4 **MS. TURNER:** You also mentioned "with proper
 5 development." I'm not really clear on what you meant
 6 by "proper development."
 7 **MR. MaROUS:** Proper. High quality.
 8 **MS. TURNER:** Okay. So you're saying of the
 9 actual house or of the land?
 10 **MR. MaROUS:** No. I'm talking about the wind
 11 farm project.
 12 **MS. TURNER:** Oh, okay.
 13 **MR. MaROUS:** I think any of us that have
 14 driven around, there's examples of dense projects, in
 15 my opinion, that are poorly planned, that are too
 16 proximate to residential. And that is a problem.
 17 Fortunately, I've never worked on one of those.
 18 **MS. TURNER:** So when you say "proper," do
 19 you have a density level in mind when you think of
 20 something that's properly developed that wouldn't
 21 impact?
 22 **MR. MaROUS:** It really depends on the whole,
 23 you know, science of the wind. But where you have a
 24 situation where there's a property owner that may own

Page 84

1 1,000 or 2,000 acres, you can get a lot more density,
 2 and maybe there's nothing else around impacting.
 3 It appears normally that you're going to see
 4 one turbine on every 2 or 300 acres, but I think
 5 properly spread out and not too intense together.
 6 That's kind of the clear situation I generally alluded
 7 to, where they can do 100 turbines to get 250
 8 megawatts, where the older projects were basically
 9 having to have 200 to do the same thing. I think it's
 10 the density of those units as opposed to the height.
 11 You know, it's kind of a visual thing. It's
 12 also a noise issue. I keep going around and parking
 13 under and walking around and listening and sitting by
 14 the road and listening. I'm trying to listen to the
 15 turbine, and a truck goes by on the gravel road that
 16 is ten times as loud. Then it's something I can
 17 hardly hear. So it's all part of it.
 18 **MS. TURNER:** Thank you.
 19 **CHAIRMAN FINNIGAN:** Are there any other
 20 questions?
 21 **MR. BANGERT:** If a house is to be -- if
 22 someone seeks a permit to build a house, is there
 23 going to be restrictions put on them where they can
 24 build in relation to -- it says 1,500 feet. The

Page 85

1 turbines will be set back 1,500 feet. If somebody
 2 seeks to build a house, what is the -- will there be
 3 an affidavit, or what is the process then?
 4 **MR. DICK:** They would need to be at least
 5 1.1 times the height from the turbine. But they could
 6 build closer without any waiver requirement.
 7 **MR. BANGERT:** Thank you.
 8 **MS. TURNER:** I did have one last one that I
 9 missed. You mentioned that you looked at the appeals
 10 for lessening the tax burden or the property value
 11 based on taxes to the assessors.
 12 **MR. MaROUS:** Correct.
 13 **MS. TURNER:** Did you track or were there any
 14 instances of the assessors actually lowering the value
 15 on their own? In other words, that the property
 16 values would be less of a nonparticipant or a
 17 nonlandowner?
 18 **MR. MaROUS:** In the four states probably
 19 encompassing 10 million acres and over 50 counties,
 20 there's only one county that I'm aware of where
 21 there's an assessor that's considered doing that. But
 22 he's got no hard data to make that assertion. He's
 23 doing it based on his own opinion. And it's not
 24 McLean.

Page 86

1 **MS. TURNER:** Thank you.
 2 **CHAIRMAN FINNIGAN:** Any questions from the
 3 staff?
 4 (No response.)
 5 **CHAIRMAN FINNIGAN:** Would anyone in the
 6 audience have questions for this witness?
 7 Come forward.
 8 **MS. WINTERLAND:** Amy Winterland. Do you
 9 need my address again?
 10 Do you know the number of residences that
 11 are within the 100-turbine White Oak project?
 12 **MR. MaROUS:** Within 1,500 feet, none.
 13 **MS. WINTERLAND:** No. How many residences
 14 are within that project scope?
 15 **MR. MaROUS:** Oh, White Oak. The number, no,
 16 I do not.
 17 **MS. WINTERLAND:** Do you know the number of
 18 residences that are impacted within the Twin Groves
 19 240-turbine area, how many residences?
 20 **MR. MaROUS:** I do not.
 21 **MS. WINTERLAND:** I'm also wondering about
 22 density of turbines to residence ratio. That's what
 23 I'm trying to get at. Is there some way you can come
 24 up with what that number is? Does somebody have that

Page 87

1 someplace?
 2 I'd also like to know the number of
 3 residences in the proposed project compared to the 100
 4 turbines, if that's available.
 5 **MR. MaROUS:** The developer has done that
 6 study and estimates there's approximately 450.
 7 **MS. WINTERLAND:** In the current proposed
 8 project?
 9 **MR. MaROUS:** Correct.
 10 **MS. WINTERLAND:** 450?
 11 **MR. MaROUS:** Yes.
 12 **MS. WINTERLAND:** But you don't know how many
 13 are in the other two McLean County projects?
 14 **MR. MaROUS:** In their footprints, no.
 15 **MS. WINTERLAND:** Can we find that out
 16 somehow? At some point, maybe you can bring that
 17 back.
 18 So the only other question I had was -- I
 19 thought that I had seen in the first slide that you
 20 had that was comparing Ellsworth to Downs -- and you
 21 made the comment about unfair comparisons between
 22 years because of economic changes, you know, year over
 23 year and stuff. And I understand that.
 24 My point is really getting to school

Page 88

1 districts. I think the only comparison that you
 2 showed -- I mean, you went to a lot of work, and I'm
 3 not trying to say that that wasn't a lot of work. But
 4 the first comparison between Ellsworth and Downs was,
 5 I think, the only one where they were in the same
 6 school district. So, to me, that's a fair comparison
 7 because it's the same school. The property was very
 8 much the same.
 9 I think, in that example, it showed in fact
 10 a 6 percent decrease in value in the home that was by
 11 the wind turbine compared to the other home that had
 12 no wind turbine.
 13 **MR. MaROUS:** Actually, on a price per foot,
 14 it was about 4 percent higher. On the overall price,
 15 which takes into consideration age and everything
 16 else, you are correct.
 17 But on a price per foot, which is probably
 18 the more critical analysis, it was approximately 4 to
 19 5 percent higher for the house proximate to the
 20 turbine.
 21 **MS. WINTERLAND:** I hadn't realized they were
 22 different-sized houses. They weren't comparable in
 23 size?
 24 **MR. MaROUS:** They are comparable, but

Page 89

1 they're not identical. One is 2,400 feet. The other
 2 is 2,660 feet. So there's about a 10 percent square
 3 footage size differential.
 4 **MS. WINTERLAND:** Okay. Because I noticed
 5 the one went for 207,000, and the other one went for
 6 220,000. But you're saying it was on the per-foot
 7 basis?
 8 **MR. MaROUS:** Well, that's one of the
 9 comparisons. The one not proximate to the turbine is
 10 a bigger lot. They're comparable, but it's 2.5 acres
 11 compared to 1.7 acres.
 12 **MS. WINTERLAND:** The one near the turbine?
 13 **MR. MaROUS:** Is a smaller lot. That's page
 14 13 in my report.
 15 **MS. WINTERLAND:** So again, I didn't catch
 16 that nuance; but I did notice that, in the one where
 17 the same school district was impacted, the one nearer
 18 the turbine sold for less.
 19 **MR. MaROUS:** Overall, that's correct. On a
 20 smaller lot, that is correct -- and a smaller house.
 21 **MS. WINTERLAND:** Thanks for clarifying that.
 22 I wanted to make sure I understood that.
 23 **CHAIRMAN FINNIGAN:** State your name again.
 24 **MR. SCHWASS:** Again, it's Glen S-c-h-w-a-s-s

Page 90

1 on behalf of Barb Metz, 27709 North 2550 East Road,
 2 Lexington. I have a few questions.
 3 I think one of the things you also stated
 4 is, if we have some kind of an objection, state that
 5 as well. I'll leave that for my closing comment.
 6 But you stated that you talked with local
 7 brokers. Can I ask who those local brokers are in the
 8 Lexington area?
 9 **MR. MaROUS:** I didn't talk to anybody in
 10 Lexington.
 11 **MR. SCHWASS:** So no local brokers within
 12 Lexington, Chenoa, anywhere within a ten-mile radius
 13 of Lexington?
 14 **MR. MaROUS:** I don't believe so.
 15 **MR. SCHWASS:** You're not from this area?
 16 You don't live here? You're not active in the
 17 community? I think you stated you lived up north,
 18 somewhere in the Chicago suburbs?
 19 **MR. MaROUS:** Yes. But I've probably
 20 appraised a couple hundred million dollars of property
 21 in the area.
 22 **MR. SCHWASS:** And in all of those
 23 appraisals, you said that you found no negative
 24 impacts? I think you said, "We have not had any

Page 91

1 negative impacts"?

2 **MR. MaROUS:** On what?

3 **MR. SCHWASS:** On your appraisals, your
 4 assessments.
 5 **MR. MaROUS:** I didn't say that, in all my
 6 appraisals.
 7 **MR. SCHWASS:** I must have misunderstood.
 8 But I think it's probably in the record that you did.
 9 I appreciate your questions from the Board
 10 member up here, you taking a personal interest in
 11 that. We really do appreciate that.
 12 But I would state that the negative impact
 13 is we do have a home that is listed. When we listed
 14 the property, we had significant activity. But once
 15 the news came out about the wind farm, all the
 16 activity dropped off.
 17 So I guess I would ask a question as to what
 18 your thoughts would be on that. I have mine. I would
 19 ask you that.
 20 **MR. MaROUS:** I think gray and any major
 21 proposed development can create uncertainty. I think
 22 there's always concern. The proposed project, until
 23 people understand what's going on, what it is, what
 24 the controls are, what the economic benefits are, can

Page 92

1 create uncertainty in the market. And the longer that
 2 something lingers and doesn't happen, I think there
 3 can be more concern.
 4 So clearly if the market doesn't understand
 5 the project and there's negative comments, sure that
 6 can be a negative. But that's before it's developed
 7 and before people know what's actually -- what the
 8 project is and the controls are for the project and
 9 the benefits of the economics.
 10 **MR. SCHWASS:** And I understand what you're
 11 saying and that. But let me get my thoughts here.
 12 You stated in your presentation as well about some of
 13 the values of the homes and how they're marketable and
 14 things like that. That's why I asked the question
 15 about local brokers.
 16 The brokers we have talked to said the house
 17 shows very well. It lists very well. It's priced
 18 within the market that I'm seeing within the area.
 19 But then you talk about how they're going to be on the
 20 market for some length of time.
 21 So now our concern as a homeowner trying to
 22 sell the home is, because of the negative impact that
 23 this is having, it's going to extend the time frame on
 24 the market. Is that going to be a negative impact on

Page 93

1 us as well now that it's going to be sitting?
 2 The first 10 to 15, 30 days, we had a lot of
 3 activity. The news come out. We have no activity.
 4 You stated that it's probably because of the impact of
 5 this. But now I'm going to be sitting on the home for
 6 a little bit longer, which could have a negative
 7 impact; so therefore it is a negative impact.
 8 **MR. MaROUS:** I don't know all the
 9 particulars of your house. Generally the residential
 10 market goes essentially flat after Father's Day.
 11 People are, you know, getting focused on their summer
 12 activities, summer vacations, and then getting ready
 13 for school. And then they get into the holidays.
 14 Thanksgiving and Christmas is generally a dead time.
 15 The market starts improving significantly
 16 after -- particularly if there's no good football team
 17 in the area and there's some decent weather, it starts
 18 improving with the first good weather at the end of
 19 January, beginning of February.
 20 I would have to look at the issues with your
 21 house to be able to answer that. So in my opinion, a
 22 high quality project that's going to provide
 23 significant economic benefit to the town, to the
 24 roads, particularly to the schools -- you know, people

Page 94

1 look at the schools, look at the infrastructure, and
 2 they look at the overall economic influence. It's
 3 been my experience it's a significant positive.
 4 So the fact that -- if you're telling me you
 5 put it on the market in October, November, December,
 6 you know, there's not a lot of sales transactions that
 7 time of year.
 8 **MR. SCHWASS:** I stated earlier that I had my
 9 opinion -- we have our opinion as to why this is
 10 happening. I agree with you. It's probably because
 11 of the holiday seasons.
 12 But you stated, when houses sit on the
 13 market for 200, 300 days and then they take them off
 14 the market -- is that going to be something we're
 15 going to experience because of the negative impact
 16 that people are going to be looking out into all of
 17 these towers surrounding us? Our farm is a five-acre
 18 tract.
 19 **CHAIRMAN FINNIGAN:** I think we're getting
 20 into testimony. It's just for questions right now.
 21 **MR. SCHWASS:** I'm leading up to a question.
 22 It's a hobby farm. One of the things you
 23 talk about is there's no negative impacts. I'm saying
 24 there's negative impacts.

Page 95

1 Then you talk about the windrows, about how
 2 those deter the view. But do you know what the view
 3 is of a tower light on the horizon as to how far you
 4 can see it from a level playing ground?
 5 **MR. MaROUS:** Quite a ways.
 6 **MR. SCHWASS:** Yeah, about 15 miles. All of
 7 those lights are visible within 15 miles. I don't
 8 know how a windrow is going to block all of those
 9 lights.
 10 **MR. MaROUS:** I'm not here for the
 11 engineering; but generally, you know, it's every three
 12 to five turbines. It's not necessarily every one will
 13 have a light. But that's an engineering issue.
 14 **MR. SCHWASS:** Well, no. Every one has to
 15 have a light, and it isn't an engineering issue.
 16 You talked about the impact of the view and
 17 how it has a negative impact. If you're sitting out
 18 on your patio enjoying the summer evening --
 19 **CHAIRMAN FINNIGAN:** I think we're going to
 20 have to pass on this. You're going to come back
 21 later. You can give testimony, but it's just
 22 questions right now.
 23 **MR. SCHWASS:** Can I conclude?
 24 **CHAIRMAN FINNIGAN:** I think we're done.

Page 96

1 **MR. SCHWASS:** But I'd like to conclude. You
 2 have the opportunity to conclude with our question and
 3 comment. That's what I'm going to conclude with, if
 4 that's okay.
 5 **CHAIRMAN FINNIGAN:** You're getting into --
 6 **MR. SCHWASS:** It's not a personal issue.
 7 It's what I'm going to conclude with as to why you
 8 don't see it.
 9 **CHAIRMAN FINNIGAN:** We're not concluding
 10 tonight anyway.
 11 **MR. SCHWASS:** I think you are. You offered
 12 that to the other gentleman, didn't you? I think you
 13 offered that once before.
 14 **CHAIRMAN FINNIGAN:** It won't be tonight
 15 though. We're going to quit at 10:00. It's going to
 16 be continued until Thursday.
 17 **MR. SCHWASS:** Okay. Okay. That's all the
 18 questions I have.
 19 **CHAIRMAN FINNIGAN:** Thank you.
 20 Does anyone else have questions?
 21 (No response.)
 22 **CHAIRMAN FINNIGAN:** Do you have another
 23 witness that we could do before 10:00 -- and be done
 24 by 10:00?

1 **MR. GRIFFIN:** I don't know that we'd be done
2 with all the questions. Mr. Loomis is here, and he
3 can begin his testimony and probably get through.
4 He'll probably take 15 or 20 minutes, but he can also
5 come back on Thursday.

6 **CHAIRMAN FINNIGAN:** I think maybe we would
7 be better off to wait until Thursday. If we can get
8 to a point tonight where we're at. We're kind of in a
9 neutral point right now; so I think we'll adjourn
10 tonight and be back here Thursday at 6:00.

11 That's it.

12

13 (Hearing adjourned at 9:50 p.m.)

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1 STATE OF ILLINOIS)
2 COUNTY OF DeWITT) SS

3

4 I, BRENDA ZEITLER, CRR, RPR, and CSR,
5 License No. 084-004062, in and for the state of
6 Illinois, do hereby certify that the foregoing meeting
7 was taken on the 2nd day of January, 2018, before the
8 McLean County Zoning Board of Appeals and that said
9 meeting was taken down in stenograph notes, afterwards
10 reduced to typewriting by me, and that this transcript
11 is a true and accurate transcription of the testimony.

12

13 I do hereby certify that I am a
14 disinterested person in this cause of action, that I
15 am not a relative of any party or any attorney of
16 record in this cause or an attorney for any party
17 herein or otherwise interested in the event of this
18 action, and that I am not in the employ of the
19 attorneys for either party.

