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MCLEAN COUNTY ZONING BOARD OF APPEALS

PUBLIC HEARING

TUESDAY, MAY 1, 2018

115 EAST WASHINGTON STREET

BLOOMINGTON, IL

SPECIAL USE APPLICATION

CASE NUMBER SU-18-10

BREEZEWOOD SOLAR, LLC BY CYPRESS CREEK RENEWABLES

ZONING BOARD

MR. DICK
MR. KURTZ
MS. TURNER
MS. TAYLOR
MS. CARLTON
MR. DEAN

TRANSCRIPT OF PROCEEDINGS

1

2

MR. DICK: This is Case Number

3

SU-18-10, Application of Breezewood Solar, LLC by

4

Cypress Creek Renewables for special use to allow

5

a solar power generating facility in the

6

agriculture district on property on the northwest

7

quarter of Section 21, Township 23 North, Range 2

8

East of the third principal Meridian and located

9

in Bloomington Township immediately southwest of

10

the intersections of Margaret Street and the

11

Business U.S. Highway 51 Frontage Road.

12

Public notice of this hearing was

13

published in the Pantagraph on April 14, 2018, as

14

provided by law.

15

All the other required notifications

16

have been made and the Applicant has paid the

17

publication costs.

18

I have put in front of your spots a

19

copy of the site plan that is attached to the

20

Staff Report, but it's a little bit easier to see

21

and for your information. And the Applicant has

22

submitted an application that is actually very

23

thick, and we did not make copies for everybody,

24

but I will pass that at this time. And one of the

1 exhibits, the final page of that exhibit, is a
2 copy of that site plan.

3 Probably as this hearing goes on, you
4 may want to look at different parts of it. I have
5 taken different parts of that book to incorporate
6 into my Staff Report, and I think the Applicant
7 will summarize other parts of that application.

8 As an attachment I have a copy of a
9 plat map showing where this property is located in
10 Bloomington Township. And I have a zoning map.
11 And this zoning map isn't actually correct since
12 this property was actually just rezoned in March
13 and in Case Number ZA-18-01. So this property is
14 now in the Agriculture District. And that is
15 required as a special use in the Agricultural
16 District to have a solar farm. But since it is
17 now in the Agriculture District, we had to do a
18 land evaluation and site assessment because we are
19 taking land out of crop production. So, this is
20 incorporated into the Staff Report. But because
21 the property is so close to town, it has a decent
22 soil score, but because it is close to town it
23 doesn't have a very high LESA score. But I will
24 pass that.

1 And there is a communication from
2 IDNR as a communication number two, indicating
3 that there are no threatened or endangered species
4 on the property. I'll pass that.

5 And I have one larger site plan if
6 you would like to take a look at this as well that
7 I will pass as part of the application.

8 As you look at the photos, you can
9 see where this property is located. It's
10 immediately west of U.S. Business 51 and north of
11 Interstate 74 and outlined in there.

12 This is School Road to the west and
13 to the east. And the access to the property is
14 just south of this -- there's two photos of
15 this -- to the south, the driveway, or the
16 Frontage Road that goes along U.S. Business 51 to
17 access the property. And way in the distance you
18 can see I74. And it's Business 51 that's to the
19 left here.

20 If you turn around, when you go back
21 the other way, this is to the north then, that
22 Frontage Road along Business 51. Then this is
23 straight south to the end there. And you can see
24 the signage there for the turnoff to I74.

1 This is Margaret Street and that
2 residential subdivision.

3 And again, moving the pen and we will
4 look at the subject property which is to the right
5 here, and it's in grasses. Further to the
6 southwest, the larger property.

7 The surrounding zoning of this
8 property is R1 to the north. The single family
9 residence district to the south is M1 restricted
10 manufacturing district across I74. And to the
11 east is commercial district across Business U.S.
12 51. And to the west is R1 Single Family Residence
13 District.

14 The surrounding land use are to the
15 north, single family residences; to the south,
16 commercial uses across I74; to the east,
17 commercial uses across Business 51; and to the
18 west, crop production.

19 The land evaluation and site
20 assessment has a soil score of 87.19 points out of
21 a maximum of 100 and a site assessment of 102
22 points out of a maximum of 200 points. This gives
23 it a total LESA review score of 189.19 points out
24 of a maximum of 300 points. A score of 219 points

1 and below means that the property is of low value
2 for agricultural land production.

3 The analysis of the seven standards
4 of the zoning ordinance is as follows:

5 A, The proposed special use will not
6 be detrimental to or endanger the health, safety,
7 morals, comfort or welfare of the public. And
8 this standard is met.

9 The application proposes to establish
10 a 2-megawatt solar power generating facility on
11 this property that will meet all the County
12 setback requirements and use standards for a solar
13 power generated facility.

14 The application indicates that this
15 facility will contain rows of Photovoltaic cell
16 panels mounted on posts set in the ground.

17 These rows of panels are referred to
18 as solar arrays. Cypress Creek Renewables will
19 mount the solar arrays in one of two ways, on a
20 fixed tilt or on a tracking system, which allows
21 them to follow the sun throughout the day.

22 After site specifics and design
23 components are more fully developed for this solar
24 farm, Cypress Creek will determine which system is

1 more appropriate for this site.

2 The solar arrays will be designed
3 with an antireflective coating. The basic
4 components of the solar energy facility include PV
5 or Photovoltaic cells, inverters, combiner boxes,
6 transformers, wires and conductor cables,
7 structural racking system for PV modules and
8 perimeter fencing.

9 Solar electricity production includes
10 the following five components:

11 One, electrical power generation.
12 Sunlight strikes the PV panel cells, which convert
13 photons of light into electrons, producing
14 low-voltage, direct current, or DC, electricity.

15 Two, Combination Box. The local --
16 excuse me. The low-voltage, DC electricity is fed
17 through cables from each PV panel to a combiner
18 box.

19 Three, The Inverter. The
20 low-voltage, DC electricity is fed through cables
21 from the combiner box to an inverter, where it is
22 converted to low-voltage, Alternating Current, or
23 AC, electricity.

24 Four, Transformer. The transformer

1 steps up the low-voltage, AC electricity to the
2 appropriate voltage so that it can be fed into the
3 electrical transmission system.

4 And five, Utility Transmission.
5 Electricity is sent through the electrical
6 transmission lines to utility distribution systems
7 for delivery to ratepayers.

