

**In The Matter Of:**  
*McLEAN COUNTY ZONING BOARD OF APPEALS*

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*Applicant: Cypress Creek Renewables*  
*August 7, 2018*

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1                   McLEAN COUNTY ZONING BOARD OF APPEALS  
2   MEETING  
3  
4   Tuesday, August 7, 2018  
5   8:10 p.m.  
6  
7   at  
8   Government Center  
9   115 East Washington Street  
10   Bloomington, Illinois  
11  
12  
13   Case Number SU-18-14  
14   Applicant: Cypress Creek Renewables  
15  
16   ZONING BOARD MEMBERS PRESENT:  
17   Brian Bangert  
18   Chris Carlton  
19   Rick Dean  
20   Julia Turner - Chairman  
21   Drake Zimmerman  
22 Court Reporter:  
23 Brenda Zeitler, CSR-RPR  
24 License No. 084-004062  
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800-747-6789

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1                   **CHAIRMAN TURNER:** Case Number SU-18-14. If  
2 you guys will go ahead and state your names and  
3 addresses.  
4                   **MR. STREICKER:** Good evening. My name is  
5 David Streicker. My address is 150 North Riverside  
6 Plaza, Chicago, Illinois.  
7                   **MR. NOVACK:** Scott Novack, N-o-v-a-c-k, 18  
8 South Michigan, Chicago, Illinois, 60603.  
9                   **MR. SCHAFFER:** Brian Schaffer, 202 Albert  
10 Drive, Vernon Hills, Illinois, 60061.  
11                   **CHAIRMAN TURNER:** Is it okay if I go ahead  
12 and swear you in, or would you rather be affirmed?  
13                   **MR. DICK:** Could you repeat your name and  
14 address again, please?  
15                   **MR. SCHAFFER:** Brian Schaffer. That's  
16 S-c-h-a-f-f-e-r. 202 Albert Drive, Vernon Hills,  
17 Illinois, 60061.  
18   (Three witnesses sworn.)  
19                   **CHAIRMAN TURNER:** You can go ahead and start  
20 your presentation.  
21                   **MR. STREICKER:** Good evening. My name is  
22 David Streicker.  
23                   **CHAIRMAN TURNER:** Sorry, he has to introduce  
24 the case. He really wants to read that again.

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1 APPEARANCES:  
2                   SAMANTHA M. WALLEY, ESQ.  
3                   Assistant States Attorney  
4                   104 West Front Street  
5                   Room 605  
6                   Bloomington, Illinois 61701-5005  
7                   (309) 888-5400  
8                   On Behalf of McLean County.  
9  
10 ALSO PRESENT:  
11 PHILIP DICK, Director of Building & Zoning  
12  
13  
14  
15  
16  
17  
18  
19  
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21  
22  
23  
24

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1                   **MR. DICK:** This is Case Number SU-18-14,  
2 application of Towanda Solar, LLC, by Cypress Creek  
3 Renewables for a special use to allow a solar power  
4 generating facility in the Agriculture District on  
5 property in Dale Township, immediately southeast of  
6 the intersection of 1075 East Road and Scottsdale  
7 Avenue.  
8                   Public notice of this hearing was published  
9 in the Pantagraph on July 21, 2018, as provided by  
10 law. All the other required notifications have been  
11 made, and the Applicant has paid the publication  
12 costs.  
13                   As the first exhibit, I'd like to pass the  
14 application. I am going to introduce the application,  
15 but you've all received it; so I'm not going to pass  
16 it on down there. I'll pass a plat map showing where  
17 this property is located in Dale Township. I have a  
18 site plan showing where this property is located.  
19 It's also an Appendix A of your application that was  
20 submitted with your -- that was distributed to you,  
21 and I'll pass that.  
22                   I have a Soil and Water Conservation  
23 District exhibit that has the soil score and then the  
24 score that we use to do the land evaluation and site