20

21 IN WITNESS WHEREOF, I have hereunto set my hand
22 this 22nd day of January, 2018.

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	5:1;14:15,21,24; 15:3,4,5,6,15	32:23	16:6,11;20:20,22; 22:11;37:9,16;38:22, 23:56;2,7;69:17	74:1
\$	accommodated (1)	adjoining (1) 65:14	ahead (4) 26:8;43:9;58:23; 64:11	analyzed (1) 67:13
\$1,000 (1) 75:9	57:6	adjourn (1) 97:9	aid (1) 18:21	ancillary (2) 5:4;38:9
\$100 (1) 65:7	accordance (1) 31:7	adjourned (1) 97:13	AIMA (3) 10:5;17:15;63:11	and/or (3) 8:12;14:16;18:6
\$125,000 (1) 73:20	according (5) 7:20;9:7;17:5;18:3; 42:6	adjustments (1) 71:13	air (6) 8:5;7:9;8;34:10; 44:18;70:17	annual (5) 11:13;28:7,15;38:11; 68:22
\$14 (1) 28:7	accordingly (2) 8:14;18:8	Administration (2) 9:10;12:21	airstrip (3) 14:4,8,8	annually (2) 28:6;54:2
\$15 (1) 64:20	account (1) 79:2	advanced (1) 31:6	Alamont (1) 53:10	annuity (1) 28:9
\$165,000 (1) 72:8	acoustic (1) 10:16	advantage (1) 11:13	algorithm (1) 54:16	appeal (4) 75:13,18;77:11;82:9
\$2,500 (1) 75:9	acre (3) 75:10;81:5,22	advantageous (4) 33:1;51:23;52:13,14	allow (1) 4:23	Appeals (5) 61:19;67:1,2;77:4; 85:9
\$2.8 (1) 27:3	acres (14) 5:5;69:9;70:13,13; 71:23,24;74:20;75:3; 81:5;84:1,4;85:19; 89:10,11	adverse (1) 14:11	allowed (4) 12:14,17;39:15; 61:11	appear (1) 68:9
\$20,000 (1) 72:12	across (4) 26:23;27:8,11;28:3	aerial (1) 14:13	allowing (1) 11:14	appears (1) 84:3
\$207,000 (1) 70:9	act (1) 28:9	affects (1) 14:11	alluded (1) 84:6	applicable (3) 15:21;16:10,21
\$220,000 (1) 70:10	action (2) 15:19;50:1	affidavit (1) 85:3	almost (6) 26:24;30:14;68:16; 70:10;73:22;81:23	Applicant (49) 4:17;6:2,18;7:14; 8:10;9:8,15,19;10:1,9, 11,16,17,19,21;12:14; 13:2,12;14:1,3,18,21; 15:13;18:4,10,13,20; 19:18;20:10,10,11,14, 14,15;22:1,9,18;23:22; 24:1,17,21;25:22; 38:24;39:10,18;56:4; 61:23;78:14,18
\$29,000 (1) 28:12	active (1) 67:21	ag (4) 69:19;75:1,5,23	along (4) 14:23;15:2,5;25:3	already-built (1) 15:1
\$300 (1) 38:7	activities (1) 93:12	again (38) 8:15;18:9;20:9;25:7; 26:16;43:6;54:5;68:10, 13,14;69:18,20,23; 70:1,4,13;71:8,15,21; 72:2,13,14;73:7,14,15, 16;74:2,14;75:1;77:7, 8,12;81:15;82:21;86:9; 89:15,23,24	aluminum (1) 37:1	Applicants (1) 4:3
\$4 (2) 37:5;55:18	activity (5) 77:1;91:14,16;93:3,3	against (1) 57:20	always (3) 27:18;51:12;91:22	Applicant's (3) 39:4,14,21
\$4,056,200 (1) 17:11	actual (3) 67:1;77:23;83:9	age (3) 53:4;80:18;88:15	Amazon (2) 46:12;48:9	Application (47) 4:21;5:7;6:23;7:20, 22;8:8,13;9:3,22;12:4, 8,23;13:22;14:4,10; 15:20;16:13,19,24; 17:5,7;18:4,7;20:17; 21:6,8,10,13,20,22; 22:3;23:11,11,24;24:8, 13;25:21;30:6,21; 34:14;36:16;40:24; 50:19;61:7,21;62:21; 63:4
\$40,000 (2) 56:9,12	actually (15) 20:15;46:15;54:7; 58:1;62:22,24;63:5; 65:3;66:22;68:8;71:10; 73:8;85:14;88:13;92:7	Agency (1) 18:11	America (5) 4:22;20:12;26:24; 27:13,16	applications (1) 14:13
\$40,562 (6) 9:24;14:1;17:11; 55:17;63:5,15	add (4) 68:24,24;81:1,1	ago (4) 35:12;36:3;37:9; 47:11	America's (1) 26:19	apply (4) 5:8;6:12;7:8;12:15
\$41,000 (1) 37:3	adding (3) 11:11;56:23,24	agree (1) 94:10	among (1) 21:14	appraisal (1) 64:19
\$75 (1) 72:23	addition (2) 22:1;24:15	agreement (26) 9:14;10:5;15:17,20; 16:17,20;17:15;22:10, 14,15;32:7,13;37:8,16, 19;38:22;45:23;46:3,8, 11,18;48:16,16;55:24; 56:7,17	amount (1) 48:24	appraisals (3) 45:6;91:3,6
\$8 (1) 27:2	additional (4) 6:18;24:1;43:12; 82:20	agreements (3) 15:14;33:14;67:18	amounts (3) 27:1;36:24;38:10	appraised (2) 64:20;65:4
\$80 (2) 72:22,23	address (13) 19:16;23:8,12;38:17; 40:10,11;41:2,6,9; 43:6;60:17;64:6;86:9	Agricultural (16) 10:4;11:6,9;12:1,2; 16:3;17:15;22:10;37:8, 16,22;55:24;56:16; 66:7;74:7,13	Amy (2) 53:21;86:8	appraiser (2)
\$90,000 (1) 73:20	addressed (2) 40:6;78:8	Agriculture (16) 5:6,11;7:3;13:17;	analysis (9) 7:6,21;8:14;9:13; 12:10;18:8;38:1;69:3; 88:18	
A	addressing (3) 10:23;13:8;17:19		analyze (1)	
ability (2) 34:15;41:15	adequate (6) 10:1;14:1,15;15:9, 15;17:3			
able (2) 19:2;93:21	adjacent (5) 30:1,2;31:10,17;			
accept (1) 56:5				
acceptable (2) 17:3;40:14				
accepted (4) 9:5;39:4;77:24; 78:18				
access (9)				

<p>23:6;64:14 appreciate (2) 91:9,11 appreciation (1) 74:11 appropriate (1) 13:5 approval (7) 12:16,19;18:10; 22:16;28:22;31:7; 52:20 approve (4) 31:1;60:11,20;61:20 approved (6) 9:7;11:5,11;12:18, 20;15:18 approves (1) 16:19 approving (1) 63:20 approximate (1) 70:10 approximately (13) 5:5;7:19;20:24;21:2; 27:3;28:4,7,21,23; 29:20;55:17;87:6; 88:18 area (29) 10:11;11:6,20;12:2, 20;14:4,12;18:15;30:9, 17;33:6,34;11;35:22; 38:4;41:23;45:7;48:19; 54:8;57:14;65:16,21; 67:21;68:2;74:3;76:4; 81:22;86:19;92:18; 93:17 areas (6) 10:12,14;13:20;16:8; 41:19;57:24 arm (1) 26:12 around (13) 30:18;31:2,3;34:7; 37:13;50:12;51:9;53:7; 54:18;83:14;84:2,12, 13 Arrowsmith (1) 76:4 Article (3) 7:7;16:14;17:1 articles (1) 77:21 aspect (1) 62:20 aspects (1) 23:1 assertable (1) 82:3 assertion (1) 85:22 assessments (1) 91:4 assessor (6)</p>	<p>66:23;76:3,8,14; 77:10;85:21 assessors (5) 75:19;76:15;77:2; 85:11,14 assessors' (3) 67:8;69:22;75:11 assigned (1) 37:6 assist (1) 11:12 assuming (3) 42:13;59:9;60:11 assurance (4) 10:2;17:3,10;37:5 assurances (1) 54:4 assure (2) 46:9;54:1 attachments (1) 6:4 attention (1) 55:6 attorney (4) 6:7;19:18;20:10; 31:4 Attorney's (1) 22:13 audience (6) 19:4,7;40:24;45:19; 62:3;86:6 authorization (1) 13:6 available (2) 79:5;87:4 average (7) 48:13,14,15;54:9; 74:16,24;75:9 averaging (1) 74:19 Aviation (6) 9:9;12:21;21:16; 34:9,10;44:17 avoided (1) 10:12 awards (1) 65:1 aware (4) 44:24;79:7,8;85:20 away (2) 16:7;73:19</p>	<p>B back (23) 8:18,24;13:21;14:5; 19:1,21;31:21;37:20; 41:18;42:22;50:21; 52:19;53:11,19;59:13; 70:6;73:12;79:17;85:1; 87:17;95:20;97:5,10 bald (2) 41:19;60:5</p>	<p>BANGERT (2) 84:21;85:7 Banks (1) 19:19 Barb (1) 43:5 base (2) 9:21;75:24 based (16) 11:2;17:21;27:17; 29:14;47:12;50:20; 59:11;66:18;74:2,4; 75:22;76:1;78:1;79:9; 85:11,23 basement (5) 72:1;80:11,22,24; 81:1 basements (2) 70:16;80:23 basic (1) 35:20 basically (17) 25:20;26:5;31:24; 34:7;35:21;54:16;66:4; 67:11,16,17,22;69:7; 75:5;77:2;80:16;81:20; 84:8 basis (3) 28:16;29:5;89:7 bat (1) 10:16 bathrooms (1) 80:19 battery (1) 26:21 beam (1) 21:18 become (2) 47:21,22 begin (4) 12:22;18:12;25:4; 97:3 beginning (3) 4:2;17:8;93:19 begins (1) 4:1 behalf (2) 38:24;43:4 below (7) 10:6,7;17:17;29:1, 20;52:13,14 benefit (4) 66:13;77:3,14;93:23 benefits (9) 23:18;36:11;66:1,2; 68:19,20;76:16;91:24; 92:9 Besides (2) 11:11;72:20 best (6) 27:14;33:2;49:4,6, 10;51:20 better (5)</p>	<p>33:4;48:23;49:21,22; 97:7 beyond (1) 41:16 big (5) 59:12;67:17;74:9,19; 80:12 bigger (2) 52:5;89:10 biggest (2) 49:1;52:7 bill (1) 62:10 billion (5) 27:2,3;32:16;51:19; 64:20 binders (1) 67:17 bird (2) 10:20,21 bit (8) 4:10;26:14;29:6; 34:23;50:17;51:5; 79:18;93:6 blade (6) 8:3,5,6,7,23;51:10 blades (14) 7:24;8:1,2,12;17:24; 18:1,2,7;50:7,19;51:1; 58:5,10,13 block (1) 95:8 blockage (1) 71:3 blogs (1) 77:22 Bloomington (1) 38:5 Bloomington-Normal (1) 65:5 blow (1) 58:7 blowing (2) 58:13;71:4 blue (1) 30:22 Board (26) 6:16;12:10,16;15:19; 16:18;19:3;22:17;24:4, 5,14;33:20;39:11; 40:19;45:20;50:23; 58:24;59:1,22;60:10; 61:17,19;63:19;64:24; 78:13,24;91:9 Board's (1) 24:15 bodies (1) 68:21 body (2) 61:16,19 boon (1) 77:1 borescopes (1)</p>	<p>49:23 boring (1) 59:15 borings (1) 29:15 both (17) 11:12;26:3;31:12; 32:8;58:16;64:23;65:4; 70:8,16,16,17,17,18; 71:22,24;72:1;73:10 bottom (2) 35:5;50:3;72:19 boundaries (1) 13:4 boxes (1) 49:14 brand (1) 81:17 break (2) 53:17,18 bricks (1) 82:7 brief (1) 20:7 briefly (1) 70:3 bring (3) 55:5,12;87:16 brokers (3) 66:12;92:15,16 brought (1) 31:21 build (10) 7:14;13:2;14:21; 29:17;45:22;71:3; 84:22,24;85:2,6 buildable (1) 29:12 building (12) 5:8;9:3;12:15;24:19; 29:22;30:5;57:20; 67:24;68:2;71:22; 76:10;81:2 built (7) 9:7;47:11;67:24; 68:15;70:10;73:7;76:4 burden (1) 85:10 Bureau (4) 62:19;69:16;73:14, 16 buried (1) 29:19 burn (1) 49:3 Burns (1) 36:18 business (3) 36:1;41:14;76:9 buy (5) 45:24;46:13;48:1; 49:2,3 buyer (1)</p>
---	--	--	---	---	--

82:14 buyers (2) 69:7;82:15 buying (2) 47:12;48:6	centers (1) 48:9 Central (2) 65:2;70:17 certain (6) 6:9;46:13;48:24; 50:21;52:6;54:10 certify (1) 9:2 cetera (4) 33:5;48:10;49:14; 67:18 CHAIRMAN (48) 4:3;19:10,15;20:4,6; 24:23;25:1;39:5,6,16; 40:12,15,18,21,23; 41:11;43:9;45:18; 48:18;50:8,14,24; 51:11;52:3,22;53:17; 60:15,24;62:16;63:23; 64:5,11;78:16,20,23; 84:19;86:2,5;89:23; 94:19;95:19,24;96:5,9, 14,19,22;97:6 changes (4) 8:10;18:4;48:5; 87:22 changing (3) 47:2,3,9 chapters (1) 64:23 characteristics (3) 70:2;71:9,13 Chenoa (6) 5:13;6:8;13:4;14:9; 22:22;31:2 Chicago (6) 19:20;20:2;25:8; 27:18,19;28:5 Chief (1) 61:24 chooses (2) 8:11;18:5 Christmas (1) 93:14 clarification (2) 55:16;63:15 clarify (1) 63:12 clarifying (1) 89:21 clean (1) 27:20 clear (3) 44:6;83:5;84:6 clear-cut (1) 73:11 clearly (10) 27:12;32:19;33:15; 68:19;73:21;79:13; 82:4,10;83:2;92:4 close (1) 71:19	closely (1) 21:21 closer (4) 49:24;51:2,6;85:6 closest (3) 70:13,15;71:19 coal (2) 47:22;49:2 Colfax (4) 41:4,9;53:22;58:21 collected (1) 31:21 collection (5) 29:19,23;30:7;31:21; 52:16 Com (1) 30:2 comfort (1) 7:12 coming (5) 43:13;52:19;57:14, 17;58:24 comment (2) 87:21;96:3 comments (5) 13:10;40:8,10;43:13; 92:5 commercial (4) 16:7;17:9;32:6; 65:12 commissioners (1) 15:21 commissions (1) 16:21 Committee (1) 22:17 commodity (2) 33:7;48:3 common (1) 48:16 Commonwealth (1) 32:24 communication (3) 5:2;8:22;10:13 communications (4) 6:13,15;9:11;21:18 communities (1) 28:10 community (1) 58:16 company (2) 25:8;53:1 comparable (3) 88:22,24;89:10 comparable-type (1) 75:10 compare (2) 70:2;72:17 compared (5) 79:22;81:5;87:3; 88:11;89:11 comparing (1) 87:20	comparison (4) 72:7;88:1,4,6 comparisons (2) 87:21;89:9 compatible (2) 12:1;16:6 compensate (1) 43:15 compensated (2) 33:11;58:14 collected (1) 82:16 competitive (1) 47:21 competitors (2) 26:3;49:7 complaints (3) 9:15;76:14;77:9 complete (1) 9:6 compliance (14) 8:15;12:5;18:9; 21:16;23:12;24:10,11; 29:13;33:18;34:15; 44:18;50:22;51:6;56:6 complicated (1) 26:14 comply (2) 8:9;12:9 component (1) 8:4 components (4) 36:4,22,23;37:2 Comprehensive (1) 11:4 comps (2) 75:7;81:7 Comsearch (1) 34:4 concern (6) 43:15;44:1;75:20; 91:22;92:3,21 concerned (1) 19:1 concerning (6) 22:24;23:3,17,23; 38:21;39:8 conclude (5) 95:23;96:1,2,3,7 concludes (1) 18:23 concluding (1) 96:9 conclusion (2) 16:12;74:2 condition (1) 69:10 conditions (10) 54:8,11,12;58:8; 59:17,18;66:18;69:7, 13;73:22 confidence (1) 34:12	confinement (2) 76:22;77:6 confirm (1) 40:13 confluence (1) 60:2 conformance (1) 15:24 conforms (1) 16:10 confused (1) 20:16 congestion (1) 15:11 connect (2) 31:16;32:2 connected (3) 29:18;31:19;52:16 connecting (4) 31:10,13,15;51:22 connection (2) 18:14;51:23 conservation (2) 41:19,23 consideration (3) 80:9,13;88:15 considered (2) 74:15;85:21 consist (1) 20:24 Consistency (1) 6:16 consisting (2) 4:24;7:15 constant (1) 77:12 constraints (1) 34:11 constructed (2) 21:1;27:15 construction (11) 5:3;9:5;12:21;15:16; 16:22;18:12;29:17; 56:19;57:4;69:1;73:10 constructions (1) 15:22 consultant (2) 54:7;64:14 consumer (3) 32:5,6;48:8 contained (1) 24:12 contains (2) 21:11,14 contest (3) 59:24;60:7,13 continue (5) 11:22,24;13:19;45:5; 65:16 continued (1) 96:16 contracts (4) 46:21;47:3,6;48:14
C				
cable (2) 29:21;52:16 California (1) 53:9 call (5) 4:6;20:8;24:1;30:14; 55:1 called (2) 20:23;69:24 came (1) 91:15 can (61) 6:19;7:12;9:20; 11:20;12:21;18:12; 19:8,9,21;20:4;25:1,4, 6;27:8,9,12;28:9; 30:13;34:20;35:17,21; 36:24;43:9;45:11; 49:24;50:1;51:21; 52:11;54:2;58:7;60:22; 61:2,5;62:2,15;63:10; 64:9,11;71:14;72:2,3; 73:12;74:23;81:1;84:1, 7,16,23;86:23;87:15, 16;91:21,24;92:3,6; 95:4,21,23;97:3,4,7 Canada (1) 26:24 capacities (1) 35:10 capacity (2) 35:14,19 capital (3) 38:7,10,11 cards (1) 43:11 career (1) 25:14 carrier (1) 9:13 carry (1) 58:15 Case (8) 4:4,6,20;6:12,15; 20:5;61:11,24 cast (1) 44:8 catch (1) 89:15 Caterpillar (1) 65:6 caused (1) 8:5 Center (1) 20:24				