8 The Applicant indicates that solar
9 arrays will be a maximum 12 feet in height.

10 The Applicant submitted a
11 communication from the Illinois Department of
12 Natural Resources which states the Illinois
13 Natural Heritage Database contains no record of
14 state listed threatened or endangered species,
15 Illinois Natural Area Inventory sites, dedicated
16 Illinois Nature Preserves or registered Land and
17 Water Reserves in the vicinity of the project, and
18 that the consultation is terminated.

19 A decommissioning plan was submitted
20 with the application indicating that the salvage
21 value meets or exceeds the cost of
22 decommissioning. The Applicant will need to
23 submit a revised decommissioning plan certifying
24 proposed decommissioning costs. This plan will

1 need to provide financial assurance to the County
2 after year 12 of operation of the facility that
3 the site will be properly reclaimed.

4 This financial assurance should be
5 similar to that as required of wind farms in the
6 Agricultural Impact Mitigation Agreement that wind
7 farms have with the Illinois Department of
8 Agriculture.

9 The contact person for the Applicant
10 will need to be kept on file with the Department
11 of Building and Zoning for issues and complaints.

12 There has been no communication
13 submitted from the Illinois Historic Preservation
14 Agency, IHPA.

15 B, The proposed special use will not
16 be injurious to the use and enjoyment of other
17 property in the immediate vicinity for purposes
18 already permitted or substantially diminish
19 property values in the immediate area. And this
20 standard is met.

21 Nearby property that is currently in
22 crop production will continue to be desirable for
23 such use. Ground cover that encourages
24 pollination, recommended by the McLean County Soil

1 and Water Conservation District will need to be
2 installed. The solar arrays will be designed with
3 an antireflective coating.

4 C, the proposed special use will not
5 impede the orderly development of the surrounding
6 property for uses permitted in the District. And
7 this standard is met. Nearby property that is
8 currently in crop production or used as residences
9 will continue to be desirable for such uses.

10 D, Adequate utilities, access roads,
11 drainage and/or other necessary facilities have
12 been or will be provided. This standard is met.
13 The property has approximately 500 feet of
14 frontage on the south side of Margaret Street and
15 550 feet on the west side of the Business U.S.
16 Highway 51 Frontage Road. Bloomington Township
17 Fire District will provide fire protection for the
18 subject property. Pre-development drainage
19 patterns will be retained as much as possible.
20 The Applicant will provide certified plans for
21 storm water detention/retention before a permit is
22 issued for the proposed solar power generating
23 facility.

24 The Applicant will need to have all

1 field tile damaged in the construction process
2 repaired by a competent contractor, with
3 experience in such repair, during the life of the
4 solar farm.

5 Adequate measures have been taken to
6 provide ingress and egress so designed as to
7 minimize traffic congestion in the public streets.
8 This standard is met. It appears that safe sight
9 distance can be provided at the proposed entrance.

10 The establishment, maintenance and
11 operation of the special use will be in
12 conformance with the intent of the district in
13 which it is located. This standard is met.

14 The preamble states for the
15 Agriculture District that it is to provide for the
16 location and govern the establishment and
17 operation of land uses which are compatible with
18 agriculture and are of such nature that their
19 location away from residential, commercial and
20 industrial areas is most desirable.

21 G, The proposed special use in all
22 other respects conforms to the applicable
23 regulations of the Agriculture District. And this
24 standard is met.

1 In conclusion, Staff recommends that
2 this application meets all of the standards set
3 forth in Article VIII, Section 350-56 which is
4 Standards for Special Use Permits, provided the
5 following stipulations:

6 One, the Applicant needs to provide
7 certified plans for storm water
8 detention/retention before a permit is issued for
9 the proposed solar powered generating facility.

10 Two, The solar arrays will be
11 installed with anti-reflective coating.

12 Three, ground cover that encourages
13 pollination that is recommended by the McLean
14 County Soil and Water Conservation District needs
15 to be installed.

16 Four, the Applicant needs to submit a
17 revised decommissioning plan certifying proposed
18 decommissioning costs that provides financial
19 assurance to the County after year 12 of the
20 operation of the facility. And this financial
21 assurance needs to be similar to what is required
22 of wind farms in the Agricultural Mitigation
23 Agreement that wind farms have with the Illinois
24 Department of Agriculture.

1 Five, A contact person for the
2 Applicant will need to be kept on file with the
3 Department of Building and Zoning for issues of
4 compliance.

5 Six, the Applicant shall have all
6 field tile damaged in the construction process
7 repaired by a competent contractor with experience
8 in such repair during the life of the solar farm.

9 Seven, the Applicant needs to
10 complete consultation with the Illinois Historic
11 Preservation Agency before construction can begin.

12 And eight, Development shall follow
13 the plans and documents submitted with the
14 application and with zoning regulations, including
15 Article VI, Section 350-43.00(3) (Use Standards of
16 a solar power regenerating facility.)

17 That concludes my report.

18 MS. TURNER: Would you guys like to
19 be sworn in or affirmed?

20 MS. GRECO: Sworn in.

21 (Mr. Cooper, Mr. Novack Ms. Greco sworn in.)

22 MR. NOVACK: If you will all give
23 your names and addresses one at a time.

24 MR. COOPER: Jason Cooper. I am a

1 Licensed Professional Engineer in the State of
2 Illinois. 1001 Warrenville Road, Lisle,
3 Illinois.

4 MR. NOVACK: Scott Novack. I am
5 Senior Developer for Cypress Creek Renewables.
6 18 South Michigan, Chicago, Illinois, 60603.

7 MR. DICK: Could you spell the last
8 name?

9 MR. NOVACK: N-O-V-A-C-K.

10 MS. GRECO: Kelly Greco. I am an
11 attorney at Polsinelli. Address is 150 North
12 Riverside Plaza, Suite 3000, Chicago, Illinois.

13 MR. DICK: Could you spell your last
14 name, please?

15 MS. GRECO: Sure, G-R-E-C-O.

16 MR. DICK: Could you repeat your
17 address one more time?

18 MS. GRECO: 150 North Riverside
19 Plaza, Suite 3000. That's Chicago, Illinois.

20 MS. TURNER: Okay. It looks like
21 you have something you would like to present to
22 us, so you can go ahead and do that.

23 MR. NOVACK: I think Kelly will
24 introduce the project first and then I will take

1 over, if that's okay with you.

2 MS. TURNER: That's fine.

3 MR. NOVACK: Thanks.

4 MS. GRECO: Just by way of
5 introduction, my name again is Kelly Greco. I am
6 an attorney at Polsinelli. We represent Cypress
7 Creek Renewables in this project.