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1 assessment, which I will pass.  
 2 Illinois Department of Natural Resources did  
 3 an EcoCAT, and this property doesn't have any  
 4 endangered species on it.  
 5 The County Health Department signed off on  
 6 the application, indicating there's no septic systems  
 7 on the property.  
 8 A zoning map showing where this property is  
 9 located in the Agriculture District. And this area  
 10 over here is Bloomington, and this is where the  
 11 property is located.  
 12 I have some photos of the site. You can see  
 13 it's outlined in red there where this property is  
 14 located southwest of Bloomington. And this is a  
 15 zoom-in of that property. It's going to be located to  
 16 the north of that waterway that runs east and west  
 17 through the property.  
 18 (Next photo) This is toward the south end  
 19 of that property at the north end of where that solar  
 20 farm will be located. No, excuse me, at the south end  
 21 of where the solar farm is located.  
 22 (Next photo) And this is facing northeast.  
 23 Where this crop is located is where the solar farm  
 24 will be located.

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1 (Next photo) And this is the road to the  
 2 north there, straight north, which is to the west side  
 3 of the property.  
 4 (Next photo) This is facing at the  
 5 northwest corner of southeast. And this is the corner  
 6 of the property where the solar farm will be located.  
 7 (Next photo) This is facing north with the  
 8 subject property on the left.  
 9 (Next photo) And facing east with the  
 10 subject property on the right.  
 11 I'll deliver the staff report.  
 12 The property is surrounded by land in the  
 13 Agriculture District, and all the surrounding property  
 14 where the solar farm will be located is in crop  
 15 production.  
 16 The land evaluation and site assessment,  
 17 (LESA) report has a soil score of 85.5 out of 100, and  
 18 a site assessment of 146 points out of 200, giving it  
 19 a 231.5 point score out of 300. A score of 230 points  
 20 and above means the property is of high value for  
 21 agricultural land protection.  
 22 The proposed special use will not be  
 23 detrimental to or endanger the health, safety, morals,  
 24 comfort, or welfare of the public. This standard is

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1 met.  
 2 The Applicant proposes to establish a  
 3 2-megawatt solar power generating facility on this  
 4 property, which will meet the County setback  
 5 requirements.  
 6 The Applicant indicates that the facility  
 7 will contain rows of photovoltaic cells mounted on  
 8 posts. These rows of panels are arrays, and Cypress  
 9 Creek will mount the solar arrays on a tracking  
 10 system, which allows them to follow the sun throughout  
 11 the day. The solar arrays will be designed with  
 12 anti-reflective coating. And the Applicant indicates  
 13 the arrays will be a maximum of 12 feet in height.  
 14 The Applicant submitted an EcoCAT  
 15 communication from the Illinois Department of Natural  
 16 Resources indicating there are endangered species on  
 17 the property or Illinois Natural Area Inventory sites  
 18 or dedicated Illinois Nature Preserves or registered  
 19 Land and Water Reserves in the vicinity of the project  
 20 location and that the consultation is terminated.  
 21 A decommissioning plan that includes an  
 22 Agricultural Impact Mitigation Agreement with the  
 23 Illinois Department of Agriculture and acceptable to  
 24 the County needs to be provided.

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1 A contact person will need to be kept on  
 2 file with the Department of Building and Zoning.  
 3 There has been no communication submitted  
 4 from the Illinois Historical Preservation Agency to  
 5 this point.  
 6 b. The proposed special use will not be  
 7 injurious to the use and enjoyment of other property  
 8 in the vicinity. This standard is met.  
 9 The proposed solar farm is surrounded by  
 10 land in crop production, which will continue to be  
 11 desirable for such use. Ground cover that encourages  
 12 pollination recommended by the McLean County Soil and  
 13 Water Conservation District will need to be installed.  
 14 The solar arrays will be designed with an  
 15 anti-reflective coating.  
 16 c. The proposed special use will not impede  
 17 the orderly development of the surrounding property  
 18 for uses permitted in the district. This standard is  
 19 met because nearby property that is currently in crop  
 20 production will continue to be desirable for such use.  
 21 d. Adequate utilities, access roads,  
 22 drainage or other necessary facilities have been or  
 23 will be provided. This standard is met.  
 24 The property has approximately 2,000 feet of