<p>Control (6) 12:10;32:9;33:19; 37:12;50:23;70:7</p> <p>controls (4) 65:20,23;91:24;92:8</p> <p>Conversion (9) 4:23;5:9;7:15;8:16; 20:18,19;21:5,7;35:4</p> <p>coordinate (1) 18:20</p> <p>copies (2) 4:18;39:24</p> <p>copper (2) 37:1;56:10</p> <p>corn (1) 42:18</p> <p>corner (2) 30:16;62:13</p> <p>corporate (3) 22:20;28:4;48:11</p> <p>correlation (1) 35:23</p> <p>correspondence (1) 9:9</p> <p>Cost (11) 9:23,24;13:24,24; 17:6;36:18,21;47:20; 56:14;63:6,19</p> <p>costs (6) 6:3;17:10,12;56:18, 19;57:5</p> <p>counsel (1) 25:22</p> <p>counties (8) 65:14,15;69:16,17; 72:6;75:17;76:17; 85:19</p> <p>country (1) 57:11</p> <p>County (68) 4:4,21;5:10,20,21; 10:2,22;11:4;12:16,18; 13:7;14:2;15:14,17,18, 19;16:18,18;17:4,4,10, 18;20:11,16,23;21:3,9; 22:2,9,13,14,17;23:13, 18;24:5,25;23;26:6; 27:23,24,24;28:1;30:3; 33:3,5,8,16;37:6;40:8; 42:14,19,21,22;44:22; 45:2;52:19;55:22;56:5; 59:1;61:17;62:18;63:1; 67:7;68:20;72:14;76:2; 77:9;85:20;87:13</p> <p>County's (1) 56:24</p> <p>couple (3) 53:22;72:11;74:19</p> <p>course (1) 33:24</p> <p>court (1) 19:8</p> <p>cover (1)</p>	<p>37:20</p> <p>CRE (2) 64:22,24</p> <p>create (3) 71:6;91:21;92:1</p> <p>created (1) 38:9</p> <p>creates (2) 76:23,23</p> <p>creation (2) 38:8;66:8</p> <p>Creek (3) 5:18;60:3;82:22</p> <p>crescent (1) 30:15</p> <p>critical (3) 72:16,21;88:18</p> <p>crop (5) 6:24;7:4;11:22; 13:19;14:11</p> <p>crops (1) 14:14</p> <p>cross (1) 15:4</p> <p>cross- (1) 62:4</p> <p>crossing (1) 15:7</p> <p>cultural (1) 10:11</p> <p>cumulative (2) 54:20,21</p> <p>current (4) 36:21,22;56:19;87:7</p> <p>currently (2) 11:21;22:18</p> <p>cut-off (1) 81:9</p>	<p>44:5;93:10</p> <p>days (4) 54:10;79:16;93:2; 94:13</p> <p>dead (1) 93:14</p> <p>deal (3) 30:13;37:14;82:15</p> <p>dealing (2) 25:20;47:18</p> <p>debt (1) 26:11</p> <p>December (5) 5:24;21:9;78:8,13; 94:5</p> <p>decent (1) 93:17</p> <p>deciduous-type (1) 71:3</p> <p>decision (3) 59:7,20;76:9</p> <p>decommission (2) 36:19;63:2</p> <p>decommissioned (7) 10:3;51:14;53:1,4,6, 9,13</p> <p>Decommissioning (15) 9:22,23;13:23,23; 17:5,6,12,13;21:17; 36:17;55:16;56:18; 62:20,22,23</p> <p>decrease (1) 88:10</p> <p>defer (1) 41:23</p> <p>definite (1) 42:1</p> <p>delivered (1) 30:8</p> <p>demand (2) 66:16;69:7</p> <p>demands (2) 48:8,10</p> <p>demographics (1) 65:19</p> <p>demonstrate (2) 22:6;24:4</p> <p>demonstrated (2) 8:15;18:9</p> <p>demonstrates (1) 12:8</p> <p>denied (2) 75:18;77:12</p> <p>dense (1) 83:14</p> <p>density (4) 83:19;84:1,10;86:22</p> <p>Department (12) 4:15;10:24;13:9; 22:11;37:9,15,15,19; 38:23;40:7;56:1,7</p> <p>dependent (1) 47:11</p>	<p>depending (2) 41:22;44:8</p> <p>depends (3) 28:24;81:15;83:22</p> <p>depth (7) 10:6;17:16;63:1,3,7, 8;74:1</p> <p>descriptions (1) 62:10</p> <p>design (2) 9:4;21:4</p> <p>designated (1) 41:19</p> <p>designation (3) 64:18,19,22</p> <p>designed (3) 15:10;52:6,8</p> <p>designing (1) 34:7</p> <p>designs (2) 49:18,21</p> <p>desirable (3) 11:22;16:8;74:13</p> <p>detail (1) 67:4</p> <p>deter (1) 95:2</p> <p>determination (1) 29:14</p> <p>determine (3) 61:20;67:1;71:13</p> <p>determining (1) 29:17</p> <p>detrimental (1) 7:11</p> <p>devastating (1) 66:20</p> <p>develop (1) 26:20</p> <p>developed (9) 14:23;25:16;26:23; 27:19,23;35:1;81:20; 83:20;92:6</p> <p>developer (2) 27:17;87:5</p> <p>developing (2) 26:6;27:16</p> <p>Development (18) 4:22;13:14;16:23; 20:1,12;21:21;25:12; 27:5;65:20,23;66:1; 67:15;68:5,18;74:3; 83:5,6;91:21</p> <p>developments (1) 11:7</p> <p>diameter (1) 29:5</p> <p>DICK (18) 4:14,20;21:13;22:12; 28:20;39:20,23;40:2,6, 22;41:5,10;43:3,6; 63:1,8;64:9;85:4</p> <p>difference (4)</p>	<p>74:9;80:12;81:11,12</p> <p>differences (1) 66:16</p> <p>different (15) 6:5;7:22;8:13;18:7; 33:13;51:1;52:11; 62:21;65:14;77:7,7,17; 81:6;82:24,24</p> <p>differential (3) 71:14;80:8;89:3</p> <p>different-sized (1) 88:22</p> <p>digging (1) 79:19</p> <p>dimensions (2) 29:6;34:20</p> <p>diminish (1) 11:19</p> <p>direct (3) 35:22;69:19;71:14</p> <p>direction (1) 31:12</p> <p>directions (1) 7:2</p> <p>directly (3) 30:8;31:16;32:5</p> <p>dirt (1) 71:5</p> <p>dirty (1) 47:23</p> <p>disapprove (1) 31:1</p> <p>discretion (1) 59:9</p> <p>discuss (1) 45:9</p> <p>discussed (2) 66:12;77:16</p> <p>discussion (1) 37:14</p> <p>discussions (2) 31:5,6</p> <p>dish (1) 55:1</p> <p>distance (3) 14:5;41:18;68:1</p> <p>distances (3) 12:7;50:22;71:7</p> <p>distinguish (1) 27:9</p> <p>distribute (1) 4:17</p> <p>Distribution (1) 65:6</p> <p>District (13) 5:6,11;7:3;13:15,17; 16:1,3,11;20:20,22; 80:10;88:6;89:17</p> <p>Districts (7) 6:8;18:21;23:19,19, 20;80:17;88:1</p> <p>document (1) 39:2</p>
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<p>documentation (1) 34:14</p> <p>documents (8) 4:16;6:19;16:24; 21:12;22:2,5;24:12; 38:18</p> <p>Dodge (1) 77:9</p> <p>dollars (3) 11:12;32:16;51:19</p> <p>dominant (1) 8:4</p> <p>donations (1) 28:12</p> <p>done (14) 35:4;52:19;65:13; 66:22;67:1,5,9;75:11; 77:23;79:21;87:5; 95:24;96:23;97:1</p> <p>door (2) 4:9,13</p> <p>dots (2) 27:9,10</p> <p>doubt (2) 47:10;57:18</p> <p>down (6) 33:5;48:24;49:14; 51:13;59:18;75:6</p> <p>Downs (2) 87:20;88:4</p> <p>Dr (3) 23:14;38:5;66:2</p> <p>Draft (1) 22:15</p> <p>drain (1) 14:20</p> <p>Drainage (6) 6:8;7:1;14:15,19,20, 23</p> <p>drilling (1) 52:13</p> <p>Drive (3) 20:2;40:2;81:23</p> <p>driven (1) 83:14</p> <p>drivers (1) 59:12</p> <p>driving (2) 48:11;66:16</p> <p>drop (1) 74:23</p> <p>dropped (2) 72:19;91:16</p> <p>during (4) 15:16;22:23;24:2; 69:1</p> <p>dust (1) 71:4</p> <p>dusting (1) 14:12</p>	<p>eagle (1) 10:18</p> <p>eagles (2) 41:19;60:6</p> <p>earlier (6) 27:17;34:19;49:18; 56:3,5;94:8</p> <p>east (10) 5:19;41:3,8;43:1,7; 53:22;58:21;62:14,14; 65:8</p> <p>EcoCAT (1) 6:13</p> <p>ecological (1) 10:10</p> <p>economic (17) 9:14;21:19;23:16,17; 36:14;65:21;66:1,13, 18;76:16;77:1,3,14; 87:22;91:24;93:23; 94:2</p> <p>Economics (7) 23:14;64:18;66:4,5; 75:2;77:7;92:9</p> <p>economy (1) 68:22</p> <p>Ed (1) 30:2</p> <p>edge (5) 8:1,3,6,21;18:1</p> <p>Edison (1) 32:24</p> <p>effect (1) 54:20</p> <p>efficiencies (1) 47:20</p> <p>efficient (1) 51:24</p> <p>effort (3) 27:5;32:8,20</p> <p>egress (1) 15:10</p> <p>eight (1) 76:24</p> <p>either (3) 20:14;32:5;60:11</p> <p>Electric (4) 7:23,23;17:23;29:3</p> <p>electrical (2) 29:21;48:10</p> <p>electricity (2) 6:10;45:24</p> <p>Ellsworth (2) 87:20;88:4</p> <p>else (12) 32:14;45:3,18;52:17; 60:6;61:24;63:23;64:1; 82:10;84:2;88:16; 96:20</p> <p>elsewhere (5) 25:17;42:21;46:16, 17;52:1</p> <p>emergency (3)</p>	<p>9:12,19;18:22</p> <p>emit (1) 44:14</p> <p>emitted (4) 8:8;44:3,12,23</p> <p>employ (1) 28:2</p> <p>employs (2) 8:12;18:6</p> <p>encompassing (1) 85:19</p> <p>encounter (1) 29:16</p> <p>end (2) 7:17;93:18</p> <p>endanger (1) 7:11</p> <p>ends (1) 14:7</p> <p>Energy (33) 4:4,21,23;5:8;7:15; 8:16;11:7,14;20:11,18, 19,24;21:2,4,7;25:23; 26:6,20;27:20;28:15; 35:21;42:14,15,16,20; 46:13,14,16;47:15,18; 48:6;65:10;68:4</p> <p>engage (1) 58:7</p> <p>engaged (3) 33:17;34:2;54:7</p> <p>engaging (1) 22:18</p> <p>engineer (7) 9:2,6;22:13;23:10; 25:10;36:20;52:10</p> <p>engineering (5) 36:17;54:7;95:11,13, 15</p> <p>enjoying (1) 95:18</p> <p>enjoyment (1) 11:17</p> <p>ensure (2) 12:6;33:18</p> <p>ensuring (2) 33:23;34:6</p> <p>entered (1) 78:14</p> <p>entire (1) 36:23</p> <p>entirety (1) 61:8</p> <p>environment (3) 47:1,14;48:5</p> <p>environmental (7) 21:16;23:23;33:18; 34:2,3;41:24;60:8</p> <p>equipment (1) 58:18</p> <p>equity (2) 26:11;27:4</p> <p>erect (1)</p>	<p>11:14</p> <p>erosion (3) 15:5,8;37:12</p> <p>escrow (1) 57:1</p> <p>especially (3) 35:24;48:8;58:8</p> <p>Essentially (4) 44:5;51:4;79:4; 93:10</p> <p>established (3) 33:16;37:17;47:13</p> <p>establishing (1) 13:18</p> <p>establishment (2) 15:23;16:5</p> <p>estate (6) 64:14;66:9;68:20; 76:17;79:13;82:10</p> <p>estimate (2) 9:24;13:24</p> <p>estimated (1) 41:12</p> <p>estimates (1) 87:6</p> <p>et (4) 33:5;48:9;49:14; 67:18</p> <p>Europe (3) 26:24;35:1;36:3</p> <p>evaluate (1) 34:15</p> <p>Evaluation (3) 9:23;13:24;17:6</p> <p>even (3) 46:22;55:12;70:15</p> <p>evening (6) 23:5;25:6;38:19; 40:11;42:24;95:18</p> <p>everybody (1) 82:9</p> <p>everybody's (1) 51:19</p> <p>everyone (5) 19:7,9,21;62:2;74:8</p> <p>everywhere (1) 25:17</p> <p>evidence (2) 19:6;77:11</p> <p>exact (1) 28:24</p> <p>examination (1) 62:5</p> <p>example (8) 46:11;52:13;57:4; 60:2;70:6;76:10;80:22; 88:9</p> <p>examples (3) 69:15;81:9;83:14</p> <p>excellent (2) 74:9,15</p> <p>executed (1) 38:23</p>	<p>Exhibit (7) 6:16;39:4,14,19,21; 78:15,19</p> <p>exhibits (2) 6:20;38:19</p> <p>existence (3) 71:15;75:14;77:6</p> <p>existing (5) 14:18;30:2;51:21; 68:4;69:18</p> <p>exists (1) 66:24</p> <p>expanded (1) 36:14</p> <p>expect (1) 34:16</p> <p>expected (1) 56:12</p> <p>expenses (1) 38:11</p> <p>experience (7) 65:2,9;67:8;78:1; 79:9;94:3,15</p> <p>expert (1) 41:24</p> <p>explain (1) 54:3</p> <p>explained (1) 21:13</p> <p>explosion (1) 76:22</p> <p>extend (2) 41:16;92:23</p> <p>extended (2) 5:9;46:22</p> <p>extension (1) 24:17</p>
F				
<p>FAA (9) 9:10;12:21,22;13:1; 18:19;34:14,16,16; 59:13</p> <p>FAA-required (1) 44:17</p> <p>FaceBook (1) 48:9</p> <p>facilities (10) 5:4;10:4;14:16; 17:14;27:7,14;33:13; 58:16;76:22;77:6</p> <p>fact (5) 52:1;76:17;77:4; 88:9;94:4</p> <p>factor (1) 82:20</p> <p>factors (4) 35:5;54:12;79:12; 81:6</p> <p>fair (1) 88:6</p> <p>fairly (1)</p>				

77:5 fall (1) 42:22 far (2) 65:24;95:3 farm (13) 6:12;11:24;15:1; 48:19;62:18;65:4; 66:14,24;75:23;83:11; 91:15;94:17,22 farmed (1) 11:24 farmers (3) 11:12;14:12;37:11 farmette (1) 69:8 farmettes (2) 67:22;70:24 farmhouse (1) 68:6 farmland (1) 11:8 farms (11) 11:10;12:18;26:23; 53:2,4,6;69:18;75:15; 76:16,20,22 fascinating (1) 70:22 faster (1) 50:17 Father's (1) 93:10 FCC (1) 34:4 feasibility (1) 21:17 February (1) 93:19 Federal (3) 9:9;12:20;44:18 fees (1) 11:13 feet (28) 5:1;7:16;8:24;10:6; 13:21;14:6;17:16; 29:20;35:7,8,8;59:18; 69:9;70:7,12;71:18; 72:10;73:4,19;74:5; 76:6;81:10,12;84:24; 85:1;86:12;89:1,2 few (7) 30:22;37:9,20;38:16; 48:20;78:6;81:9 fewer (2) 35:18,19 field (5) 10:17,19,20,22; 65:10 fields (1) 71:2 figure (2) 62:11;79:19 figures (1)	8:8 filed (2) 21:8;22:3 filings (1) 49:23 final (4) 29:14,15;34:13; 48:12 finally (3) 29:11;39:17;40:6 financed (2) 26:16;64:17 financed (2) 26:4,17 financial (10) 10:1;17:3,10;37:5; 46:9,15;57:2,3,7;66:2 financing (3) 26:9;32:14;46:7 find (7) 35:10;62:10;67:7; 69:10;77:11;81:8; 87:15 finding (2) 47:24;69:23 fine (3) 25:15;39:6;78:20 FINNIGAN (45) 4:3;19:10,15;20:4; 24:23;25:1;39:6,16; 40:15,18,21,23;41:11; 43:9;45:18;48:18;50:8, 14,24;51:11;52:3,22; 53:17;60:15,24;62:16; 63:23;64:5,11;78:16, 20,23;84:19;86:2,5; 89:23;94:19;95:19,24; 96:5,9,14,19,22;97:6 fire (2) 18:21;23:19 firm (3) 19:18;32:12;36:18 firms (1) 11:14 first (9) 20:8;24:21;70:6; 71:2;73:5;87:19;88:4; 93:2,18 fits (1) 48:7 five (3) 65:14;77:17;95:12 five- (1) 53:18 five-acre (1) 94:17 flat (2) 7:1;93:10 flicker (9) 22:3;33:23,24;39:9, 14;53:24;54:14;55:3, 10 flickering (1)	44:3 flipped (1) 36:6 flow (1) 8:7 flows (1) 42:16 flying (1) 60:6 FM (1) 9:11 focused (1) 93:11 folks (2) 25:6,20 follow (2) 16:23;74:17 following (2) 4:8;16:16 follows (1) 7:9 follow-up (5) 38:16;44:11,21; 45:14;78:7 foot (13) 68:2,6;71:10,11,21; 72:22,23,24;76:5,6; 81:15;88:13,17 footage (3) 70:15;80:20;89:3 football (1) 93:16 footers (1) 50:9 footing (1) 46:9 footprint (2) 67:20;68:24 footprints (2) 75:16;87:14 form (1) 64:19 formal (2) 25:22;77:4 formula (1) 74:17 forth (2) 16:13;24:6 Fortunately (1) 83:17 forward (7) 4:4;19:4;41:1;47:2; 63:24;78:5;86:7 fossil (1) 48:4 found (5) 51:9;72:15;76:3; 77:14;81:12 foundation (4) 9:4;52:8,8,12 foundations (3) 10:6;17:16;59:17 founded (1)	26:18 four (1) 85:18 frame (3) 70:14;82:8;92:23 frankly (1) 76:12 frequency (1) 34:4 front (2) 51:18;61:18 full (1) 70:16 full-time (1) 28:4 funds (2) 26:17;27:6 further (4) 24:3,13;33:4;78:22 future (5) 28:9;40:9;56:13,15; 61:16	31:23;32:4;58:2; 79:17 gigawatts (1) 27:1 Glen (2) 42:24;89:24 goal (5) 50:10,10,12;51:14, 16 goes (14) 11:9;36:18;38:17; 42:15,16,17,17;51:24; 56:23;69:19;73:2;75:2; 84:15;93:10 Golden (1) 6:8 Good (13) 25:6;32:22;33:6; 42:24;63:13;73:19; 74:16,22;76:9;80:22; 82:15;93:16,18 good-news (1) 36:10 govern (1) 16:4 governance (2) 47:7;48:11 grade (3) 10:6,7;17:17 graduated (1) 64:15 grass (1) 14:7 gravel (3) 14:21;71:1;84:15 gray (1) 91:20 great (4) 30:13;37:14;71:7; 81:13 greater (2) 10:7;47:20 green (2) 27:9;31:10 grid (8) 30:4,8;32:2,3,4; 42:16;47:17;51:23 Gridley (5) 5:14;13:4;22:22; 30:17;31:3 GRIFFIN (29) 19:12,13,17,17,22; 20:6,9;25:2;31:4; 33:21;38:16;39:2,7,13, 17,22,24;40:4,16; 55:22;56:11,16;64:2; 78:6,9,12,17,21;97:1 ground (3) 29:20;51:19;95:4 grounded (1) 29:20 grouping (1) 73:1
G				
			garages (1) 70:18 gas (2) 26:21;27:10 gather (3) 29:23;31:24;35:21 gave (2) 34:11;81:9 GE (7) 7:24;8:2;17:23,24; 18:1;29:2,8 gear (1) 49:13 gearbox (3) 49:19;50:4,5 gearboxes (3) 49:19,21,22 General (6) 7:22,23;17:23;22:7; 29:3;54:8 generally (17) 5:19;7:1;46:4;48:13; 49:11;68:21;69:11; 71:11;74:18;75:3,8; 81:14;82:15;84:6;93:9, 14;95:11 generate (2) 28:15;42:20 generation (7) 26:21;27:1,2;36:11; 37:1;48:7;66:10 generator (1) 52:5 generators (2) 4:24;7:16 gentleman (1) 96:12 gets (4)	