8 Behind me hiding is Dave Streicker.
9 He's my colleague at Polsinelli and also
10 co-counsel on this case.

11 To my right is Scott Novack. He's
12 going to go through the presentation that's loaded
13 and give you guys some background on Cypress
14 Creek, on the solar farm development and on the
15 site in particular. And then we also have Jason
16 Cooper, who is an engineer at Kimley Horn. He
17 will be able to answer any technical questions you
18 might have about the project. And we also have
19 our landowner here if anybody has any questions.

20 We appreciate the Staff Report and
21 the findings. The Staff Report confirms that we
22 are in compliance with the Zoning Ordinance
23 overall and the Solar Specific Ordinance that was
24 passed by McLean County.

1 We have read the Staff Report in
2 detail and we have no problems with the
3 stipulations that are set forth in the Staff
4 Report.

5 The site might look familiar to
6 everybody since we were before the Board in March
7 with rezoning. So, we rezoned the property from
8 R1 Commercial to A1 specifically so we could be
9 here tonight and request the Special Use Permit
10 for the solar farm development.

11 As Mr. Dick has wonderfully provided
12 the summary of, we are proposing a 2-megawatt
13 community solar farm on an approximately 20-acre
14 tract of land in Bloomington Township.

15 We are excited to be here in McLean
16 County. We think we will be good stewards of the
17 land and also good neighbors. And if it's okay
18 with the Board, at this time I will turn it over
19 to Scott.

20 MS. TURNER: That's fine.

21 MR. NOVACK: Thank you, Kelly.

22 So, given that Mr. Dick's summary was
23 very detailed and the fact that Cypress and me
24 personally has been before this group a few times,

1 I am happy to go into as much detail as you guys
2 would like. You will notice the presentation is
3 very similar to what was presented before, because
4 this proposed solar farm is very similar to the
5 previous ones.

6 There are specific, obviously,
7 locations that pertain just to this project.

8 Can I ask, Mrs. Turner, would you
9 like me to go through as if it was the first time?
10 I know there might be people in the audience who
11 have not heard it.

12 MS. TURNER: I think in deference to
13 their time, they have stayed here all night to
14 hear it, so go ahead and make sure that it is so
15 they can understand what it is.

16 MR. NOVACK: Certainly. I am happy
17 to do that.

18 Bear with me. Okay.

19 So for starters I want to introduce
20 myself and the company. I mentioned I am Scott
21 Novack, Senior Developer for Cypress Creek. I sit
22 in Illinois. I'm up in northern Illinois, just
23 north of Chicago, but I really cover the whole
24 state from an on the ground perspective.

1 Cypress Creek is a national company.

2 We were founded about three years ago, almost four
3 now, with the idea of really replicating what some
4 of our founders were doing in other markets
5 nationally as far as understanding how to develop
6 community and utility scale solar projects.

7 We have a number of operational solar
8 plants at the moment.

9 I should back up.

10 Cypress Creek is a developer, builder
11 and owner/operator of commercial and utility scale
12 solar power plants. We have about 150 operational
13 plants at the moment scattered across the country.
14 The next slide will kind of give an indication of
15 where they are located.

16 We have a development pipeline that
17 is about five times the size of our existing
18 portfolio. So, we have a tremendous amount of
19 activity going on at the moment.

20 So, like I was mentioning, this kind
21 of gives an indication where we are active across
22 the country. And it is pretty much everywhere, as
23 you can see. The yellow shaded states are where
24 we have completed projects. And we also have

1 development in those states as well. The blue
2 states represent areas in which we have not yet
3 completed projects but do have ongoing development
4 activities, such as in Illinois, as you see.

5 Stepping back a little bit more,
6 solar in general, very much a growing industry.
7 It's even growing amongst its peers in power
8 generation.

9 Last year, 2017, 30 percent of all
10 new electric generating capacity came from solar.
11 That's second only to natural gas.

12 So, even amongst its renewable peers
13 it is growing at a rapid pace.

14 There is a lot that's kind of fueling
15 the growth. I won't go through each of these
16 individually. But costs really plummeting, for
17 lack of a better term -- that's the most
18 appropriate term -- have really allowed for the
19 spreading of solar across the country. Not just
20 in areas previously known for 300 days of sunshine
21 such as California, Nevada. But since 2010 prices
22 have come down over 70 percent. And what that's
23 done is really injected the industry with life
24 where the economics just pencil out in many

1 places.

2 The State of Illinois noticed that.
3 They are one of many states that has noticed that
4 recently.

5 What happened was at the end of 2016
6 Governor Rauner signed the Future Energy Jobs Act
7 into law. And what that Act did was took a
8 previously determined goal of an RPS, which stands
9 for Renewable Portfolio Standard, of 25 percent by
10 the year of 2025, and took that goal and really
11 solidified it, in that it paved a way to make it
12 happen.

13 So, there is essentially a mandate
14 now that 25 percent of the power that the
15 utilities are distributing on their networks comes
16 from renewable sources, including solar.

17 There is a few different kind of
18 mechanisms that will basically enable that to
19 happen.

20 One of them is this term or concept
21 called community solar. And we at Cypress are big
22 fans of community solar for a number of reasons.

23 Community solar farms are solar
24 facilities in which local residents and businesses

1 can actually subscribe to a solar farm. And in
2 that instance it gives a great opportunity for a
3 number of different people to kind of reap the
4 benefits. Essentially cheaper electricity.

5 And what's nice is when we are in a
6 different territory -- right now we are in Ameren,
7 and really the regulations are such that
8 subscribers to a facility located in Ameren
9 territory have to come from Ameren territory. The
10 same is true for ComEd on the north part of the
11 state.

12 So, we are really excited about
13 McLean County and giving residents an opportunity
14 to participate in the renewables that's going on
15 here in the state.

16 On the super high level -- I always
17 like to make this clear. We are here discussing
18 Breezewood Solar. And all of the previous
19 projects we have proposed here in the county and
20 the projects that will follow here and in the rest
21 of the state will be solar Photovoltaic. Mr. Dick
22 did a wonderful job explaining what that is. It's
23 important to find out what it isn't. And that's
24 sometimes referred to as solar thermal or

1 concentrated solar, which is an elaborate array of
2 mirrors that basically redirect sunlight to a
3 central location, which is a totally opposite goal
4 of what solar PV is.

5 So, solar PV is designed to soak in
6 as much sunlight as possible. And there a few
7 different ways we accomplish that. One of which
8 is with an antireflective coating on each module.
9 But I wanted to highlight that difference, because
10 there is a lot of kind of complexities that are
11 associated with solar thermal when it comes to
12 issues with wildlife and some other issues that
13 don't apply to solar PV.