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1 frontage on the east side of 1075 East Road and 1,300  
 2 feet on the south side of Scottsdale Avenue. The Dale  
 3 Township Fire District will provide fire protection  
 4 for the subject property. Pre-development drainage  
 5 patterns will be retained as much as possible. The  
 6 Applicant will provide certified plans for storm water  
 7 detention/retention before a permit is issued for the  
 8 proposed solar power generating facility. The  
 9 Applicant will need to have all field tile damaged in  
 10 the construction process repaired by a competent  
 11 contractor, with experience in such repair, during the  
 12 life of the solar farm.

13 e. Adequate measures have been or will be  
 14 taken to provide ingress and egress so designed as to  
 15 minimize traffic congestion in the public streets.  
 16 This standard it met.

17 It appears that safe sight distance can be  
 18 provided at the proposed entrance. The Applicant has  
 19 been in communication with the Dale Township Road  
 20 Commissioner and will need to obtain an entrance  
 21 permit from him before a construction permit will be  
 22 issued for the proposed solar farm.

23 f. The establishment, maintenance, and  
 24 operation of the social use will be in conformance

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1 with the intent of the district in which the special  
 2 use is proposed to be located. This standard is met.

3 The preamble states, "Provide for the  
 4 location and govern the establishment and operation of  
 5 land uses which are compatible with agriculture and  
 6 are such a nature that their location away from  
 7 residential, commercial, and industrial areas is most  
 8 desirable."

9 g. The proposed special use, in all other  
 10 respects, conforms to the applicable regulations of  
 11 the district in which it is located. This standard is  
 12 met.

13 According to the Zoning Ordinance, "The Land  
 14 Evaluation and Site Assessment System (LESA) has been  
 15 designed to provide a rational process for assisting  
 16 local officials in making farmland conversion  
 17 decisions through the local zoning process."

18 Although this property has a high LESA, just  
 19 barely above that 30 threshold, the Applicant  
 20 indicates that it is committed to landscaping best  
 21 practices that stabilize the soil to add strength and  
 22 durability for the long-term success of the project  
 23 and health of the land. Native grasses will be grown  
 24 and maintained on the site and the prime soils will be

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1 preserved as long as the solar power generating  
 2 facility is operational.

3 After the subject property is returned to  
 4 its original condition as required by the Zoning  
 5 Ordinance, the land can be returned to crop  
 6 production. It was reported that up to 35 percent of  
 7 corn grown in McLean County was used to make ethanol.  
 8 Harvesting the wind or the sun to produce electricity  
 9 in the Agriculture District with wind farms and solar  
 10 farms is similar and another way for farmers to  
 11 produce value from their land in addition to producing  
 12 corn and soybean crops.

13 In conclusion, staff recommends that this  
 14 application meets the standards of the Zoning  
 15 Ordinance provided the compliance with the following  
 16 stipulations:

17 1) An entrance permit shall be obtained  
 18 from the Dale Township Road Commissioner before a  
 19 construction permit is issued.

20 2) The Applicant shall provide certified  
 21 plans for storm water detention/retention before a  
 22 construction permit is issued.

23 3) The Applicant shall complete a  
 24 consultation with the Illinois Historical Preservation

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1 Agency before a construction permit is issued.

2 4) The Applicant shall have all field tile  
 3 damaged in the construction process repaired by a  
 4 competent contractor, with experience in such repair,  
 5 during the life of the solar farm.

6 5) The solar panels shall be installed with  
 7 an anti-reflecting coating.

8 6) Groundcover that encourages pollination  
 9 that is recommended by the McLean County Soil and  
 10 Water Conservation District needs to be installed.