<p>Groves (4) 15:1;48:19;68:13; 86:18</p> <p>growing (1) 36:9</p> <p>guarantee (4) 43:15,21,23;75:5</p> <p>guaranteed (3) 46:19,19;48:2</p> <p>guess (4) 4:7;45:4;58:22; 91:17</p>	<p>27:24</p> <p>Here's (2) 76:6,6</p> <p>heritage (1) 11:9</p> <p>high (5) 36:23;58:4,8;83:7; 93:22</p> <p>higher (8) 35:19;47:20;51:7; 57:5;73:8;75:10;88:14, 19</p> <p>highest (1) 64:19</p> <p>highly (1) 51:23</p> <p>high-rise (1) 57:20</p> <p>Highway (4) 5:20,20,22;64:8</p> <p>Historic (1) 10:14</p> <p>Historical (1) 18:11</p> <p>history (3) 43:18;65:20;67:15</p> <p>hit (1) 66:18</p> <p>hits (1) 58:2</p> <p>hobby (1) 94:22</p> <p>hog (2) 76:22;77:6</p> <p>hold (1) 64:22</p> <p>holiday (1) 94:11</p> <p>holidays (1) 93:13</p> <p>home (9) 28:16;36:15;42:8; 82:2;88:10,11;91:13; 92:22;93:5</p> <p>homeowner (1) 92:21</p> <p>homes (3) 7:19;28:18;92:13</p> <p>horizon (1) 95:3</p> <p>host (1) 36:12</p> <p>hourly (1) 29:4</p> <p>hours (3) 46:14;54:2,21</p> <p>house (17) 69:8;76:5,6;81:17; 82:11,13,13,19;83:9; 84:21,22;85:2;88:19; 89:20;92:16;93:9,21</p> <p>houses (9) 71:5,24;73:1;79:2,4,</p>	<p>8;81:20;88:22;94:12</p> <p>huge (3) 36:24;48:10;77:1</p> <p>hundreds (1) 70:23</p>	<p>48:1</p> <p>improve (1) 52:11</p> <p>improved (1) 15:6</p> <p>improvements (2) 12:7;14:20</p> <p>improving (2) 93:15,18</p> <p>inches (6) 10:7;62:23,24;63:2, 16,18</p> <p>included (2) 23:11;54:19</p> <p>includes (4) 9:22;13:22;27:20; 81:16</p> <p>including (8) 10:5,17,19,20,22; 17:1,16;65:11</p> <p>inconsistent (1) 77:20</p> <p>increase (1) 73:23</p> <p>increased (1) 35:11</p> <p>independent (2) 26:19;67:9</p> <p>index (1) 74:22</p> <p>indicated (5) 10:2;13:5;33:21; 50:19;63:1</p> <p>indicates (3) 14:3,5,10</p> <p>individual (1) 60:22</p> <p>industrial (2) 16:8;32:6</p> <p>industry (4) 34:24;47:19;48:12; 49:20</p> <p>influence (1) 94:2</p> <p>information (7) 21:5,14;38:2;45:6; 54:9;59:12;79:5</p> <p>infrastructure (3) 51:22;52:15;94:1</p> <p>infusion (1) 38:10</p> <p>ingress (1) 15:10</p> <p>initial (2) 63:19;66:23</p> <p>initially (1) 63:6</p> <p>injure (1) 12:12</p> <p>injurious (1) 11:17</p> <p>inspection (1) 49:11</p>	<p>inspired (1) 53:1</p> <p>install (2) 15:2;28:21</p> <p>installations (1) 6:9</p> <p>installed (10) 9:18;12:24;15:6,7; 18:2,17,18;35:12; 44:16;50:18</p> <p>installing (2) 29:2;52:21</p> <p>instances (1) 85:14</p> <p>instead (1) 51:13</p> <p>instrument (3) 57:2,3,7</p> <p>insurance (1) 58:15</p> <p>intense (1) 84:5</p> <p>intensive (2) 12:24;18:19</p> <p>intent (2) 16:1,3</p> <p>interact (1) 58:10</p> <p>interconnection (1) 5:3</p> <p>interest (1) 91:10</p> <p>interested (1) 82:19</p> <p>interesting (3) 76:3,19;82:22</p> <p>interests (3) 49:4,7;51:20</p> <p>interference (1) 9:16</p> <p>intergovernmental (1) 6:17</p> <p>internet (2) 18:14;77:22</p> <p>interpretation (1) 4:16</p> <p>interstate (2) 68:12;80:5</p> <p>interviewed (1) 76:2</p> <p>interviews (1) 69:21</p> <p>into (30) 27:6;28:9;29:6;30:4; 32:2,4;33:5;38:2;39:4, 15,18;42:16;56:13; 66:3,6,15;67:3;71:5; 72:6;74:1,21;78:14,18; 79:2;80:13;88:15; 93:13;94:16,20;96:5</p> <p>introduce (2) 6:20,20</p> <p>Invenergy (21)</p>
I				
<p style="text-align: center;">H</p> <p>habitat (1) 60:9</p> <p>half (7) 13:3;28:17;30:24; 32:16;51:18;68:16; 81:5</p> <p>Hankard (2) 23:9;33:18</p> <p>happen (3) 54:3;58:4;92:2</p> <p>happened (1) 35:9</p> <p>happening (2) 35:15;94:10</p> <p>happens (1) 59:16</p> <p>hard (3) 67:11;70:5;85:22</p> <p>hardly (1) 84:17</p> <p>head (2) 36:7;58:2</p> <p>Headquarters (2) 65:4,6</p> <p>health (1) 7:11</p> <p>hear (8) 19:2,8,9,21;41:13; 44:13;45:5;84:17</p> <p>heard (3) 54:23;65:24;69:2</p> <p>hearing (5) 4:2;5:23;22:23;61:9; 97:13</p> <p>Heartland (1) 27:13</p> <p>heavily (1) 29:20</p> <p>height (7) 5:1;7:17;8:19;35:5, 7;84:10;85:5</p> <p>held (2) 26:19;64:18</p> <p>helping (1) 52:1</p> <p>Henline (1) 60:3</p> <p>Henry (1)</p>	<p>identical (3) 69:5;70:11;89:1</p> <p>identified (4) 29:2,12;30:9;33:22</p> <p>identifies (1) 30:23</p> <p>identify (1) 31:1</p> <p>IDNR (6) 6:14;11:1;13:10; 17:20,20;40:10</p> <p>IHPA (1) 18:11</p> <p>Illinois (32) 4:15;10:14,24;12:9; 13:9;18:11;19:20;20:2; 22:11;23:15;25:10; 27:19;28:13,14,17,18; 32:23;33:3;37:9,18; 40:7;43:18;46:16; 50:22;52:1;57:23;64:8; 65:3,17;66:24;75:12; 76:20</p> <p>Illinois-Champaign (1) 64:16</p> <p>immediate (2) 11:18,20</p> <p>impact (48) 9:14;10:4;17:15; 21:18,19;22:4,10;23:7, 16;36:14;37:8,16;38:1, 3,22;43:16,19,21; 45:10;54:24;55:24; 56:17;65:10;66:20; 67:7;69:3;74:4,12; 75:6;76:1,14,17;77:15; 78:4;81:22;82:1,1; 83:3,21;91:12;92:22, 24;93:4,7,7;94:15; 95:16,17</p> <p>impacted (6) 12:3;54:2;58:2,5; 86:18;89:17</p> <p>impacting (1) 84:2</p> <p>impacts (13) 23:8;34:6;45:6;55:9; 65:21;66:9;67:10;68:9; 75:20;77:18;91:1; 94:23,24</p> <p>impede (1) 13:13</p> <p>implementation (3) 11:1;13:11;17:20</p> <p>important (1)</p>	<p>inspired (1) 53:1</p> <p>install (2) 15:2;28:21</p> <p>installations (1) 6:9</p> <p>installed (10) 9:18;12:24;15:6,7; 18:2,17,18;35:12; 44:16;50:18</p> <p>installing (2) 29:2;52:21</p> <p>instances (1) 85:14</p> <p>instead (1) 51:13</p> <p>instrument (3) 57:2,3,7</p> <p>insurance (1) 58:15</p> <p>intense (1) 84:5</p> <p>intensive (2) 12:24;18:19</p> <p>intent (2) 16:1,3</p> <p>interact (1) 58:10</p> <p>interconnection (1) 5:3</p> <p>interest (1) 91:10</p> <p>interested (1) 82:19</p> <p>interesting (3) 76:3,19;82:22</p> <p>interests (3) 49:4,7;51:20</p> <p>interference (1) 9:16</p> <p>intergovernmental (1) 6:17</p> <p>internet (2) 18:14;77:22</p> <p>interpretation (1) 4:16</p> <p>interstate (2) 68:12;80:5</p> <p>interviewed (1) 76:2</p> <p>interviews (1) 69:21</p> <p>into (30) 27:6;28:9;29:6;30:4; 32:2,4;33:5;38:2;39:4, 15,18;42:16;56:13; 66:3,6,15;67:3;71:5; 72:6;74:1,21;78:14,18; 79:2;80:13;88:15; 93:13;94:16,20;96:5</p> <p>introduce (2) 6:20,20</p> <p>Invenergy (21)</p>		

<p>4:22;20:1,12,14; 21:8,21;22:12,23;23:3, 4;24:9;25:8,12,14; 26:7,11,13,18;27:3; 38:11;61:23 inventory (1) 10:12 invested (1) 55:21 investigate (2) 34:5;42:11 investment (1) 38:6 involved (2) 25:15;66:12 Iowa (6) 25:17;67:6;76:19,21; 77:2,9 issue (11) 52:7;55:9;61:7,9,10; 72:20;80:2;84:12; 95:13,15;96:6 issued (2) 15:22;16:22 issues (9) 37:21;47:5;49:13,19; 66:14;71:24;76:13; 79:19;93:20 items (3) 21:14;78:7;80:13</p>	<p>30:2 kilovolts (1) 31:23 kind (18) 66:15,20;68:7,11; 70:22;71:2,5;72:2,19; 73:13;74:16,20;77:5; 79:19;81:16;84:6,11; 97:8 knows (1) 74:8</p>	<p>8:11;18:3,5;54:13 lays (1) 30:20 leading (1) 94:21 leak (1) 48:22 lean (1) 19:4 lease (2) 28:8;68:23 least (4) 9:17;17:11;18:15; 85:4 leaves (1) 42:18 lectured (1) 64:24 Lee (1) 69:16 left (1) 34:21 legal (2) 47:7;62:9 length (2) 79:22;92:20 Les (1) 64:7 less (11) 8:7;42:6;50:9;51:2; 54:2;58:6;70:16;76:13; 81:12;85:16;89:18 lessening (1) 85:10 letter (1) 6:14 level (7) 9:17;18:15;33:23; 34:12;51:7;83:19;95:4 levels (1) 33:13 Lexington (9) 5:17;13:4;22:21; 30:10,18,23,24;43:2,8 liability (1) 58:15 licensed (1) 25:10 life (2) 41:13;76:24 light (5) 44:13,23;95:3,13,15 Lighting (5) 12:22,23,24;13:1; 18:18 lightning (1) 50:7 lights (5) 44:3,12,17;95:7,9 likely (2) 7:17;12:3 limit (1) 82:18</p>	<p>limited (1) 13:20 limits (1) 22:20 line (15) 29:19;30:2,6,9,11, 22:31;2,3,9,14,17; 32:24;33:1;35:5;50:3 lines (7) 5:2,2,3;8:20,22; 31:12,22 lingers (1) 92:2 list (1) 62:8 listed (3) 7:6;91:13,13 listen (1) 84:14 listening (2) 84:13,14 lists (1) 92:17 little (19) 4:10;29:6;30:19; 34:23;43:11;45:5,21; 50:17;51:5;67:11; 68:10;70:5;72:24;73:6, 8;76:21;79:18;82:16; 93:6 live (4) 58:20;60:2;65:3; 82:22 Livingston (3) 69:15;73:2,5 LLC (8) 4:5,21,22;20:11,13; 25:23;26:9,10 LLCs (2) 26:1,2 LNTE (8) 8:1,2,6,12;18:1,2,7; 50:18 loads (2) 52:9;57:17 local (16) 11:8,12;18:21;28:2, 6,10,11;32:20,21; 64:23;66:12;67:7; 68:21,22;69:21;92:15 located (15) 5:19;6:6;12:7;13:21; 14:8,11;16:2;20:1,21; 22:20;23:21;27:14,18; 29:24;30:18 location (11) 8:9;16:4,7;29:15; 38:12;42:4;67:23; 72:20;79:22;80:8,16 locations (9) 28:23;29:12;31:2; 50:13;51:5,8;59:16,19; 62:22</p>	<p>long (4) 46:3;51:14,20;53:7 longer (4) 25:11;58:6;92:1; 93:6 long-term (7) 32:12,17,17;45:23; 46:2,3;48:2 look (32) 28:15;34:10;36:21; 47:1,15;49:12,12,23; 51:17;53:10;66:4,8,15; 68:18,19;69:4,6;71:12, 21;73:24,24;75:1;78:5; 79:3,14;80:3;82:5; 83:2;93:20;94:1,1,2 looked (26) 65:18,22;66:1,5,9; 67:14,14;68:5;69:16; 70:23;72:12;74:10,15, 17;79:3,24;80:16,17, 18,18,19,19,20;81:2,6; 85:9 looking (13) 28:21;29:8,10;67:19, 20,22,23;68:14;71:6; 73:15;80:7,13;94:16 Looks (2) 48:21;54:8 Loomis (4) 23:14;38:5;66:2; 97:2 lot (20) 30:12;46:21;66:17, 20;67:8;70:12;73:4,10; 76:23,23;77:1;79:15; 84:1;88:2,3;89:10,13, 20;93:2;94:6 loud (1) 84:16 low (3) 8:2;44:6;58:1 lower (3) 32:1;47:20;71:11 lowering (1) 85:14 lower-noise (1) 51:10 low-noise (2) 8:1;18:1</p>
L				
<p style="text-align: center;">J</p> <p>James (1) 78:8 January (1) 93:19 Japan (1) 27:16 Jim (4) 19:13,17;20:9;58:20 job (1) 66:8 jobs (6) 28:3;36:14;38:9,9; 68:24;69:1 journals (1) 77:24 jump (1) 40:2 justification (1) 43:13</p>	<p>lack (1) 45:10 land (25) 6:23;7:3,4;9:12;11:6, 23;13:18;16:5;30:20; 31:14,15;32:9;33:10, 14;37:13,23;64:17; 65:19;69:17,19;74:7, 13;75:4;80:12;83:9 landfills (1) 65:11 landowner (2) 9:14;55:13 landowners (9) 32:21;33:9,11,11; 37:11,21;38:13;55:8; 58:17 landscape (1) 54:15 large (4) 10:20;38:10;48:8; 72:1 larger (7) 35:6,16,17,20,22; 50:15;53:14 largest (1) 26:19 LaSalle (3) 27:23;69:15;72:14 last (9) 28:12;35:2,9,24; 36:7;41:7;47:10;51:11; 85:8 late (1) 4:16 later (5) 29:6;50:2;67:4; 72:11;95:21</p>	<p>land (25) 6:23;7:3,4;9:12;11:6, 23;13:18;16:5;30:20; 31:14,15;32:9;33:10, 14;37:13,23;64:17; 65:19;69:17,19;74:7, 13;75:4;80:12;83:9 landfills (1) 65:11 landowner (2) 9:14;55:13 landowners (9) 32:21;33:9,11,11; 37:11,21;38:13;55:8; 58:17 landscape (1) 54:15 large (4) 10:20;38:10;48:8; 72:1 larger (7) 35:6,16,17,20,22; 50:15;53:14 largest (1) 26:19 LaSalle (3) 27:23;69:15;72:14 last (9) 28:12;35:2,9,24; 36:7;41:7;47:10;51:11; 85:8 late (1) 4:16 later (5) 29:6;50:2;67:4; 72:11;95:21</p>	<p>Latin (2) 26:24;27:16 lattice (1) 53:11 law (2) 6:1;19:18 Lawndale (1) 5:16 lay-down (1) 5:4 layout (4)</p>	<p style="text-align: center;">M</p> <p>Mackinaw (3) 42:5,9;60:3 Madison (1) 19:19 MAI (1) 64:18 main (1) 43:15 mainly (1) 77:22</p>
<p style="text-align: center;">K</p> <p>keep (1) 84:12 Kevin (5) 19:13,23;23:2;24:22; 25:7 key (1) 72:20 kilovolt (1)</p>	<p>land (25) 6:23;7:3,4;9:12;11:6, 23;13:18;16:5;30:20; 31:14,15;32:9;33:10, 14;37:13,23;64:17; 65:19;69:17,19;74:7, 13;75:4;80:12;83:9 landfills (1) 65:11 landowner (2) 9:14;55:13 landowners (9) 32:21;33:9,11,11; 37:11,21;38:13;55:8; 58:17 landscape (1) 54:15 large (4) 10:20;38:10;48:8; 72:1 larger (7) 35:6,16,17,20,22; 50:15;53:14 largest (1) 26:19 LaSalle (3) 27:23;69:15;72:14 last (9) 28:12;35:2,9,24; 36:7;41:7;47:10;51:11; 85:8 late (1) 4:16 later (5) 29:6;50:2;67:4; 72:11;95:21</p>	<p>Latin (2) 26:24;27:16 lattice (1) 53:11 law (2) 6:1;19:18 Lawndale (1) 5:16 lay-down (1) 5:4 layout (4)</p>	<p>limited (1) 13:20 limits (1) 22:20 line (15) 29:19;30:2,6,9,11, 22:31;2,3,9,14,17; 32:24;33:1;35:5;50:3 lines (7) 5:2,2,3;8:20,22; 31:12,22 lingers (1) 92:2 list (1) 62:8 listed (3) 7:6;91:13,13 listen (1) 84:14 listening (2) 84:13,14 lists (1) 92:17 little (19) 4:10;29:6;30:19; 34:23;43:11;45:5,21; 50:17;51:5;67:11; 68:10;70:5;72:24;73:6, 8;76:21;79:18;82:16; 93:6 live (4) 58:20;60:2;65:3; 82:22 Livingston (3) 69:15;73:2,5 LLC (8) 4:5,21,22;20:11,13; 25:23;26:9,10 LLCs (2) 26:1,2 LNTE (8) 8:1,2,6,12;18:1,2,7; 50:18 loads (2) 52:9;57:17 local (16) 11:8,12;18:21;28:2, 6,10,11;32:20,21; 64:23;66:12;67:7; 68:21,22;69:21;92:15 located (15) 5:19;6:6;12:7;13:21; 14:8,11;16:2;20:1,21; 22:20;23:21;27:14,18; 29:24;30:18 location (11) 8:9;16:4,7;29:15; 38:12;42:4;67:23; 72:20;79:22;80:8,16 locations (9) 28:23;29:12;31:2; 50:13;51:5,8;59:16,19; 62:22</p>	<p>long (4) 46:3;51:14,20;53:7 longer (4) 25:11;58:6;92:1; 93:6 long-term (7) 32:12,17,17;45:23; 46:2,3;48:2 look (32) 28:15;34:10;36:21; 47:1,15;49:12,12,23; 51:17;53:10;66:4,8,15; 68:18,19;69:4,6;71:12, 21;73:24,24;75:1;78:5; 79:3,14;80:3;82:5; 83:2;93:20;94:1,1,2 looked (26) 65:18,22;66:1,5,9; 67:14,14;68:5;69:16; 70:23;72:12;74:10,15, 17;79:3,24;80:16,17, 18,18,19,19,20;81:2,6; 85:9 looking (13) 28:21;29:8,10;67:19, 20,22,23;68:14;71:6; 73:15;80:7,13;94:16 Looks (2) 48:21;54:8 Loomis (4) 23:14;38:5;66:2; 97:2 lot (20) 30:12;46:21;66:17, 20;67:8;70:12;73:4,10; 76:23,23;77:1;79:15; 84:1;88:2,3;89:10,13, 20;93:2;94:6 loud (1) 84:16 low (3) 8:2;44:6;58:1 lower (3) 32:1;47:20;71:11 lowering (1) 85:14 lower-noise (1) 51:10 low-noise (2) 8:1;18:1</p>