14 So, I would like to really talk about
15 that at the front end.

16 And then, furthermore, for solar PV
17 there is really two main ways that you mount the
18 solar PV module. There is fixed tilt, which are
19 modules at a 45ish degree angle facing south that
20 are stacked. They don't move throughout the day.
21 Conversely, single axis tracking is a situation
22 where the modules themselves rotate throughout the
23 entire course of the day at a really slow pace.

24 The idea is in the morning they are

1 facing east, the modules are, and noontime,
2 2:00 p.m. when the sun is overhead, they are flat.
3 Kind of like if my computer was a module, this
4 would be noon because the sun's overhead. And
5 then in afternoon it shifts more to the west.

6 The idea is just to soak up more
7 sunshine or create more yield from the site.

8 It's estimated that all of our sites
9 here -- you know, again -- not again, this is the
10 first time I mentioned this, but I have mentioned
11 it before, these are not final engineered sites.
12 That happens later on. This is the zoning
13 process. When final engineering happens, that's
14 when we select our exact modules, our exact
15 mounting mechanisms. However, we are estimating
16 that all of our sites will contain single access
17 tracking, so I am comfortable saying that.

18 At this point we will kind of take a
19 quick look at a few pictures to give you an idea
20 of the scale we are talking about.

21 Our application, what Mr. Dick
22 mentioned, is that under no condition would any of
23 our -- the elements of our solar farm be above
24 12 feet. In reality it is closer to 7 to 8 feet,

1 the tops of the modules. There are sometimes
2 differences in the way the land is laid out, soil
3 conditions and the topography that could maybe
4 affect that. But in general, 7 to 8 feet is
5 really what you will see, both to the top of the
6 modules and other equipment that's on the site
7 that I will get to in a second.

8 This picture also does a good job
9 showing how the modules are supported.

10 That's a steel post there. And if
11 you will go to the next slide, this is another
12 shot underneath a row of modules that shows what's
13 under the modules and what's not.

14 Specifically, there is no concrete
15 underneath these modules. They sit on steel posts
16 driven into the ground. And there is wiring that
17 runs underneath the modules that then goes to a
18 combiner box, which basically ties the entire row
19 together. And then from there, the wire and
20 conductor cables are fed underground to the
21 inverter and transformer, which I will show you in
22 a second. I thought it was the next slide, but it
23 will be in a second.

24 This is a tracking. These modules

1 sit on training racks. And this is around midday,
2 like I was describing earlier. So, you will see
3 they are flat with sun overhead.

4 Another picture to scale back a
5 little bit shows a few more components. There is
6 a perimeter fencing there on the left, an access
7 road, and kind of gives an idea of the spacing
8 between the roads.

9 This is the equipment I was talking
10 about earlier. So, the inverter and transformer
11 pair. Each pair sits on the approximate, you
12 know, about a one car garage worth of concrete.
13 Four inch concrete slab on grade. So very, very
14 limited concrete on a solar farm.

15 A 2-megawatt solar farm such as this
16 one will have generally two sets of that
17 equipment. So, basically, two car garage worth of
18 concrete.

19 Go back real quick, if you don't
20 mind. I want to quickly point out solar farms are
21 pretty basic as far as the equipment that's
22 contained. We talked about each and every thing
23 that's listed on this already in the short
24 presentation.

1 This picture on the left shows the
2 steel posts being inserted at the ground, being
3 driven. You can see the equipment is not very
4 large.

5 On the right, that's an image showing
6 a site that's had its racking system installed.
7 It's just waiting for modules. So, it kind of
8 gives a good idea of kind of scaled back on the
9 spacing and what the site looks like before
10 modules are installed.

11 Ag impact was a topic of great
12 importance for us. I mean, it is everywhere, no
13 doubt, but it certainly is in Illinois, and from a
14 number of levels.

15 I want to point out what I mentioned
16 earlier, which is due to the limited concrete, we
17 are really not changing the permeable nature of
18 the site at all. And understanding that field
19 tiles exist, and understanding that field tiles
20 exist that may have been installed 50 to 100 years
21 ago, we recognize that we don't want to come in
22 and just wreak havoc and cause flooding on our
23 property, potentially on neighboring properties,
24 so we take the existing tile very seriously. We

1 will do a drain tile survey on the front end
2 before final design happens, before the site is
3 engineered, so we understand where tiles are. We
4 will design around where we can and we will repair
5 and replace tiles that are either accidentally hit
6 during the construction process or can't be
7 avoided.

8 Of course, main tiles that connect --
9 either have drainage jurisdiction or just connect
10 offsite, those would be certainly designed around
11 in every condition.

12 We cover crop, so we plant native
13 grasses that are slow growth.

14 And also important to point out some
15 benefits to letting the land lay foul and not
16 toiling each spring and having a little bit
17 eroding each year. So, capping it with local
18 cover crop has been shown to show some advantages,
19 which is nice as well.

20 A few pictures of completed solar
21 farms. We don't have any in Illinois. And that
22 is not unique to us. There is just a small
23 handful of existing solar farms. That will
24 change, of course, with this new round of

1 development that's occurring.

2 However, we do have some completed
3 and operational solar farms across the border in
4 Indiana to the east. I have pictures of two such
5 farms that sit in the Terre Haute area. So, west
6 central Indiana. They are both 5-megawatt on
7 45 acres. So, they are more than double what we
8 are talking about today, but I still thought they
9 would give a good idea generally what they look
10 like both from the ground level on the right and
11 from the air on the left.

12 The next slide shows a separate solar
13 form. Same size and scale, just a different
14 shape.

15 Again 5 megawatts over 45 acres. So,
16 more than double the 2 megawatts that we are
17 talking about today.

18 I want to point out really important
19 that there is no safety risk to the community
20 whatsoever. And that is all along, every step of
21 the way in the process. That begins with
22 engineering where we have licensed engineers that
23 are creating, you know, civil, structural and
24 electrical designs.

1 It's important to point out that
2 solar farms need to go through the same permitting
3 process that any other development would go
4 through. So, there is oversight every step of the
5 way. Erosion, storm water and sediment control,
6 we need a storm water permit, we need a plan for
7 erosion, both during construction and permanently.

8 The systems are all designed to
9 National Electric Code, or NEC. We also use local
10 and national building codes, and local building
11 authorities.

12 And then on the safety side, once
13 complete, we have a perimeter fence that again is
14 National Electric Code requirement. But that's
15 something we could do anyhow. We just want to
16 keep our investment secure.