11 7) A contact person for the Applicant will  
 12 need to be kept on file with the Department of  
 13 Building And Zoning for issues/complaints upon  
 14 completion of the facility.

15 8) As a condition of the receiving a permit  
 16 from the County, the Company must pay the cost of  
 17 hiring an Illinois registered professional engineer to  
 18 provide a certified estimate of decommissioning costs.

19 The Company shall provide decommissioning  
 20 security financing for the estimated cost of  
 21 decommissioning in the amount determined by the  
 22 engineer or \$25,000, whichever is greater. Security  
 23 financing must be in the form of an irrevocable letter  
 24 of credit or a cash escrow, unless the County Board,

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1 in its sole discretion, agrees to accept a performance  
 2 bond. The decommissioning cost estimate will be  
 3 reviewed and revised when needed, but estimate review  
 4 must occur at least every ten years.

5 9) The Company must provide an Agricultural  
 6 Impact Mitigation Agreement signed by the Company and  
 7 the Illinois Department of Agriculture prior to  
 8 issuance of a permit to construct from the County, and  
 9 must certify that it will comply with all terms of the  
 10 Agreement. Nothing in the Agricultural Impact  
 11 Mitigation Agreement will preclude the County from  
 12 establishing any standards that exceed those contained  
 13 in the Agreement.

14 10) Development shall follow the plans and  
 15 documents submitted with the application and with  
 16 Zoning Regulations, including Article VI, Section 350.  
 17 That concludes my report.

18 **CHAIRMAN TURNER:** Now you can make your  
 19 presentation.

20 **MR. STREICKER:** Thank you, and good evening  
 21 again. My name is David Streicker. I am counsel for  
 22 Cypress Creek Renewables. Thank you again to the  
 23 Board, staff, and counsel, for hosting us this  
 24 evening. As you can tell from the amount of times

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1 you've seen us, we think McLean County is a great  
 2 place really to conduct any business but specifically  
 3 a solar farm; and we're really excited to talk to you  
 4 about the Towanda project this evening.

5 It's a 2-megawatt community scale project.  
 6 I think, as staff mentioned, the parcel at issue is 73  
 7 areas. We intend to develop approximately 27 of that.

8 Again, the site is currently in ag use. As  
 9 staff noted -- and we would concur with those  
 10 recommendations -- that we have met all the SUV  
 11 criteria that's laid out in the McLean County  
 12 Ordinance. We're looking forward to going through  
 13 those with you this evening.

14 To my left is Scott Novack. Scott is here  
 15 directly on behalf of Cypress Creek to take the Board  
 16 through some specifics about solar energy generation  
 17 and the project specifically.

18 And then Brian Schaffer is an Illinois  
 19 licensed engineer. He's here to talk, really to  
 20 answer the Board's questions on any specific site  
 21 aspects.

22 We also have a prepared presentation  
 23 regarding property valuation. It does not materially  
 24 differ from the past three times we gave it; so if the

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1 Board would like to get into that issue, we are happy  
 2 to go through it. Otherwise, we would rest on the  
 3 information that we've provided previously.

4 With that, Scott?

5 **MR. NOVACK:** Perfect. Thank you, Dave.  
 6 It's nice to see you all again. Mr. Zimmerman, I  
 7 believe we have not been in front of you, but hello.

8 What I'd like to do is run through a little  
 9 bit, mainly for the benefit of the people behind me  
 10 who have not heard from us before, a little bit about  
 11 who Cypress Creek is, a little about the technology  
 12 that we are proposing here in the County and,  
 13 specifically, Towanda Solar. Then I'll get into some  
 14 site-specific details about Towanda Solar as well.

15 Cypress Creek Renewables is a national  
 16 developer, builder, and owner/operator of  
 17 utility-scale solar projects. We develop projects  
 18 anywhere from essentially 1 megawatt up to over 100  
 19 megawatts. Today we are hear talking about 2-megawatt  
 20 sites, but that kind of gives an idea of the scale  
 21 that we work in.