<p>maintain (4) 15:15;49:4,7,10</p> <p>maintained (1) 79:11</p> <p>maintaining (1) 37:22</p> <p>maintenance (3) 15:23;37:13;49:16</p> <p>major (4) 31:11;65:5;77:24; 91:20</p> <p>majority (2) 50:11;65:17</p> <p>makes (2) 59:7;80:12</p> <p>managed (1) 20:11</p> <p>managing (1) 25:15</p> <p>mandated (1) 37:12</p> <p>manner (1) 31:20</p> <p>mansard (1) 82:6</p> <p>manufactured (2) 36:5,8</p> <p>manufacturing (1) 36:13</p> <p>many (9) 34:2;35:12;37:20; 53:5;79:8,9;86:13,19; 87:12</p> <p>map (5) 27:7;30:1,12;42:6; 70:4</p> <p>mapped (1) 10:10</p> <p>maps (2) 6:5;67:18</p> <p>mark (1) 38:18</p> <p>marked (2) 39:3,14</p> <p>market (27) 38:1;47:3,9;66:16; 67:14,21;69:3,6;72:19; 73:21;79:2,4,8,16,18, 22;82:11;92:1,4,18,20, 24;93:10,15;94:5,13,14</p> <p>marketable (1) 92:13</p> <p>marketing (1) 79:14</p> <p>markets (1) 47:8</p> <p>MaRous (42) 23:5;37:24;64:3,4,7, 7,10,13,13;78:6,11,22; 79:7,24;80:15;81:13; 82:3,21;83:7,10,13,22; 85:12,18;86:12,15,20; 87:5,9,11,14;88:13,24;</p>	<p>89:8,13,19;91:2,5,20; 93:8;95:5,10</p> <p>M-a-R-o-u-s (1) 64:10</p> <p>MaRous's (2) 78:12,17</p> <p>matched (2) 69:4,23</p> <p>matter (1) 32:13</p> <p>matters (2) 34:8;38:16</p> <p>mature (1) 81:18</p> <p>matured (4) 47:17,18,19;49:20</p> <p>maximum (1) 29:4</p> <p>may (13) 19:1;24:1;29:16; 40:9,12;46:11;49:13, 24;52:12,14,59:19; 61:11;83:24</p> <p>maybe (11) 42:6;43:12;45:11; 46:16,16;59:5;60:17; 83:3;84:2;87:16;97:6</p> <p>McDonnell (1) 36:18</p> <p>McLean (26) 4:4,21;5:10;11:4; 13:7;17:18;20:10,16, 23;25:23;26:6;27:23; 33:3,7;42:14,18,21,22; 56:24;62:18;65:15; 69:15,17;80:3;85:24; 87:13</p> <p>mean (2) 82:12;88:2</p> <p>means (10) 26:16;29:3;32:12; 43:22;46:3;49:22;50:4, 21;55:7;58:6</p> <p>meant (1) 83:5</p> <p>measured (1) 8:23</p> <p>measures (1) 15:9</p> <p>meet (3) 12:22;13:1;33:17</p> <p>meets (3) 8:17;12:4;16:13</p> <p>megawatt (3) 29:8;35:14;46:14</p> <p>megawatts (9) 7:19;21:2;25:16; 27:20;29:4;35:13,13; 68:11;84:8</p> <p>member (2) 45:20;91:10</p> <p>mentioned (4) 22:12;31:4;83:4;</p>	<p>85:9</p> <p>met (7) 7:13;11:20;13:16; 14:17;15:12;16:2,11</p> <p>meteorological (1) 9:20</p> <p>meter (1) 34:22</p> <p>meters (3) 29:5;34:24;35:4</p> <p>Metz (1) 43:5</p> <p>Michael (3) 64:3,4,7</p> <p>Microsoft (1) 48:9</p> <p>microwave (3) 9:10;21:18;34:5</p> <p>middle (2) 57:10;68:7</p> <p>midst (1) 32:7</p> <p>Midwest (3) 25:13,18;70:24</p> <p>might (1) 43:11</p> <p>migrate (1) 36:2</p> <p>migrated (1) 35:2</p> <p>Mike (5) 23:5,9;37:24;62:17; 64:13</p> <p>mile (5) 13:3;14:6;30:23; 42:7;60:5</p> <p>miles (4) 14:8;22:20;95:6,7</p> <p>million (8) 28:7,18;37:5;38:7; 55:18;65:7;75:16; 85:19</p> <p>mind (1) 83:19</p> <p>mine (1) 91:18</p> <p>minimal (1) 57:24</p> <p>minimize (3) 14:11;15:5,11</p> <p>minimized (1) 33:24</p> <p>minimizes (1) 15:8</p> <p>minimum (5) 13:1;18:19;34:12; 46:8,20</p> <p>Minnesota (2) 67:6;77:8</p> <p>minus (1) 74:20</p> <p>minutes (1) 97:4</p>	<p>missed (1) 85:9</p> <p>misunderstood (1) 91:7</p> <p>mitigate (1) 55:8</p> <p>Mitigation (7) 10:5;17:15;22:10; 37:8;38:22;55:24; 56:17</p> <p>mix (3) 8:12;18:6;28:24</p> <p>mobile (2) 9:12,12</p> <p>model (5) 8:13;23:10;41:14; 57:13,16</p> <p>modeled (1) 18:7</p> <p>modeling (1) 54:6</p> <p>modern (1) 72:24</p> <p>modify (2) 51:21;63:19</p> <p>Money (4) 5:18;42:19;51:17; 56:2</p> <p>monitor (2) 49:22,24</p> <p>monopoles (1) 53:14</p> <p>monthly (1) 49:11</p> <p>months (5) 24:18,18;34:17; 75:12;76:24</p> <p>morals (1) 7:11</p> <p>more (31) 4:12;12:24;14:6; 18:19;35:12,18,21; 36:7;38:2;42:6;45:5; 47:24;48:6;50:14,18, 18;51:24;57:7;67:3; 69:12;70:15;72:12,24; 73:7;74:1;76:20,21; 81:19;84:1;88:18;92:3</p> <p>Morton (2) 65:7,8</p> <p>most (12) 16:8;36:5;47:11; 48:16;51:17;53:8,12; 66:18;67:16;69:18; 70:24;75:23</p> <p>move (3) 25:1;37:10;45:21</p> <p>moved (1) 57:23</p> <p>moving (1) 50:16</p> <p>much (7) 28:15;32:13;38:2;</p>	<p>49:5;54:9,14;88:8</p> <p>multiple (6) 7:2;27:22;54:18; 73:4,12;75:4</p> <p>municipal (1) 13:3</p> <p>municipalities (3) 22:19,21;31:5</p> <p>municipality (1) 13:6</p> <p>must (1) 91:7</p> <p>MW-116 (4) 7:24;8:2;17:23;18:2</p> <p>MW-127 (2) 7:24;17:24</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name (17) 19:16,17,23;20:9,15; 25:7;41:1,5,7;42:24; 43:3;58:20;62:17;64:6, 9,13;89:23</p> <p>nation (1) 53:6</p> <p>national (1) 64:24</p> <p>Natural (8) 4:15;11:1;13:9; 26:21;27:10;40:7;71:3, 6</p> <p>nature (3) 16:6;37:22;41:22</p> <p>near (3) 14:19;46:10;89:12</p> <p>nearby (2) 12:12;13:18</p> <p>nearer (1) 89:17</p> <p>nearly (1) 28:7</p> <p>necessarily (2) 47:23;95:12</p> <p>necessary (2) 14:16;15:1</p> <p>need (15) 8:14;10:1;15:18,21; 40:9;41:18;42:18;46:5, 6,7;47:15;60:18;82:14; 85:4;86:9</p> <p>needed (3) 24:2;32:13;42:21</p> <p>needs (2) 12:20;50:4</p> <p>nefarious (1) 26:1</p> <p>negative (21) 34:6;74:4;75:20; 76:1,13;77:15,20,21; 78:4;91:1,12;92:5,6,22, 24;93:6,7;94:15,23,24; 95:17</p>
---	--	--	--	---