17 Oftentimes in other markets we have
18 like 1 foot of barbed wire on top of a 6-foot
19 chain link fence. We just received a lot of kind
20 of negative feedback from the community in various
21 parts of the state, and so we have just basically
22 been removing that from our proposal and instead
23 going a foot higher to a 7-foot tall chain link
24 fence that doesn't have any barbed wire at all.

1 We maintain vegetation. We do weed
2 control and we do mowing a few times a year during
3 the growing season as the site -- make sure we
4 understand more what that exact cadence will be,
5 but we want to keep a neat site.

6 And these are monitored remotely.
7 So, we don't have anybody -- nobody is sitting at
8 the site permanently. These are monitored
9 remotely. And we can tell by the performance if
10 there is something wrong, something going on that
11 looks out of the norm. And in that situation we
12 send in a local electrical engineer to basically
13 investigate, inspect and perform any repairs as
14 needed.

15 The other site visits are for the
16 vegetative maintenance that I talked about
17 earlier, mowing and weed control.

18 It's estimated that site visits are
19 in the neighborhood of five to nine -- maybe once
20 a month tops, but it's unlikely it would even be
21 that much.

22 Another point of benefit to the low
23 impact of a solar farm is lack of traffic. Solar
24 farms are extremely quiet. Really, the only

1 equipment that makes any noise to speak of is that
2 inverter transformer I talked about. And that
3 comes from a cooling fan in the inverter
4 generally. But outside of 150 feet you really
5 can't even hear the inverters at all.

6 The circle within the circle on the
7 lower right-hand corner of the slide we are
8 looking at represents a 150-foot radius. And we
9 centrally located that equipment so it's nowhere
10 near the property line, and it will always be
11 further than 150 feet away from the property line.
12 So, there is really no noise outside of the
13 property boundary. That's during the day.

14 Then at night there is just, you
15 know, there is no noise at all. The system is
16 completely down.

17 Electromagnetic fields are another
18 sometimes an area of concern with people who
19 aren't super educated on solar farms.

20 It's first important to point out
21 that really everything in nature -- I mean, there
22 is so many devices and appliances and overhead
23 power lines and cell phones and things that
24 produce what we call EMF. There is nothing on the

1 solar farm that produces it at unsafe levels. The
2 strongest source is again that inverter and
3 transformer equipment. But even there you can
4 stand right next to it, as that gentleman is
5 doing, as I have done numerous times, and there is
6 no safety concerns there.

7 Further, outside of 150 feet from
8 that equipment as well, again, that same radius as
9 outlined, you can't detect anything above the
10 earth's magnetic field.

11 Many benefits of local solar. First,
12 from the renewable angle, if you wanted to
13 participate before, community solar has now
14 arrived, or is slowly arriving in Illinois, or I
15 should say pretty soon quickly arriving in
16 Illinois. The only way to participate in solar is
17 really to install actual modules on your roof.
18 And people have done that, and I think that's a
19 great thing to do, but that's not right for
20 everyone. Right? You need to have a south facing
21 roof. The roof has to be, you know, in good
22 condition structurally so it can handle the
23 additional weight.

24 What community solar does is gives

1 people an opportunity to be a part of it without
2 investing any money, just signing up and receiving
3 reduced electricity costs. But also just knowing
4 that you are a part of, you know, basically
5 reducing fossil fuels and slowly trying to remove
6 ourselves from the reliance of fossil fuels to
7 create electricity.

8 They are quiet, virtually
9 self-sufficient. We talked about earlier, they
10 are very low profile. Everything is essentially
11 in a 7 to 8 feet range. So, no noise that's
12 coming outside of the property line. And there is
13 a nice economic growth component, both during the
14 construction phase and then during the long-term.

15 During the construction phase we have
16 about -- I'll actually show the numbers in a
17 second here on the next slide. There is 25 local
18 construction jobs estimated at a site this size.
19 But there is also an ongoing benefit which comes
20 in the form of property tax revenue.

21 Right now they are assessed as
22 farmland, regardless of its zoning, if it is
23 residential zone, ag zone, commercial zone. These
24 properties in Illinois are assessed based on their

1 use. So, the use is going to change. It will be
2 a solar farm. Springfield right now is
3 determining exactly how it will be assessed, but
4 it will be just like wind, in that it will be
5 essentially a uniform way to assess these things.
6 That's based on the power output, the capacity.
7 So there is a per megawatt basis.

8 Right now there is no scenario --
9 once the bills are determined, there is a -- there
10 will be one bill that dictates how this is done.
11 And there is no scenario where it will be less
12 than in the neighborhood of \$10,000 in year one
13 per 2 megawatt site. And that's compared to a
14 couple of hundred dollars as it's -- I don't have
15 the exact number with me, but certainly less than
16 \$1,000.

17 There is no impact to the environment
18 here. Safe for wildlife and birds.

19 And then there is no emission. Solar
20 modules are zero emission. No fluids, no
21 chemical, no potential for leaking anything into
22 the air or the environment.

23 So, now, that was kind of the
24 background, which always tends to go a little

1 slower than I want, even if I am trying to skip
2 through it, so I apologize.

3 We are here today to talk about
4 Breezewood Solar, as Mr. Dick appropriately
5 pointed out everything about this site from the
6 location to the size of the facility. But I will
7 just quickly in some pictures show you guys what
8 we are talking about.

9 So, on the left -- I'll back up. We
10 are at approximately 322 Robert Street outside of
11 the City of Bloomington, but with a Bloomington
12 postal code. It is the northwest corner of
13 Business 51, or Main Street, and I74.

14 So, it's about a 25-acre site. The
15 solar area that you see in the image to the right
16 is approximately 15 acres. So, the 25 includes
17 the setback from the property line, which is
18 pretty significant. On the western edge that's
19 200 feet. Same with the northern edge.

20 Further, we proposed a vegetative
21 buffer between the residences north of Margaret
22 Street and our site. So, there is a 200 feet
23 buffer. Part of that 200 feet is two rows of
24 evergreen trees that's sitting closest to the

1 northern property line. It's easier to make out
2 on the bigger screen. It is that kind of little
3 rectangular line on the north part of our site.

4 Some of the numbers, I hit on one of
5 them earlier, which is the local job support
6 during construction estimated at 25. A site this
7 size is enough for about 320 homes per year.
8 That's based on the estimate output, which is
9 3.9 million kilowatt hours.

10 The estimated investment is the
11 3.9 million, of which 2.3 should be invested here
12 locally.

13 I want to point out municipal
14 services required, that is a none. So, solar
15 farms are passive neighbors. They don't require
16 any additional county services. No water needed,
17 which is a great differentiator between other
18 power generating sources. Something I like to
19 talk about.

20 Our interconnecting utility is
21 Ameren. There is a 12.5 KV distribution line that
22 runs parallel with Business 51, which is what we,
23 where we will be interconnecting. So, essentially
24 where we will be plugging into the grid.

1 That's all the prepared words. I
2 have this team beside me here that Kelly
3 introduced, and we are happy to take your
4 questions.

5 MS. TURNER: Does the Board have
6 questions?

7 MR. KURTZ: Do you have plans to
8 improve that Frontage Road, or is it going to be
9 okay the way it is for your purposes?

10 MR. COOPER: That's part of the
11 procurement engineering process. We will take a
12 look at that road closely. It will definitely,
13 just looking at it from the photos and street
14 view, that it is going to need to be improved at
15 least for the construction traffic up to -- at
16 least compacted gravel entrance coming through
17 there. But then as for the cracked section at
18 the end, we will take a closer look at that
19 during design and make sure it is adequate to
20 support the construction traffic, because that's
21 going to be the big concern where the heavy loads
22 are. So, yes, that will definitely be looked at
23 closely during design.

24

1 MR. KURTZ: Thank you.

2 MR. DEAN: What's the project life
3 cycle?

4 MR. NOVACK: Between 20 and 40
5 years. Forty being on the long side and the
6 hopeful side.

7 MR. KURTZ: That's with the same
8 equipment or -- and there is a possibility that
9 if it's economically feasible that site could be
10 upgraded and run longer?

11 MR. NOVACK: Right. The estimated
12 useful life of the panels is anywhere 25 years
13 and up. And that comes from existing PV modules
14 that are still running well that were installed,
15 you know, in the eighties, in some cases in the
16 seventies. The inverter and transformer
17 equipment will need to be refreshed undoubtedly
18 if it goes beyond that first 15, 20 year period.
19 But there is no -- that's kind of built into our
20 modeling. And what happens is that equipment
21 gets refurbished and reused in a second life and
22 we bring new equipment on.

23 In a scenario where we would want to
24 bring new modules out, that could happen. It

1 certainly wouldn't be during the first term. We
2 are limited to 2 megawatts of capacity. We can't
3 exceed that.

4 So oftentimes we get the question,
5 well, what if there is new technology that comes
6 out that is much more efficient? And that would
7 be great, but we are limited by what we can put
8 out. So, if that changes -- and, of course, we
9 would never expand the footprint of the facility
10 because we are bound by the Special Use, the
11 limits of that.

12 But in the scenario where there is
13 other panels and the other ones are no longer
14 being as efficient as they were before, we could
15 come in with new modules or panels.

16 MS. TURNER: So, that's interesting.
17 You are limited as to the number of megawatts you
18 can have as output from this project. And is
19 that because of your contract with Ameren or --

20 MR. NOVACK: It will be ultimately
21 because of our contract with Ameren. Right now
22 there is a limit set by the Illinois Power Agency
23 for Community Solar. So, anything larger than
24 2 megawatts wouldn't be considered community

1 solar. Your question is a good one, because when
2 we go to actually execute our Interconnection
3 Agreement with Ameren, it will be bound to that
4 2-megawatt and it can't be larger.

5 MS. TURNER: It's the community
6 solar thing that really limits you. I remember
7 now.

8 How long does it take to construct?

9 MR. NOVACK: Twelve to 16 weeks is
10 our estimate on a site this size.

11 MR. KURTZ: The community solar --
12 because I was gone in January when you must have
13 explained that part of it. You sign up and then
14 you don't necessarily get the solar energy but
15 you get the credits for the less expensive
16 electricity, is that it?

17 MR. NOVACK: That's exactly right.
18 Because anybody from the Ameren territory can
19 subscribe to Breezewood Solar if it's up and
20 running.

21 Now, of course, if somebody, you
22 know, from Peoria, or I don't know, some other
23 area signs up, obviously, there is no way to take
24 the electrons that are generated here and just zap

1 them over to Peoria. But what happens is the
2 credits -- well, you actually hit it on the head.
3 All right. So, by subscribing you are saying that
4 I am purchasing the equivalent amount of
5 electricity that is being generated on this site
6 for my house. But a step further is, you know,
7 that it's being generated local to your utility
8 territory and not being generated in Texas or
9 Iowa.

10 MS. TAYLOR: How did they decide who
11 has the opportunity to sign up? I mean, if it is
12 limited to 321 homes --

13 MR. NOVACK: Great question. There
14 is a couple of regulations as far as who -- not
15 who but -- well, yes, who. And we have
16 established it has to be in the Ameren territory,
17 but as far as the numbers go. So, I'll give you
18 an example of one. No more than 40 percent of
19 the capacity can be taken up by one user. So we
20 couldn't go to, you know, the City of Bloomington
21 and say, you know, if they use 3.9 million
22 kilowatt hours a year, we can't say sign up for
23 this farm and we are done.

24 The Illinois Power Agency and other

1 states are doing this too. They want to give a
2 lot of people an opportunity to join.

3 So, the developer is responsible for
4 gaining subscribers. And our philosophy on the
5 subscription side -- and it's too early for us to
6 actually start getting subscribers because of
7 where we are at in the process, but our philosophy
8 is to try to kind of go inside out. Like try to
9 get local businesses and local residents. When I
10 say local, like in the community. And then if we
11 need more numbers, you know, then we kind of
12 expand to other population centers in the
13 territory.

14 We hope to give an opportunity for
15 anybody who wants to subscribe. That's what we
16 would love to do, to give an opportunity to
17 subscribe.

18 MS. TAYLOR: This is located fairly
19 close to the city. So, are there city utilities
20 that run through this that we have to be
21 concerned about, sewer, water, existing lines?

22 MR. COOPER: We will have a survey
23 done and all of that done as part of the design,
24 but in our preliminary look at it there is no

1 utilities that are running where we are going to
2 be putting the solar panels or pods.

3 MS. TAYLOR: And you will not be
4 building any facilities there that would need any
5 of those?

6 MR. COOPER: Correct.

7 MR. DICK: Just for your
8 information, there is a sewer line that does go
9 across there from that -- the subdivision there
10 across I74 that will be going underneath this
11 solar farm. So, you will spot that at some
12 point. But it would cause a significant problem
13 if you made a hole in it.