<p>negatively (1) 12:3</p> <p>negatives (1) 68:19</p> <p>nest (1) 10:18</p> <p>net (3) 37:2;56:9;57:6</p> <p>neutral (2) 77:19;97:9</p> <p>New (4) 25:17;53:13;68:18; 81:17</p> <p>newer (1) 48:2</p> <p>news (2) 91:15;93:3</p> <p>next (9) 34:17;44:20;45:4,9; 62:16;64:1,2;68:13; 72:5</p> <p>nice (1) 71:12</p> <p>nicer (1) 73:1</p> <p>night (3) 44:14,22;45:1</p> <p>nine (2) 27:21,21</p> <p>nobody (1) 75:21</p> <p>noise (21) 7:21;8:3,4,8,10,13; 12:9,10;18:8;21:15; 23:10,13;33:19;50:14, 18,20;51:2,7;80:2,4; 84:12</p> <p>non-agricultural (1) 13:18</p> <p>none (3) 42:13;53:3;86:12</p> <p>nonlandowner (1) 85:17</p> <p>nonparticipant (1) 85:16</p> <p>nonparticipants (1) 81:14</p> <p>nonparticipating (4) 8:20;34:1;54:1; 55:11</p> <p>non-peer-reviewed (1) 77:21</p> <p>normally (1) 84:3</p> <p>North (12) 4:22;5:21;20:12; 26:18;41:4,8;43:1,7; 53:22;58:21;62:14; 73:3</p> <p>northwest (2) 30:16;64:8</p> <p>noted (4) 10:12;28:24;40:15;</p>	<p>78:16</p> <p>notice (4) 5:23;48:19;80:11; 89:16</p> <p>noticeably (1) 33:3</p> <p>noticed (1) 89:4</p> <p>notifications (1) 6:1</p> <p>November (2) 11:5;94:5</p> <p>nuance (1) 89:16</p> <p>Number (24) 4:20;27:12;30:17; 36:6;39:4,14,19;44:2; 46:14;62:7,12;68:17; 71:8,17;78:19;79:4; 80:19;81:15;82:18; 86:10,15,17,24;87:2</p>	<p>22:13</p> <p>offices (1) 28:3</p> <p>officially (1) 38:20</p> <p>oftentimes (3) 26:2;37:21;46:20</p> <p>oil (2) 48:22;49:12</p> <p>old (5) 47:22,23;52:2;53:10; 69:9</p> <p>older (4) 53:11;68:6;71:22; 84:8</p> <p>Once (6) 20:9;32:4;61:23; 77:13;91:14;96:13</p> <p>one (70) 4:12;14:3,6;20:1; 31:19;42:5;50:3;52:6, 24;58:4;59:12,24;60:4, 18,20;61:8,10;69:10, 12;70:1,8,11,12,12,14, 19,20;71:10,16,16,18, 23,23;72:3,4,15,23; 73:6,7,11;75:4,7,17,21; 76:7;80:11,11,22,23, 24;81:4,5;82:14;83:17; 84:4;85:8,8,20;88:5; 89:1,5,5,8,9,12,16,17; 94:22;95:12,14</p> <p>ones (3) 29:17;51:2;73:17</p> <p>ongoing (1) 28:8</p> <p>only (12) 36:11;52:5;59:17; 71:18;77:20;79:5;80:8; 82:14;85:20;87:18; 88:1,5</p> <p>open (3) 40:16;71:1;78:22</p> <p>opening (1) 20:7</p> <p>operation (4) 15:24;16:5;17:9; 49:10</p> <p>operations (3) 12:1,2;14:12</p> <p>opinion (7) 73:21;78:2;83:15; 85:23;93:21;94:9,9</p> <p>opportunity (5) 11:8;55:5;61:24; 62:3;96:2</p> <p>opposed (2) 75:5;84:10</p> <p>option (1) 31:15</p> <p>order (9) 27:2;28:17;29:10; 35:13;36:8;37:3,5;</p>	<p>43:12;56:6</p> <p>orderly (1) 13:14</p> <p>Ordinance (20) 5:11;7:8;8:18;10:8; 11:3;12:5;16:15;17:22; 21:3,11,24;22:6,8;24:7, 19;31:8;33:22;45:2; 54:6;55:22</p> <p>originally (1) 22:3</p> <p>others (3) 53:1;69:12;83:3</p> <p>otherwise (1) 56:6</p> <p>ought (1) 60:17</p> <p>ourselves (1) 26:3</p> <p>out (30) 15:3;25:24;30:20,22; 32:16;35:18;37:2,3,4; 43:12;48:19,21;53:9; 58:5,10;61:1;62:10,11; 67:7;71:6,14;74:19; 79:19;81:1;84:5;87:15; 91:15;93:3;94:16; 95:17</p> <p>outbuildings (1) 80:20</p> <p>outliers (1) 59:13</p> <p>outlined (3) 28:20;63:7,8</p> <p>outlines (2) 62:24;63:5</p> <p>output (4) 7:18;29:4;46:19; 47:19</p> <p>outside (3) 4:10;30:24;81:21</p> <p>over (26) 25:13,16;26:24; 27:19;33:24;35:1,9,24; 36:7;38:6;47:9;54:15, 15;60:6;64:15,19,20; 65:12,13;72:23,23; 74:5,11;81:10;85:19; 87:22</p> <p>overall (4) 23:4;88:14;89:19; 94:2</p> <p>overhead (1) 30:10</p> <p>overpriced (1) 79:10</p> <p>overseas (1) 36:6</p> <p>own (4) 67:9;83:24;85:15,23</p> <p>owned (1) 20:12</p> <p>owner (3)</p>	<p>17:9;58:18;83:24</p> <p>owners (5) 8:20;45:7;67:2; 68:23;77:10</p> <p>ownership (1) 26:10</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>page (2) 63:4;89:13</p> <p>paid (2) 6:2;38:11</p> <p>pair (1) 69:23</p> <p>pairs (1) 69:5</p> <p>Pantagraph (1) 5:24</p> <p>paper (1) 39:24</p> <p>parallel (1) 32:8</p> <p>parcels (1) 20:21</p> <p>parking (1) 84:12</p> <p>Parkridge (1) 64:8</p> <p>part (17) 9:3;21:6;22:2;27:5; 30:6;32:6,8;36:16; 37:1;38:7;57:9;59:20; 60:14;65:18,22;66:22; 84:17</p> <p>partial (1) 26:10</p> <p>participate (1) 28:11</p> <p>participation (2) 33:10,12</p> <p>particular (4) 42:3;59:24;60:8,13</p> <p>particularly (7) 15:4;62:23;70:5,24; 72:3;93:16,24</p> <p>particulars (1) 93:9</p> <p>partners (1) 26:11</p> <p>Parzyck (59) 19:13,23,23;23:2; 24:22;25:2,6,7;38:17, 21;39:1,7,12;40:9,13; 41:14,21;42:3,9,11,15; 43:17,22;44:5,16,24; 45:9,17;46:1,4,47:5; 48:15;49:1;50:10,16; 51:4,16;52:7;53:3,8; 54:5,19,22;55:4,7,14, 19;57:2,12,16;58:15; 59:6,11;61:4,4;63:9,17, 21;65:24</p>
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P-a-r-z-y-c-k (1) 19:24	periods (1) 44:7	78:3;83:15	80:21	priced (1) 92:17
Parzyck's (2) 39:17;62:5	permanent (1) 68:24	plans (2) 9:7;16:23	post (2) 10:1;14:1	prices (2) 74:20;75:6
pass (4) 6:5,17;53:10;95:20	permit (4) 9:3;12:15;24:19; 84:22	plants (2) 47:22;48:4	posted (2) 55:23;56:2	primarily (2) 6:23;7:4
passed (1) 6:14	permits (5) 5:8;7:8;15:22;16:15, 22	plat (1) 6:5	potential (5) 38:6,8;49:13,23; 82:18	private (5) 11:14;14:8;26:9,17; 38:7
passes (1) 49:3	permitted (3) 11:19;20:19;32:9	platforms (1) 9:21	power (22) 5:2;7:18,19;28:16; 29:24;30:3,7;31:21,24; 32:4,7,10,12,18;46:8, 12;47:6,8,12;48:1; 49:6;60:20	privately (1) 26:19
passing (1) 8:5	person (1) 62:16	plats (1) 67:18	power-generating (1) 47:21	Probably (20) 35:11;36:4;51:13; 52:3;58:22;65:7;66:18; 71:18;74:8,18;75:15; 82:14,23;85:18;88:17; 91:8;93:4;94:10;97:3,4
past (3) 25:14;58:8;75:12	personal (2) 91:10;96:6	please (4) 19:4;41:6;43:6;64:9	powering (1) 28:17	probe (1) 66:15
pasture (2) 6:24;7:5	perspective (1) 34:4	plus (1) 74:20	PowerPoint (5) 25:2;39:18,20;40:4; 78:18	probed (1) 76:21
path (1) 21:18	pesticide (1) 14:13	pm (1) 97:13	practically (1) 81:21	problem (1) 83:16
patio (1) 95:18	phases (1) 27:22	point (10) 6:21;25:24;30:21; 52:4;81:9,11;87:16,24; 97:8,9	practice (1) 25:11	problematic (1) 59:14
pattern (1) 54:14	phone (1) 9:13	points (2) 73:15;75:8	preclude (1) 59:19	problems (4) 9:18;14:23;18:14; 29:15
Pause (1) 4:19	physics (1) 35:20	Poland (1) 27:15	preliminary (1) 34:9	procedure (1) 4:8
paved (1) 80:17	pick (1) 81:1	pole (1) 81:2	prepare (1) 22:14	procedures (1) 18:22
payment (1) 28:8	picked (1) 4:8	policy (1) 4:9	prepared (8) 22:15;23:6,10,15,24; 36:17,19;40:11	proceed (1) 32:11
payments (3) 28:8;38:12;68:23	picture (2) 72:2;73:11	political (3) 47:1,13;48:5	present (6) 6:21;22:24;24:21; 56:14;61:12;62:1	proceedings (3) 4:19;20:13;53:20
peer-reviewed (2) 77:18,23	pictures (3) 70:21;72:13,24	Pollution (7) 12:10;33:19;44:13, 14,22;45:1;50:23	presentation (6) 24:2;25:3,21;29:7; 64:12;92:12	proceeds (1) 56:21
people (22) 19:1;25:16;28:5; 70:6;80:24;82:4,4,5,6, 7,7,12,13,18,24;83:1,2; 91:23;92:7;93:11,24; 94:16	piece (1) 61:8	Pontiac (1) 73:6	presented (2) 19:6;78:7	process (7) 15:16;49:9;59:2,23; 60:7;67:12;85:3
Peoria (2) 65:8,8	pieces (1) 74:19	pool (1) 76:5	Preservation (2) 10:14;18:11	produce (1) 21:1
per (14) 9:24;13:24;17:11; 37:3;54:17;63:5,15; 68:2;71:9,11,21;75:9; 88:13,17	pig (2) 76:22,24	poor (2) 59:17,18	preserving (1) 11:8	produced (1) 21:22
percent (9) 36:4,8;47:15;73:22; 76:20;88:10,14,19; 89:2	piles (1) 52:13	poorly (1) 83:15	President (2) 19:24;64:23	product (1) 75:6
percentage (1) 74:21	pipng (1) 6:10	pops (1) 79:17	pre-siting (5) 10:23;11:2;13:8; 17:18,21	production (6) 6:24;7:4;11:22; 13:19;36:2,11
perfect (1) 81:7	pitch (2) 58:5,10	population (1) 76:13	pretty (3) 72:21;73:18;74:9	productivity (3) 69:19;74:22;75:24
per-foot (1) 89:6	Pitzer (20) 41:3,3,7,8,12,17; 42:1,5,10,13,23;58:20, 20;59:7,22;60:22; 61:15;62:6,9,13	portfolio (3) 28:14;47:12;48:7	preventive (1) 50:1	professional (7) 9:2,5,6;23:6,9;36:20; 64:14
performance (1) 52:12	P-i-t-z-e-r (1) 41:8	portion (1) 30:23	previous (1) 73:1	professionals (1) 69:21
performed (1) 39:9	PJM (1) 32:24	position (2) 44:9,9	previously (1) 74:17	Professor (1) 23:14
period (2) 5:8;74:11	place (4) 35:18;52:17;53:14; 65:23	positive (7) 24:16;76:16,17;77:3, 5,19;94:3	price (12) 46:19;67:23;68:1; 71:9,11,21;73:7,15; 75:8;88:13,14,17	profile (2) 50:20;58:1
periodically (1) 56:18	Plan (11) 9:23;11:5,9;13:23; 17:6;21:14;32:17,18; 62:24;63:7;78:2	possession (1) 39:3		programs (1) 28:13
	planned (2)	possibility (1) 60:19		
		possible (5) 34:10;49:5,10;51:20;		

<p>prohibited (1) 13:15</p> <p>Project (73) 5:19;7:17;8:11;10:3, 11;11:6;12:1,6,8,12,20; 14:4,12,19;18:3,3,5,15; 20:21,23;21:21;22:7; 23:1,4,7,16,18,21; 24:19;26:6,9,12;30:9, 13,16;31:11;32:11,16, 19,22;33:12;34:7,11; 36:19;37:18;38:4,8; 46:20;55:21,23;56:20; 58:23;59:20;60:12,14, 23;61:10;65:19;67:19; 68:7;71:20;73:5;78:3; 83:11;86:11,14;87:3,8; 91:22;92:5,8,8;93:22</p> <p>projects (26) 11:12;25:12;26:3,17, 20,21;27:4,10,11,13, 16,20,21,21,22,23; 28:2,3,6;33:8;43:18; 47:11;51:17;83:14; 84:8;87:13</p> <p>project's (1) 23:12</p> <p>promote (1) 18:21</p> <p>prone (1) 15:3</p> <p>propane (1) 70:17</p> <p>proper (5) 74:3;83:4,6,7,18</p> <p>properly (2) 83:20;84:5</p> <p>properties (17) 43:19;65:5,8,11,12; 66:7,8,19,21;69:5,6; 70:22;72:16;73:23; 74:3;75:16,23</p> <p>property (37) 5:12;8:20,20;11:15, 17,19,21;13:14;22:4; 23:6,8;33:13;38:3,13; 43:14,16,19;45:7,10; 64:20;67:2;68:23; 69:24;70:7;71:6,12; 72:8,12;73:13;77:10; 78:4;81:23;83:24; 85:10,15;88:7;91:14</p> <p>proposal (1) 63:4</p> <p>proposed (23) 7:10;8:16;11:16,24; 13:13;16:2,9;20:21; 21:15;22:19;23:21; 24:5,16;59:4;65:18,24; 68:17;71:20;78:3;87:3, 7;91:21,22</p> <p>proposes (1) 11:5</p>	<p>proposing (5) 7:14;13:2;14:21; 60:4,14</p> <p>protect (1) 14:18</p> <p>protection (2) 23:20;44:17</p> <p>protections (1) 37:11</p> <p>protects (1) 71:4</p> <p>protocol (1) 34:18</p> <p>provide (10) 15:10,15;16:4;17:9; 18:21;23:4,22;64:12; 76:16;93:22</p> <p>provided (8) 5:10,24;14:17;16:15; 24:9,18;69:14;77:13</p> <p>provider (1) 26:20</p> <p>provides (2) 19:2;21:4</p> <p>providing (1) 68:22</p> <p>proximate (22) 69:11,13;70:1,8,9, 19;71:1,10,16;72:9,10, 13,15;73:7,17,18,23; 76:10;77:8;83:16; 88:19;89:9</p> <p>proximity (5) 66:14;74:5;75:22; 76:1;80:4</p> <p>Public (6) 5:23;7:12;8:21; 15:11,15;22:23</p> <p>publication (1) 6:2</p> <p>published (3) 5:23;65:1;77:24</p> <p>purchase (2) 31:15;32:7</p> <p>pure (1) 69:19</p> <p>purpose (4) 24:3;40:13;61:9,13</p> <p>purposes (1) 11:18</p> <p>pursuing (1) 32:8</p> <p>put (13) 27:5;33:8;35:4,17; 48:8;50:9;51:24;52:4; 53:14;59:5;60:4;84:23; 94:5</p> <p>putting (3) 30:3;50:5;51:18</p>	<p>83:7;93:22</p> <p>quantifiable (1) 75:21</p> <p>quarter (2) 42:7;60:5</p> <p>quick (1) 27:7</p> <p>quickly (2) 25:19;72:6</p> <p>quit (1) 96:15</p> <p>quite (5) 42:17;48:20;76:12; 81:9;95:5</p>	<p>17:18</p> <p>received (9) 10:15,23;13:7,10,11; 39:23;40:8;65:1;67:2</p> <p>recent (2) 67:20;68:5</p> <p>recently (1) 37:7</p> <p>reception (1) 9:16</p> <p>Recess (1) 53:20</p> <p>recommendation (3) 17:21;24:16;61:21</p> <p>recommendations (1) 11:2</p> <p>recommended (1) 22:16</p> <p>recommends (1) 16:12</p> <p>record (9) 38:20;39:5,15,18; 41:2;64:6;78:14,18; 91:8</p> <p>recording (1) 19:5</p> <p>recreational (1) 74:10</p> <p>rectify (1) 18:13</p> <p>recycled (2) 36:24;56:9</p> <p>red (1) 27:10</p> <p>reduces (1) 8:7</p> <p>reduction (1) 75:14</p> <p>reductions (3) 67:3;75:17,22</p> <p>refer (1) 20:13</p> <p>reference (2) 11:10;34:23</p> <p>referred (1) 78:9</p> <p>reflect (2) 56:19;77:14</p> <p>reflected (1) 73:8</p> <p>reflecting (2) 75:9;76:8</p> <p>reflection (1) 69:20</p> <p>regard (3) 38:1;47:6,18</p> <p>regarding (3) 32:21;38:3,6</p> <p>regardless (1) 57:19</p> <p>region (2) 25:13;74:10</p> <p>Regional (1)</p>	<p>11:4</p> <p>regulations (3) 8:10;16:10;17:1</p> <p>reinforce (1) 28:21</p> <p>reinforcing (1) 52:14</p> <p>relates (1) 66:6</p> <p>relation (2) 77:18;84:24</p> <p>relatively (1) 7:1</p> <p>relevant (3) 10:24;13:8;17:19</p> <p>religious (1) 65:12</p> <p>rely (1) 14:13</p> <p>remain (1) 11:6</p> <p>removal (2) 17:10;63:11</p> <p>remove (1) 10:3</p> <p>removed (1) 17:14</p> <p>removing (1) 36:21</p> <p>renewable (9) 25:12;26:19;46:12, 14;47:12,16,18;48:1,6</p> <p>renewables (1) 48:11</p> <p>rent (1) 75:4</p> <p>rental (1) 11:13</p> <p>repair (1) 14:19</p> <p>repaired (1) 49:20</p> <p>repairs (1) 48:20</p> <p>repeat (1) 41:5</p> <p>repeaters (1) 9:21</p> <p>replace (2) 50:4,7</p> <p>replaced (1) 81:3</p> <p>report (21) 6:22;9:11,12,13; 10:15;18:23;21:17; 23:7,10;36:17;40:7; 67:12;68:4;69:14;70:4; 74:2;77:16;78:7,9,13; 89:14</p> <p>reported (1) 77:9</p> <p>reporter (1) 19:8</p>
	Q			
	quality (2)	<p>radio (1) 9:11</p> <p>raise (1) 61:12</p> <p>ranches (2) 73:10;82:6</p> <p>range (2) 46:23;81:15</p> <p>raptor (1) 10:18</p> <p>rates (1) 74:11</p> <p>rather (4) 5:9;12:16;48:3;50:1</p> <p>ratio (1) 86:22</p> <p>read (3) 62:9;67:11;70:5</p> <p>ready (3) 24:21;25:4;93:12</p> <p>real (12) 64:14;66:9;67:21; 68:20;72:5,10;73:18; 76:17;79:13,19;80:22; 82:10</p> <p>realized (1) 88:21</p> <p>really (16) 6:11,12;51:16;68:3; 69:4;72:19;73:12; 74:21;76:19;77:20,21; 81:22;83:5,22;87:24; 91:11</p> <p>rear (1) 8:19</p> <p>reason (4) 26:1,1;57:6;60:1</p> <p>reasonable (1) 12:17</p> <p>reasons (3) 26:15;60:8,9</p> <p>recall (1) 40:9</p> <p>recalling (1) 40:12</p> <p>receive (1)</p>		