14 MR. COOPER: Noted.

15 MS. TAYLOR: Just back for a second
16 to what I think Michael asked about the roads, I
17 noticed on this LESA report that the roads were
18 rated the worst of the five conditions that were
19 listed here. And they gave you the maximum
20 points which counts against you.

21 I just -- how is that going to affect
22 you if the roads are really that poor in that
23 area?

24 MR. COOPER: So, as I mentioned

1 before, we will -- it is really just the
2 roadways, and I will be honest, the LESA score, I
3 am not 100 percent understanding where they
4 assessed the roadway in that. But really the
5 roadway, we are right off a main interstate.
6 Business 51 is a good quality road. The only
7 road that I can see being an issue is the one
8 that we spoke of, the entrance gravel. And it
9 looks like the old frontage road used to be
10 concrete. We will be repairing that road up to
11 the necessary standards to get the equipment in
12 there during construction. So whether that be
13 putting down gravel -- we will have a report that
14 will give us a better understanding of the soils.
15 And we may need to put pavement down there as
16 well.

17 MS. TAYLOR: You will come in kind
18 of very close to -- what did you say, which
19 route?

20 MR. COOPER: The gravel roadway
21 closest to Main Street here. In the photo --

22 MS. TAYLOR: So, you will come in
23 from Main Street basically?

24 MR. COOPER: Yes, yes. We will come

1 in here and then turn into here and right down
2 the side.

3 MS. TAYLOR: Okay.

4 MR. COOPER: We are not anticipating
5 coming into the residential area.

6 MS. TURNER: I have one final. You
7 guys are close to a residential area. Have you
8 built these close? And I asked the question
9 earlier, but does it cause an attractive
10 nuisance? Curiosity often is more than anything
11 what causes issues.

12 MR. NOVACK: Right. And we have.
13 To answer your question, we have built solar
14 farms that are in proximity to residential such
15 as this site in other states, and we also have
16 projects in the works in the state with similar
17 conditions.

18 We have looked at and studied the
19 effects, or I should say lack of effect, of solar
20 farm on neighboring property values. And I want
21 to say 134 feet was the closest property that was
22 evaluated as a comp to show that there was no
23 impact in the value 134 feet away from --
24 actually, that was a house to the actual modules

1 itself.

2 And in this case, the 200 foot
3 setback is kind of a start of the array.

4 MS. TURNER: What about vandalism?
5 That is more what I meant, vandalism or just kids
6 wanting to get inside the fence to see what's
7 going on in there.

8 MR. NOVACK: That's I am sure part
9 of the reason why the NEC does require a chain
10 link fence of some height. You know, the lack of
11 barbed wire could potentially be less of an
12 impediment. The thing is every time I have
13 discussed this with people, you know, what we
14 fall back on this is what we have seen, because
15 we operate a lot of solar farms -- they are just
16 not very fun to vandalize because you can't see.
17 Like, you know, it would be like if a tree falls
18 in the middle of the woods and nobody is there to
19 hear it, that type of thing.

20 MS. TURNER: Anybody else have any
21 more questions?

22 Staff have any questions?

23 Does anyone in the audience have any
24 questions for these witnesses?

1 You can come up.

2 PAM AUGSTIN: My name is Pam

3 Augstin, A-U-G-S-T-I-N.

4 My address is 101 Margaret Street,
5 and that's Bloomington, 61704.

6 MS. TURNER: This is for questions.

7 PAM AUGSTIN: Yes. I have a few
8 questions and comments.

9 I am all for it. Let me tell you, I
10 am all for it. Don't get me wrong. I just have
11 some questions.

12 The frontage road that you are
13 talking about, that was built when they made 51
14 four lanes. They put all -- two lanes of traffic
15 right there. So, that's how close it was to my
16 house. I have lived in that house off and on for
17 61 years. So, I have been there a long time.
18 That's why I am saying you are going to have to
19 really do a lot of upgrades.

20 If you are planning on entering that
21 frontage road off of Brigham School, that's close.
22 And especially during the school year, you have
23 got buses there -- it's like you pull in and turn
24 immediately. So that's going to have a lot of

1 problems. I just want you to know that. Okay.

2 Because anybody -- even we, when we
3 pull off 51 and try to turn down that road, it's
4 hard. So, might want to think about that.

5 You might want to think about putting
6 the barbed wire up too, only because --

7 MS. TURNER: I definitely want your
8 comments, but if we could go to the questions
9 right now and then --

10 PAM AUGSTIN: Okay. Well, the
11 traffic was my thing.

12 MS. TURNER: Okay.

13 PAM AUGSTIN: I didn't know if you
14 were going to access off of Robert or Margaret
15 Street. That was another thing. So, we didn't
16 know what kind of traffic to expect.

17 You said 12 to 16 weeks. When are
18 you starting, do you know yet?

19 MR. NOVACK: It's too early to know
20 with certainty.

21 PAM AUGSTIN: Okay.

22 MR. NOVACK: But not -- you know, it
23 will be longer than 12 months from now I would
24 say.

1 PAM AUGSTIN: Next year sometime?

2 MR. NOVACK: Yes.

3 PAM AUGSTIN: And then -- never
4 mind, I already answered that question from you
5 guys.

6 Like I said, my own thing with the
7 barbed wire, because the kids across the street
8 will do anything, just so you know. I'm serious.
9 They do anything in that field now. So, that's my
10 questions.

11 MS. TURNER: Great. Thank you very
12 much.

13 PAM AUGSTIN: Thank you.

14 MS. TURNER: Anybody else have
15 questions for these witnesses?

16 ANNA ZIEGLER: Anna Ziegler,
17 Z-I-E-G-L-E-R, 2242 West King Drive, Bloomington,
18 Illinois. I am here on behalf of McLean County
19 Farm Bureau.

20 So, this is solar farm number four
21 for this company and this Board to evaluate. So,
22 we appreciate the references to decommissioning,
23 erosion control and the tile repair. Those are
24 all things we have discussed before.

1 I wanted to ask if your plans for
2 post-construction include restoration of the land
3 for compaction and --

4 MR. COOPER: Yes. So it's my
5 understanding we will be accounting for that as
6 part of our original design and when we analyze
7 the storm water runoff. And in my experience
8 that will be and they will be scarified back.
9 Once it's done, the top 12 to 18 inches after
10 decommission will be scarified to make sure that
11 any compaction that was done as part of the
12 construction or maintenance will be put back to
13 as close the original infiltration rates as
14 possible.

15 ANNA ZIEGLER: For your ground
16 cover, will that be certified seeds free of
17 noxious seeds?

18 MR. COOPER: Yes.

19 ANNA ZIEGLER: Previously we
20 discussed an Ag Nuisance Disclaimer of some sort
21 to protect adjacent farmers. So, is that part of
22 the plan of this project as well?

23 MR. COOPER: Yes.

24 ANNA ZIEGLER: Thank you very much.

1 MR. COOPER: Thank you.

2 MS. TURNER: Anyone else have
3 questions for these witnesses?

4 Do you have anybody else that will
5 testify on your side of things?

6 MS. GRECO: No.

7 MS. TURNER: Anyone else in the
8 audience who would like to testify?

9 Would you like to be sworn or
10 affirmed?

11 LARRY DURBIN: Sworn in would be
12 fine.

13 (Witness sworn.)

14 MS. TURNER: Will you give us your
15 name and address?

16 LARRY DURBIN: Larry Durbin, 13603
17 North 2300 East Road, Bloomington, Illinois.

18 MR. NOVACK: Go ahead.

19 MR. DICK: Could you give your
20 address, again, please?

21 LARRY DURBIN: Yes. 13603 North
22 2300 East, Bloomington.

23 MS. TURNER: Okay. Go ahead.

24 LARRY DURBIN: I would just like to

1 say that the farm field that we are talking about
2 has been in the family for a couple generations.
3 And let's see, it will be three generations, I
4 guess. And it's always been farmed. And back in
5 the sixties, I believe '63 or '64, they come up
6 with the zoning rules and regulations and so
7 forth and it was zoned residential and commercial
8 in front, but that's never happened there. It's
9 always been farmed.

10 We -- that used to be 80 acres there,
11 and Interstate 74 cut through there and left
12 18 acres on the south side of 74 and 31 on the
13 north side.

14 And the south side we have finally
15 sold 20 some years ago probably and it's been
16 developed. But the north side we never could --
17 never could do anything.

18 Now, part of the problem is the
19 entrance to the property. IDOT 20 years ago said
20 that we could have a right in and a right out. So
21 if they wanted to put a temporary entrance there
22 from Route 51, they probably could for truck
23 traffic if need be.

24 But anyway, it's just my wife and her

1 sister -- or her sister owned the property, and we
2 have been farming it all of the time. And so five
3 years ago we converted over to no till and cover
4 crops. And so that's -- I'm glad to hear it is
5 going to be planted in crops that -- around the
6 solar deals so that it will protect the soil from
7 erosion and so forth, because it has a little bit
8 of a slope. It's not highly erodable, but it is
9 part of that soil and water conservation people,
10 but it has some slope to it.

11 So, I think it would be a good fit
12 and it -- it would probably make a little more
13 income for us, because it is marginal farm ground.
14 It's not -- it's got a lot of clay and so forth
15 there. So, that's about it.

16 If anybody has any questions, I will
17 be glad to answer.

18 MS. TURNER: Does the Board have any
19 questions?

20 None.

21 Anyone in the audience have any
22 questions?

23 Okay. I think you are good to go.
24 Thanks a lot for coming up.

1 LARRY DURBIN: Thank you.

2 MS. TURNER: Anyone else like to
3 testify?

4 (Witness sworn.)

5 MICHAEL MATEJKA: Michael Matejka,
6 M-A-T-E-J-K-A, 800 North School Street in Normal.

7 And I just want to commend this
8 project along with wind and other projects going
9 on as we move forward to the 21st century as an
10 energy center for downstate Illinois, but just
11 would like to reaffirm that the highest quality
12 impact for people in McLean County is to employ
13 local people, and very much encouraging this firm
14 to use local trades and use local people to
15 construct this project and make sure that there is
16 an excellent return for the local citizens, which
17 puts local money in the local stores and into the
18 local taxing bodies.

19 Thank you.

20 MS. TURNER: Thank you.

21 Does the Board have any questions?

22 Anyone in the audience have any
23 questions for Mr. Matejka?

24 I have been forgetting to ask you

1 guys, sorry, if you had any questions.

2 Thank you.

3 MICHAEL MATEJKA: Thank you.

4 MR. NOVACK: Does anybody else
5 have -- would anyone else like to testify?

6 Okay, I'm seeing none.

7 Would you guys like to make a closing
8 statement?

9 MS. GRECO: Scott would like me -- I
10 don't get this opportunity often -- to point out
11 his typo on the slide. That this is not Sass
12 Solar, it's Breezewood Solar.

13 MR. NOVACK: The numbers are the
14 same.

15 MS. GRECO: I just want to say in
16 closing that we really appreciate McLean County's
17 attention to this matter from the original
18 rezoning, to the staff report, to everybody's
19 time tonight. I know it's gotten to be sort of a
20 late night. So, we definitely appreciate it.

21 MS. TURNER: We are getting kind of
22 used to this.

23 Does anyone else who testified have a
24 closing statement that they would like to make?

1 Okay.

2 On seeing that, we will close this
3 portion of the hearing.

4 Is there anything as a Board that we
5 need to discuss on this case?

6 MR. KURTZ: Go through the
7 standards.

8 MS. TURNER: We will go through the
9 standards. A, B, C, D, E, F, G. And what about
10 any of the stipulations, any questions on those
11 or anything we need to discuss?

12 Michael, you weren't here before when
13 we went through all of these for the last one.
14 Phil was nice enough to put all of those in there
15 for us this time.

16 MR. KURTZ: I was thinking about the
17 Farm Bureau's concerns, I think they are all
18 addressed here.

19 MS. TURNER: Okay.

20 MR. KURTZ: I move that we recommend
21 approval of Case SU-18-10 with all of the
22 recommended stipulations.

23

24 MS. CARLTON: I'll second that.

1 MS. TURNER: We will do a roll call
2 vote.

3 MR. DICK: It was seconded by
4 Carlton. Okay.
5 Kurtz?

6 MR. KURTZ: Yes.

7 MR. DICK: Dean?

8 MR. DEAN: Yes.

9 MR. DICK: Carlton?

10 MS. CARLTON: Yes.

11 MR. DICK: Taylor?

12 MS. TAYLOR: Yes.

13 MR. DICK: Turner?

14 MS. TURNER: Yes.

15 MR. DICK: This goes to the County
16 Board on the third Tuesday of the month.

17 MR. NOVACK: Thank you very much.

18 MS. TURNER: Thank you. With that,
19 we are adjourned.

20

21 (Arbitration adjourned.)

22

23

24

1 CERTIFICATE OF REPORTER

2

3 I, LORRAINE McCREIGHT, an Illinois
4 Certified Shorthand Reporter, do hereby certify
5 that the foregoing transcript of McLean County
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