<p>reporting (1) 67:12</p> <p>reports (2) 21:16;23:23</p> <p>represent (1) 6:11</p> <p>represented (1) 63:6</p> <p>representing (1) 62:18</p> <p>represents (2) 6:8;63:16</p> <p>request (5) 6:7;7:9;12:17;39:9; 45:13</p> <p>requested (1) 63:8</p> <p>requesting (5) 12:14;24:15,17;56:4; 63:2</p> <p>requests (1) 5:7</p> <p>required (14) 6:1;10:4,7;11:3; 13:1;17:14,22;18:19; 21:11;22:5;33:21; 37:19;56:6;57:4</p> <p>requirement (3) 56:17;63:12;85:6</p> <p>requirements (14) 8:17;12:5,6,11,23; 13:1;21:10,23;23:13; 33:17;41:21;45:2; 46:24;47:2</p> <p>requires (3) 21:5;55:22;56:2</p> <p>resale (1) 72:8</p> <p>residence (7) 12:11;43:1;54:18; 58:13;71:19;74:6; 86:22</p> <p>residences (10) 9:1;13:22;51:3,6; 66:13;86:10,13,18,19; 87:3</p> <p>resident (1) 58:14</p> <p>residential (7) 16:7;66:7,19,21; 77:10;83:16;93:9</p> <p>residents (5) 12:13;13:21;34:1; 54:1;55:12</p> <p>resold (1) 72:11</p> <p>resolve (1) 9:15</p> <p>resource (3) 32:22;33:4,6</p> <p>Resources (5) 4:15;10:10;11:1; 13:10;40:8</p>	<p>respect (4) 37:12,22;44:10;45:1</p> <p>respects (1) 16:10</p> <p>response (5) 18:22;24:24;40:20; 86:4;96:21</p> <p>responsibility (2) 25:11;58:17</p> <p>restrictions (1) 84:23</p> <p>restrictive (1) 13:17</p> <p>result (1) 21:20</p> <p>results (2) 11:2;17:21</p> <p>return (2) 9:16;18:15</p> <p>returns (1) 42:19</p> <p>revenue (1) 42:22</p> <p>Review (3) 6:16;10:9,12</p> <p>reviewed (2) 22:15;77:16</p> <p>right (25) 31:1,10;34:21;45:20; 47:1;50:12;53:9,13; 55:14,19;56:11;57:2; 59:6;60:16;61:2,3; 62:4;63:10,13;67:15; 68:5;76:7;94:20;95:22; 97:9</p> <p>right-of-way (1) 8:21</p> <p>risk (1) 48:3</p> <p>river (7) 41:22;42:3,7,9;60:3, 5;82:23</p> <p>rivers (2) 41:18,20</p> <p>road (21) 8:21;15:14,15,17,20, 21;16:17,20,21;22:14; 41:4,8;43:1,7;53:22; 58:21;62:14,14;75:2; 84:14,15</p> <p>roads (14) 5:1,21;14:15,21,24; 15:3,4,5,6,18;52:17; 71:1;80:18;93:24</p> <p>robust (1) 57:7</p> <p>roofs (1) 82:7</p> <p>rooms (1) 70:15</p> <p>rotation (1) 44:9</p> <p>rotor (10)</p>	<p>29:5,9;34:21,22; 35:6,16,20,22;49:18; 50:5</p> <p>rotors (5) 35:16;48:21;50:9; 53:12,15</p> <p>Rule (2) 6:8;34:16</p> <p>run (6) 26:12;31:12;46:4; 48:14;49:5;51:14</p> <p>running (2) 31:22;77:13</p> <p>runs (4) 30:3;31:10,17;57:19</p> <p>runway (1) 14:7</p> <p>rural (1) 77:8</p>	<p>24;44:11,20;45:4,13; 89:24;91:3,7;92:10; 94:8,21;95:6,14,23; 96:1,6,11,17</p> <p>S-c-h-w-a-s-s (2) 43:4;89:24</p> <p>science (1) 83:23</p> <p>scope (1) 86:14</p> <p>Scotland (1) 27:15</p> <p>seals (1) 48:21</p> <p>seasons (1) 94:11</p> <p>Second (2) 41:17;55:15</p> <p>secretary (1) 4:6</p> <p>section (6) 5:12;7:7;16:14;17:1; 24:6,8</p> <p>Sections (4) 5:13,15,16,18</p> <p>security (4) 14:1;56:5,23,24</p> <p>seeing (3) 35:14,16;92:18</p> <p>seeking (1) 13:5</p> <p>seeks (2) 84:22;85:2</p> <p>seems (1) 48:20</p> <p>selected (1) 59:8</p> <p>sell (7) 32:12,18;46:8,12; 49:6;79:3;92:22</p> <p>sells (2) 70:8;73:20</p> <p>sent (1) 4:14</p> <p>septic (1) 70:18</p> <p>series (1) 25:24</p> <p>serve (1) 9:20</p> <p>service (3) 9:17,19;18:16</p> <p>services (2) 9:12;26:12</p> <p>set (9) 8:18,24;13:21;14:5; 16:13;24:6;41:18; 50:21;85:1</p> <p>setback (5) 8:17;12:4,6,11;33:15</p> <p>setbacks (1) 51:7</p> <p>seven (3)</p>	<p>7:6;24:6,10</p> <p>several (5) 6:4;13:2;35:9;65:4; 68:8</p> <p>shadow (11) 22:3;33:23,24;39:8, 13;44:2,8;53:24;54:14; 55:2,10</p> <p>shall (12) 9:2;12:22;16:17,20, 23;17:4,9;18:2,8,10,13, 18</p> <p>shape (1) 30:15</p> <p>shaped (1) 8:6</p> <p>shed (1) 70:19</p> <p>sheds (1) 72:1</p> <p>shell (2) 17:18;32:15</p> <p>shield (2) 71:6;81:17</p> <p>shielding (1) 72:3</p> <p>shines (1) 54:10</p> <p>shining (1) 44:7</p> <p>Shoener (1) 34:3</p> <p>shortly (3) 30:1;34:13;37:24</p> <p>show (5) 6:5;12:12;21:23; 30:1;79:10</p> <p>showed (3) 80:8;88:2,9</p> <p>showing (6) 43:20;67:23;68:4; 70:14;71:9,9</p> <p>shown (1) 43:17</p> <p>shows (1) 92:17</p> <p>shy (2) 35:6,8</p> <p>side (2) 15:2;67:16</p> <p>sides (2) 8:19;14:6</p> <p>sign (3) 33:10;37:19;47:4</p> <p>signed (4) 15:17;37:7;38:22; 56:1</p> <p>significant (10) 11:11;27:6;65:2,9; 68:20;69:1;75:4;91:14; 93:23;94:3</p> <p>significantly (2) 35:11;93:15</p>
S				
		<p>sadly (1) 35:3</p> <p>safe (1) 12:7</p> <p>safety (2) 7:11;18:21</p> <p>sale (3) 67:23;72:17,21</p> <p>sale/resale (2) 68:5;73:16</p> <p>sales (3) 67:14;69:6;94:6</p> <p>salvage (3) 36:22;56:19;57:5</p> <p>same (16) 49:8;52:5;55:2;62:2, 3;69:13;71:17;72:7,14; 76:13;77:12;84:9;88:5, 7,8;89:17</p> <p>sample (1) 9:13</p> <p>satellite (1) 54:24</p> <p>satisfactory (1) 34:12</p> <p>satisfies (4) 21:10,23;22:7;24:5</p> <p>saying (8) 4:10;63:14;81:24; 82:17;83:8;89:6;92:11; 94:23</p> <p>Schain (1) 19:19</p> <p>school (9) 23:19;64:16;80:9,17; 87:24;88:6,7;89:17; 93:13</p> <p>schools (3) 68:21;93:24;94:1</p> <p>SCHWASS (24) 42:24;43:1,4,7,11,20,</p>		

<p>similar (19) 42:18,19;65:15;67:5; 68:14;69:6,6,7,10; 70:2;71:9,23,24;72:4; 73:9,9,10;80:21</p> <p>Similarly (1) 29:7</p> <p>similar-type (6) 71:8,24;72:16;73:14; 80:17;82:11</p> <p>simple (1) 35:15</p> <p>single (1) 75:13</p> <p>sit (2) 64:23;94:12</p> <p>Site (5) 12:19;21:14;60:8,13; 67:24</p> <p>sited (1) 29:11</p> <p>sites (7) 8:12;18:6;59:4,8,8, 24;60:23</p> <p>siting (1) 32:21</p> <p>sitings (1) 30:21</p> <p>sits (2) 81:4,5</p> <p>sitting (5) 79:16;84:13;93:1,5; 95:17</p> <p>situated (1) 42:6</p> <p>situation (11) 51:8;68:14;69:14; 70:3;71:8,17;72:4,15; 76:3;83:24;84:6</p> <p>situations (2) 69:4;73:14</p> <p>six (1) 76:24</p> <p>size (10) 52:6;67:24;68:1; 70:12;72:20;73:9,9; 80:18;88:23;89:3</p> <p>sizes (1) 71:22</p> <p>sky (5) 44:6,9,14,22;45:1</p> <p>slide (1) 87:19</p> <p>slightly (1) 68:8</p> <p>slowly (1) 45:21</p> <p>small (3) 10:21;27:5;70:19</p> <p>smaller (5) 53:12;68:10;89:13, 20,20</p> <p>smell (1)</p>	<p>76:24</p> <p>software (1) 54:6</p> <p>soil (4) 29:15;59:15,17,18</p> <p>solar (1) 26:20</p> <p>sold (10) 32:5,10;68:7;70:8; 71:11;72:8,18;73:20; 79:6;89:18</p> <p>solid (5) 32:22,23;33:6;46:9; 47:3</p> <p>somebody (7) 32:15;55:1,9;76:4, 10;85:1;86:24</p> <p>somehow (1) 87:16</p> <p>someone (5) 19:4,5;45:23;59:23; 84:22</p> <p>someone's (1) 55:6</p> <p>someplace (1) 87:1</p> <p>somewhere (2) 27:1;37:4</p> <p>soon (1) 41:24</p> <p>sooner (1) 50:1</p> <p>sort (5) 30:5,14,14;42:20; 71:14</p> <p>sound (1) 23:9</p> <p>source (1) 47:22</p> <p>sources (1) 47:16</p> <p>south (6) 5:20;20:2;33:5;64:7; 67:6;76:12</p> <p>southeast (1) 30:15</p> <p>southwest (1) 14:9</p> <p>space (3) 9:8;34:10;44:18</p> <p>speak (1) 60:24</p> <p>speaker (1) 45:9</p> <p>speaking (2) 37:24;38:6</p> <p>speaks (1) 45:12</p> <p>special (15) 4:23;7:7,10;11:16; 13:13;15:24;16:1,9,14; 20:18,19;22:7;24:5,10, 16</p>	<p>specialization (1) 64:17</p> <p>species (3) 10:24;13:8;17:19</p> <p>specific (2) 21:4;32:5</p> <p>specifically (2) 62:19;63:9</p> <p>specifics (1) 28:19</p> <p>specify (2) 8:8;60:22</p> <p>speed (1) 50:17</p> <p>speeds (2) 57:18;58:5</p> <p>spell (2) 43:3;64:9</p> <p>spend (1) 28:6</p> <p>spent (1) 28:12</p> <p>spinning (1) 58:6</p> <p>spots (1) 6:19</p> <p>spread (4) 27:11;35:18;36:13; 84:5</p> <p>Springfield (2) 33:5;37:10</p> <p>square (7) 68:6;69:9;70:12,15; 76:5;80:19;89:2</p> <p>stability (2) 47:7,8</p> <p>stabilized (1) 77:13</p> <p>staff (7) 6:17,22;16:12;28:4; 40:7,21;86:3</p> <p>staging (1) 30:9</p> <p>stakeholders (1) 32:21</p> <p>standard (15) 7:12,24;8:12;11:20; 13:15;14:17;15:12; 16:2,11,13;17:24;18:6; 33:19;50:23;65:22</p> <p>standards (14) 7:6,7;9:5;12:9; 16:14;17:2;21:4;22:7; 24:6,11;33:15;44:19, 21;47:13</p> <p>star (1) 31:11</p> <p>start (5) 17:8;20:4;29:16; 33:9;55:21</p> <p>started (1) 4:7</p> <p>starts (2)</p>	<p>93:15,17</p> <p>State (26) 5:21;11:9;19:15; 22:13;23:13,15,18; 25:10;28:16,18;32:23; 37:12,18;41:1;45:3; 47:14,14;52:1;64:5; 65:4,17;66:24;75:13; 77:7;89:23;91:12</p> <p>stated (4) 92:12;93:4;94:8,12</p> <p>statement (3) 20:7;24:10;59:3</p> <p>statements (1) 24:11</p> <p>states (13) 9:19;11:7;12:23; 16:4;35:3;36:3,5,9,13; 47:6;64:21;65:14; 85:18</p> <p>stations (1) 9:21</p> <p>staying (1) 36:15</p> <p>stays (1) 42:14</p> <p>steel (2) 36:24;56:10</p> <p>step (1) 31:24</p> <p>still (6) 4:12;35:4;50:22,23; 51:6;73:22</p> <p>stimulate (1) 68:22</p> <p>stipulations (1) 16:16</p> <p>storage (1) 26:22</p> <p>story (1) 36:10</p> <p>stream (1) 48:3</p> <p>Street (1) 19:19</p> <p>streets (1) 15:11</p> <p>strength (1) 36:23</p> <p>stretches (1) 28:9</p> <p>strips (1) 15:2</p> <p>strong (1) 78:2</p> <p>structural (2) 25:9;52:10</p> <p>structure (1) 57:19</p> <p>structured (1) 46:7</p> <p>structures (2) 5:5;53:12</p>	<p>studied (1) 21:21</p> <p>studies (16) 21:6,12,18;22:5; 33:23;34:3;65:10,13, 13;66:11;67:9,17; 75:19;77:17,23;79:21</p> <p>study (28) 9:9,10,11,14;10:17, 19,20,20,21,22,23; 11:2;13:8;17:19,21; 21:16,17,19;22:4,4; 23:16;34:9;39:9,14; 66:23;67:5;78:2;87:6</p> <p>stuff (1) 87:23</p> <p>style (1) 70:14</p> <p>SU-17-11 (3) 4:2,4,20</p> <p>subject (2) 68:17;73:3</p> <p>submitted (27) 4:17;6:18;7:21;9:8; 10:9,11,16,18,19,21, 24;13:9;16:24;17:4,7, 19;18:3;21:6;22:1,9; 24:9;30:20;34:14; 38:19;39:10,18;40:8</p> <p>submitting (1) 34:13</p> <p>subsidiary (1) 26:7</p> <p>substantially (1) 11:19</p> <p>substation (6) 5:3;29:22,23;30:4; 31:22,23</p> <p>sudden (1) 79:16</p> <p>sufficient (1) 56:13</p> <p>suggest (1) 45:11</p> <p>suitable (2) 13:19,20</p> <p>Suite (3) 19:19;20:2;64:8</p> <p>summarized (2) 77:17;80:1</p> <p>summary (1) 23:4</p> <p>summer (3) 93:11,12;95:18</p> <p>sun (3) 44:6,7;54:13</p> <p>sunshine (1) 54:10</p> <p>support (2) 62:2;77:11</p> <p>supported (2) 24:12,13</p> <p>supporting (1)</p>
---	---	---	--	--

<p>75:22 sure (7) 19:7;26:15;37:10; 42:17;70:5;89:22;92:5 surprisingly (1) 77:5 surrounded (2) 7:2;68:12 surrounding (6) 7:3;11:21,23;13:14; 73:13;94:17 survey (4) 10:17,18,21;75:11 surveys (1) 69:22 Swartz (5) 62:17,17;63:14,18, 22 S-w-a-r-t-z (1) 62:18 switchyard (1) 29:24 sworn (3) 19:11,14;64:4 System (7) 4:23;5:9;7:15;8:16; 20:18;21:7;68:12 Systems (5) 20:19;21:5;34:5,10; 80:5</p>	<p>23:19;68:21 team (2) 25:16;93:16 technical (1) 44:24 technicians (2) 49:12,15 technology (3) 35:1,2;36:2 telecommunication (1) 34:5 television (2) 9:16;18:14 telling (1) 94:4 tempered (1) 66:17 ten (13) 25:9,15;35:2,24; 36:3;46:20,21;47:10, 10;52:2;82:12,13; 84:16 tend (1) 82:1 tended (1) 53:11 ten-minute (1) 53:18 ten-state (1) 25:13 ten-year (1) 46:8 term (2) 45:1;46:10 Terry (2) 41:3,7 T-e-r-r-y (1) 41:7 testified (3) 38:21;39:8;53:24 testify (4) 18:24;23:3,17,17 testifying (1) 41:24 testimony (16) 19:3,6;22:24;23:22; 24:3,14;25:3;37:14; 39:8;57:9;61:12;62:5; 78:10;94:20;95:21; 97:3 testing (1) 59:16 Thacker (1) 14:7 Thanks (2) 38:15;89:21 Thanksgiving (1) 93:14 thereafter (1) 24:4 therefore (2) 33:7;93:7 thereof (1)</p>	<p>45:10 thinking (1) 59:3 Third (1) 57:8 third-party (1) 8:22 though (3) 47:9;70:15;96:15 thought (2) 51:12;87:19 thoughts (2) 91:18;92:11 thread (1) 77:12 three (9) 5:9;7:22;12:15;22:2, 19;31:5;34:17;81:22; 95:11 throughout (9) 20:13;25:14;36:13; 43:17,18;54:10,13; 57:23;70:23 thunderstorms (1) 58:9 Thursday (4) 96:16;97:5,7,10 tie (1) 74:21 tile (1) 14:20 tillable (1) 74:21 times (12) 8:18;49:17;50:3,6; 55:17;68:8,16;79:9,9, 15;84:16;85:5 tip (4) 8:23;35:5,7;50:16 today (7) 4:16;10:15;19:6; 40:9;44:6;61:9,14 together (2) 31:24;84:5 tonight (5) 62:19;96:10,14;97:8, 10 top (2) 33:16;49:15 topography (1) 7:1 tornado (5) 57:11,17,18;58:2; 80:12 tornados (2) 57:14,23 total (2) 7:18;17:11 tough (1) 30:19 towards (1) 62:20 tower (10)</p>	<p>9:4,11;14:22;36:23; 44:23;49:12;52:5,9; 53:12;95:3 towers (6) 8:23;9:20;44:4,13; 45:7;94:17 town (2) 65:3;93:23 Township (7) 5:13,14,16,17,18; 15:21;16:21 townships (4) 6:5,11;15:14;23:20 track (2) 74:7;85:13 tract (2) 75:10;94:18 tracts (5) 74:15,16,16,22,24 traffic (2) 15:11;76:23 trailing (4) 8:1,3,6;18:1 trained (1) 25:9 transaction (1) 66:13 transactions (4) 46:15;67:20;74:14; 94:6 Transcript (1) 4:1 transfer (1) 65:12 transformer (1) 32:1 transformers (1) 5:2 transmission (9) 8:22;30:6,8,11;31:9, 12,17;32:24;37:2 transmissions (1) 9:19 Transportation (2) 22:16;37:15 trees (3) 71:3;83:1,1 trend (1) 65:20 trends (2) 67:15;79:14 tried (4) 66:15;80:16,20,23 triggered (1) 17:13 truck (2) 76:23;84:15 truth (1) 19:14 try (3) 4:11;55:8;62:10 trying (9) 4:9;69:5,10;70:2;</p>	<p>74:12;84:14;86:23; 88:3;92:21 turbine (66) 4:24;7:16;8:4,9,11, 19;9:24;10:5;11:13; 12:11,19;13:24;17:11, 16;18:5,6;29:3,7; 30:21;31:1;34:24;35:6, 7,10,17;36:2;37:3; 41:13,15;44:10;49:5; 54:12,17;57:21;58:3,9; 61:10;63:5,16;68:1; 69:11,12;70:1,7,9; 71:10,15,19;72:9;73:8, 23;75:2,7,14;76:7,11; 81:10;84:4,15;85:5; 88:11,12,20;89:9,12,18 turbines (74) 6:6;7:18,23,24;8:1,2, 18,24;9:18,20;10:13; 11:14,23;12:22;13:3, 21;14:5,10;17:24,24; 18:2,16;21:1,15;22:19; 23:21;28:22,24;29:1, 11,18;30:17;31:19; 34:20;35:11,14;36:12; 37:4,13;38:12;44:8,16; 47:20;49:2,14;51:9,22; 52:2;53:10,13;54:18; 55:18;57:15,22,24; 59:4;60:4;68:16;73:5, 12,17,19;74:5;75:1,15; 76:1;79:23;80:9;81:16; 84:7;85:1;86:22;87:4; 95:12 turbulent (1) 8:7 turn (1) 61:1 TURNER (24) 45:21;46:2,24;48:12, 17;52:24;53:5,16;62:7, 12;79:1,21;80:6;81:8, 24;82:17;83:4,8,12,18; 84:18;85:8,13;86:1 turns (1) 49:6 TV (2) 9:13;55:1 twice (1) 75:12 Twin (4) 15:1;48:19;68:13; 86:18 two (16) 5:10;11:10;12:16; 14:8;22:4;31:11;34:17; 51:1;59:24;62:21; 68:16;70:21;77:9; 81:21;82:15;87:13 two-car (1) 70:18 two-story (1)</p>
T				
<p>table (1) 23:3 tact (1) 52:15 talk (8) 43:14;44:2;55:1; 80:2,3;92:19;94:23; 95:1 talked (4) 67:6;69:20;92:16; 95:16 talking (4) 60:18;68:15;75:20; 83:10 talks (1) 62:22 taller (1) 50:8 tangential (1) 50:17 target (1) 69:24 targets (1) 46:13 tax (7) 11:11;62:10;66:9; 68:20;75:13,24;85:10 taxes (3) 28:7;38:13;85:11 taxing (2)</p>	<p>team (2) 25:16;93:16 technical (1) 44:24 technicians (2) 49:12,15 technology (3) 35:1,2;36:2 telecommunication (1) 34:5 television (2) 9:16;18:14 telling (1) 94:4 tempered (1) 66:17 ten (13) 25:9,15;35:2,24; 36:3;46:20,21;47:10, 10;52:2;82:12,13; 84:16 tend (1) 82:1 tended (1) 53:11 ten-minute (1) 53:18 ten-state (1) 25:13 ten-year (1) 46:8 term (2) 45:1;46:10 Terry (2) 41:3,7 T-e-r-r-y (1) 41:7 testified (3) 38:21;39:8;53:24 testify (4) 18:24;23:3,17,17 testifying (1) 41:24 testimony (16) 19:3,6;22:24;23:22; 24:3,14;25:3;37:14; 39:8;57:9;61:12;62:5; 78:10;94:20;95:21; 97:3 testing (1) 59:16 Thacker (1) 14:7 Thanks (2) 38:15;89:21 Thanksgiving (1) 93:14 thereafter (1) 24:4 therefore (2) 33:7;93:7 thereof (1)</p>	<p>45:10 thinking (1) 59:3 Third (1) 57:8 third-party (1) 8:22 though (3) 47:9;70:15;96:15 thought (2) 51:12;87:19 thoughts (2) 91:18;92:11 thread (1) 77:12 three (9) 5:9;7:22;12:15;22:2, 19;31:5;34:17;81:22; 95:11 throughout (9) 20:13;25:14;36:13; 43:17,18;54:10,13; 57:23;70:23 thunderstorms (1) 58:9 Thursday (4) 96:16;97:5,7,10 tie (1) 74:21 tile (1) 14:20 tillable (1) 74:21 times (12) 8:18;49:17;50:3,6; 55:17;68:8,16;79:9,9, 15;84:16;85:5 tip (4) 8:23;35:5,7;50:16 today (7) 4:16;10:15;19:6; 40:9;44:6;61:9,14 together (2) 31:24;84:5 tonight (5) 62:19;96:10,14;97:8, 10 top (2) 33:16;49:15 topography (1) 7:1 tornado (5) 57:11,17,18;58:2; 80:12 tornados (2) 57:14,23 total (2) 7:18;17:11 tough (1) 30:19 towards (1) 62:20 tower (10)</p>	<p>9:4,11;14:22;36:23; 44:23;49:12;52:5,9; 53:12;95:3 towers (6) 8:23;9:20;44:4,13; 45:7;94:17 town (2) 65:3;93:23 Township (7) 5:13,14,16,17,18; 15:21;16:21 townships (4) 6:5,11;15:14;23:20 track (2) 74:7;85:13 tract (2) 75:10;94:18 tracts (5) 74:15,16,16,22,24 traffic (2) 15:11;76:23 trailing (4) 8:1,3,6;18:1 trained (1) 25:9 transaction (1) 66:13 transactions (4) 46:15;67:20;74:14; 94:6 Transcript (1) 4:1 transfer (1) 65:12 transformer (1) 32:1 transformers (1) 5:2 transmission (9) 8:22;30:6,8,11;31:9, 12,17;32:24;37:2 transmissions (1) 9:19 Transportation (2) 22:16;37:15 trees (3) 71:3;83:1,1 trend (1) 65:20 trends (2) 67:15;79:14 tried (4) 66:15;80:16,20,23 triggered (1) 17:13 truck (2) 76:23;84:15 truth (1) 19:14 try (3) 4:11;55:8;62:10 trying (9) 4:9;69:5,10;70:2;</p>	<p>74:12;84:14;86:23; 88:3;92:21 turbine (66) 4:24;7:16;8:4,9,11, 19;9:24;10:5;11:13; 12:11,19;13:24;17:11, 16;18:5,6;29:3,7; 30:21;31:1;34:24;35:6, 7,10,17;36:2;37:3; 41:13,15;44:10;49:5; 54:12,17;57:21;58:3,9; 61:10;63:5,16;68:1; 69:11,12;70:1,7,9; 71:10,15,19;72:9;73:8, 23;75:2,7,14;76:7,11; 81:10;84:4,15;85:5; 88:11,12,20;89:9,12,18 turbines (74) 6:6;7:18,23,24;8:1,2, 18,24;9:18,20;10:13; 11:14,23;12:22;13:3, 21;14:5,10;17:24,24; 18:2,16;21:1,15;22:19; 23:21;28:22,24;29:1, 11,18;30:17;31:19; 34:20;35:11,14;36:12; 37:4,13;38:12;44:8,16; 47:20;49:2,14;51:9,22; 52:2;53:10,13;54:18; 55:18;57:15,22,24; 59:4;60:4;68:16;73:5, 12,17,19;74:5;75:1,15; 76:1;79:23;80:9;81:16; 84:7;85:1;86:22;87:4; 95:12 turbulent (1) 8:7 turn (1) 61:1 TURNER (24) 45:21;46:2,24;48:12, 17;52:24;53:5,16;62:7, 12;79:1,21;80:6;81:8, 24;82:17;83:4,8,12,18; 84:18;85:8,13;86:1 turns (1) 49:6 TV (2) 9:13;55:1 twice (1) 75:12 Twin (4) 15:1;48:19;68:13; 86:18 two (16) 5:10;11:10;12:16; 14:8;22:4;31:11;34:17; 51:1;59:24;62:21; 68:16;70:21;77:9; 81:21;82:15;87:13 two-car (1) 70:18 two-story (1)</p>

<p>70:14 type (9) 8:9,11;18:5;29:7; 44:14;69:4;71:17;72:7, 14 types (2) 7:22;51:1</p>	<p>upstream (1) 15:2 urban (1) 64:17 use (36) 4:23;7:4,8,10;11:6, 16,17,23;13:13,20; 15:14,17,18,20,24; 16:1,9,14,17,20;17:2; 20:18,20;22:7,14;24:5, 10,17;46:16;49:3;50:8; 51:1,9,20;65:19;72:17 used (3) 7:23;11:22;21:15 useful (1) 41:12 uses (4) 12:8;13:15,18;16:5 using (4) 40:3;51:2;69:8; 75:13 usually (4) 34:17;48:15;53:17; 80:24 utilities (4) 14:15;47:12,24;48:6 utility (1) 32:5</p>	<p>9:6 Vermilion (2) 27:24;75:18 vested (1) 55:20 VI (1) 17:1 Vice (1) 19:24 vicinity (1) 11:18 view (6) 71:6;81:16;82:1; 95:2,2,16 viewpoint (1) 67:8 views (2) 72:11;81:21 VII (2) 7:7;16:14 vintage (1) 73:9 visibility (2) 73:4,19 visible (2) 81:19;95:7 visual (2) 66:14;84:11 voltage (2) 32:1,2 volume (1) 80:4 volunteered (1) 76:15</p>	<p>weather (3) 54:8;93:17,18 WECS (4) 7:15;9:4;17:2,9 week (1) 79:18 weeks (2) 37:20;79:17 welcome (1) 38:14 welfare (1) 7:12 weren't (1) 88:22 west (3) 5:20;19:19;30:10 western (1) 31:14 wetlands (1) 10:10 What's (4) 60:12;69:24;91:23; 92:7 whereby (1) 49:9 White (3) 68:4;86:11,15 whole (4) 60:12;61:7,10;83:22 wife (1) 82:23 wildlife (2) 11:3;17:22 win (1) 82:24 Wind (85) 4:4,21,22,23,24;5:8; 6:12;7:14,16;8:4,16; 11:7,10,23,24;12:18, 19;15:1;20:11,12,18, 18,24;21:4,7;25:17,23; 26:2,6,11,13,20,23; 27:10,13,14,21;28:3, 22;32:22;33:2,3,4,6; 34:24;35:1,22;36:2,12; 37:13;43:18;44:10; 49:1,3;51:17;53:2,6; 54:11,12;57:17,20,22; 58:5,7,8,11;65:13; 66:14,24;69:18;71:3,4; 75:15,23;76:15,20; 77:4,18;79:23;81:10; 83:10,23;88:11,12; 91:15 windrow (1) 95:8 windrows (1) 95:1 Winterland (30) 53:21,21;54:17,21, 23;55:5,11,15,20;56:8, 12,22;57:8,13;58:12, 19;86:8,8,13,17,21;</p>	<p>87:7,10,12,15;88:21; 89:4,12,15,21 within (20) 9:4;12:19;13:3; 22:20;33:2;34:16; 37:10;38:3;47:14;48:7; 54:6;60:23;68:23; 86:11,12,14,18;92:18, 18;95:7 without (3) 48:3;80:24;85:6 witness (8) 20:8;24:3,22;40:13; 64:1,2;86:6;96:23 witnesses (2) 22:24;24:2 wondering (2) 79:1;86:21 words (2) 32:15;85:15 work (8) 26:7;33:9,15;55:8; 65:16,17;88:2,3 worked (2) 34:3;83:17 working (5) 15:13;22:12;32:20; 62:4;79:14 world (3) 27:8;65:6;79:13 worth (3) 27:2,3;65:7 written (4) 15:20;16:17,20;78:7</p>
<p style="text-align: center;">U</p> <p>unable (1) 77:11 unanimously (1) 77:3 uncertainty (2) 91:21;92:1 under (10) 10:4;17:14;22:8; 31:15;33:13,19;56:16; 71:23;72:22;84:13 underground (6) 6:10;29:19;30:7; 31:20,22;52:16 understood (1) 89:22 unfair (2) 72:18;87:21 unit (2) 29:8;73:8 United (6) 35:3;36:3,5,9,13; 47:6 units (4) 50:11;51:24;68:11; 84:10 University (2) 23:15;64:16 Unless (4) 24:20;32:11;45:15, 22 unusual (1) 70:11 up (32) 4:8,24;5:1,7;15:16, 17,18;12:15;19:2; 30:16;32:1;33:10; 40:17;49:15;50:9; 51:18;53:14;54:14; 55:12;56:23;57:19; 59:5;68:5,9;73:5,7; 75:6;77:13;78:22; 86:24;91:10;94:21 update (2) 56:18;66:23 updated (5) 8:14;18:8;56:20,22; 57:4 upgraded (1) 51:13 upgrades (1) 41:16 uploaded (1) 25:4</p>	<p style="text-align: center;">V</p> <p>vacations (1) 93:12 valuable (1) 33:7 valuation (1) 65:1 value (24) 22:4;23:7;36:22; 56:14,23;65:10,21; 66:5,5;67:9;69:16; 72:17;73:9;74:12;75:9, 14,22;76:8;77:15; 80:14;82:2;85:10,14; 88:10 values (18) 11:19;23:8;38:3; 43:14,16,19;56:20; 57:5;68:8;69:18;74:8, 23;75:5;76:18;78:4; 80:7;85:16;92:13 varies (1) 52:20 variety (2) 28:13;65:11 various (4) 22:24;28:3;73:15; 75:19 vegetation (2) 81:18,18 vegetative (1) 15:2 verify (1)</p>	<p style="text-align: center;">W</p> <p>Wacker (1) 20:2 wait (2) 6:22;97:7 waiver (1) 85:6 walking (1) 84:13 WALLEY (4) 18:24;19:21;61:2,18 wants (1) 45:23 washing (1) 15:3 waste (1) 65:11 water (1) 42:16 waterways (2) 15:4,5 way (8) 15:7;26:4;30:16; 42:18;46:6;49:8;79:13; 86:23 ways (1) 95:5</p>	<p style="text-align: center;">Y</p> <p>yards (1) 5:4 Yates (1) 6:8 year (10) 28:13;34:1;54:10,13, 15;67:24;70:10;87:22, 23;94:7 years (36) 5:9,10;12:15,16; 17:8;21:20;25:9,15; 34:2;35:2,10,12,24; 36:3,7;37:9;41:15; 46:5,20,21,22,22; 47:10,11;48:13;52:2; 54:9;55:21,23;56:13, 14;64:15,20;69:9; 72:11;87:22 York (1) 25:17</p> <p style="text-align: center;">Z</p> <p>zero (1) 57:5 Zoning (28)</p>	

5:10;7:8,9;8:17; 10:8;11:3;12:5;16:15; 17:1,22;20:20,22;21:3, 11,23;22:6,8;24:4,7,14, 15,18;31:7;33:17,22; 39:11;61:19;65:19	4:24;7:16;28:23; 29:12;59:4 118 (1) 28:2 12 (5) 5:18;17:8;55:21,23; 73:20 120 (1) 74:20 127 (1) 29:5 127-meter (3) 34:21;35:6,16 13 (1) 89:14 1-3 (1) 5:18 13,000 (1) 5:5 13-15 (2) 5:14,17 14 (1) 73:20 15 (4) 93:2;95:6,7;97:4 16 (2) 5:12,24 165 (1) 5:22 17 (2) 5:12;11:5 17-20 (1) 5:15 18 (1) 75:12 1800 (1) 20:2 1880 (1) 71:22 1908 (1) 71:22 19-23 (1) 5:13 1978 (1) 70:11	2,680 (1) 70:12 2.3 (3) 8:2;18:1;29:8 2.5 (10) 7:23,24;17:23,24; 24:8;29:4;35:14;50:11; 70:13;89:10 2.5-127s (1) 29:2 20 (3) 46:22;81:5;97:4 200 (3) 79:16;84:9;94:13 2001 (1) 26:18 2007 (2) 66:19;68:15 2008 (1) 68:15 2009 (1) 11:5 2011 (1) 72:18 2012 (1) 66:19 2014 (1) 72:9 2015 (3) 5:24;70:8;72:17 2017 (3) 21:9;78:8,13 204 (1) 64:8 207,000 (1) 89:5 20-year (1) 48:16 2100 (4) 41:3,8;58:21;62:14 2125 (1) 62:14 220,000 (1) 89:6 22-27 (1) 5:17 22825 (1) 53:21 23 (1) 5:14 24 (4) 5:14,15,20;24:18 240 (1) 68:15 240-turbine (1) 86:19 25 (1) 36:4 250 (3) 7:18;21:2;84:7 2550 (2) 43:1,7 26 (2)	5:14,15 26-32 (1) 5:13 27 (1) 5:14 27709 (2) 43:1,7 28 (3) 5:15;78:8,13 29 (2) 5:15,20 29485 (3) 41:3,8;58:21	73:19 4 4 (8) 5:16;17:3;29:20; 71:23;74:10;78:15; 88:14,18 4,500 (1) 74:10 4,800 (1) 76:4 40 (3) 10:7;62:23;64:15 450 (2) 87:6,10 46 (1) 75:15 47 (1) 35:7 48 (2) 62:24;63:16 48-inch (1) 63:6 5 5 (6) 10:6;17:13,16;47:15; 78:19;88:19 50 (2) 76:20;85:19 500 (5) 5:1;7:16;35:7,8;50:9 500-foot (1) 60:4 510 (1) 62:24 512 (2) 62:24;63:4 5300 (1) 19:19 55 (2) 73:3;80:3 5-foot (1) 63:11 6 6 (3) 5:16;17:18;88:10 6:00 (1) 97:10 60 (3) 63:2,16,18 60602 (1) 19:20 60606 (1) 20:3 60-inch (1) 63:8 69,000 (1) 7:19
0			3	
0.6 (1) 75:3 0.75 (1) 75:3				
1				
1 (4) 5:15;6:13;16:17; 39:4 1,000 (2) 14:6;84:1 1,100 (2) 76:5,6 1,500 (9) 8:24;13:21;27:19; 69:8;74:5;81:15;84:24; 85:1;86:12 1,573 (1) 71:18 1,800 (1) 68:6 1,865 (1) 70:7 1.1 (2) 8:18;85:5 1.5 (3) 22:20;35:13;68:11 1.7 (3) 35:13;70:13;89:11 10 (11) 5:16;18:18;27:1; 36:7;46:5;48:13;59:18; 65:13;85:19;89:2;93:2 10:00 (3) 96:15,23,24 100 (12) 7:17;21:1;28:22; 29:10;37:4;50:13; 55:18;59:5;65:13; 68:10;84:7;87:3 100-turbine (1) 86:11 101 (1) 29:10 11 (3) 5:16;18:20;21:9 11,500 (1) 74:9 116 (1) 34:22 116-meter (1) 29:9 117 (5)	2 2 (7) 5:16;6:13;16:20; 39:15;44:2;71:8;84:4 2,000 (1) 84:1 2,250-foot (1) 14:7 2,300 (1) 73:4 2,348 (1) 75:15 2,400 (2) 70:11;89:1 2,660 (1) 89:2			

7				
7 (1) 17:23 7:20 (1) 4:1 70 (1) 19:19 74 (2) 26:23;80:3				
8				
8 (2) 5:15;18:10 8:30 (1) 53:18 80 (3) 36:8;69:9;74:20 80s (1) 53:11 878,000 (1) 76:8				
9				
9 (1) 18:13 9:50 (1) 97:13				