22 We have over 240 operational solar plants  
 23 that we are managing now kind of all across the  
 24 country. We have active development in over 20

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1 states.

2 We have -- on next slide, I can kind of show  
 3 you areas where we have completed projects. Those are  
 4 in the yellow-shaded states. And then the blue states  
 5 represent areas where we have active developments, and  
 6 that would be projects that are in the various stages  
 7 such as the zoning process, which is where we are here  
 8 in Illinois.

9 Stepping back a little bit and zooming out,  
 10 solar is a growing industry. It's an industry on the  
 11 rise, both in terms of just compared to other business  
 12 generally and also amongst its energy generation  
 13 peers. Last year, 30 percent of all new power  
 14 generation came from solar, which is second only to  
 15 natural gas. So it's growing amongst -- in the energy  
 16 world as well.

17 A lot of what is fueling that growth are  
 18 costs that have been really plummeting. Since 2010,  
 19 costs of components that make up a solar farm have  
 20 dropped over 70 percent, and what that's done is it's  
 21 kind of opened up the doors. You know, it's made  
 22 solar farm, ground-mounted solar, more appropriate  
 23 across the country and not just in places where you  
 24 have your token 300 days of pure sunshine. So the

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1 northern states, Minnesota, Illinois, New York,  
 2 Massachusetts, these are areas that are seeing  
 3 substantial growth in solar.  
 4 State governments have noticed this trend,  
 5 and there's been some legislation that has helped kind  
 6 of cement the renewables future. Here in Illinois,  
 7 that was the Future Energy Jobs Act, affectionately  
 8 known as FEJA, which was signed into law at the end of  
 9 2016. It cemented the amount of renewables that the  
 10 utilities are required to distribute, basically a  
 11 percentage. So in Illinois, it's 25 percent by 2025.  
 12 Kind of easy to remember.  
 13 That represents RPS or renewable portfolio  
 14 standards. So again, that's the percentage of power  
 15 that's distributed by the utilities that comes from  
 16 renewable sources.  
 17 The Illinois Power Agency, who is kind of  
 18 under the state umbrella, they take it a step further;  
 19 and they kind of laid out a plan for how the utilities  
 20 are going to get to that 25 percent number. They do  
 21 it by a few different programs that are offered both  
 22 in the wind development industry and the solar  
 23 industry.  
 24 Community Solar, which is what we're here

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1 talking about today, is one of those avenues.  
 2 Community Solar is a wonderful thing for all markets.  
 3 It gives a lot of people an opportunity to subscribe  
 4 to solar, an opportunity for folks to get involved in  
 5 the solar or the renewables industry without actually  
 6 doing it themselves or investing real money.  
 7 Instead, people have an opportunity to  
 8 basically pledge that all of the power they consume  
 9 and use in their home or business is generated from a  
 10 solar farm that is in their territory. So here in the  
 11 Ameren territory, any Ameren rate payers, people who  
 12 pay Ameren for power, can subscribe to a solar farm  
 13 that's in the Ameren territory. That's what we're  
 14 talking about today.  
 15 So that's Community Solar under the Future  
 16 Energy Jobs Act and why there's been this recent  
 17 uptick in development in Illinois.  
 18 All of the solar farms that people will be  
 19 talking about in McLean County, all over the state,  
 20 are what's called solar photovoltaics or PV for short.  
 21 That's essentially a technology that absorbs sunlight  
 22 and turns that into electricity, which is totally  
 23 different than something called solar thermal or  
 24 concentrated solar that reflects sunlight and

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1 concentrates it into a central area that's used to  
 2 heat water to create steam.  
 3 I like to point that out because they are  
 4 just apples and oranges, and there are a lot of  
 5 factors or things that we associate with solar thermal  
 6 that just flat out do not apply to solar PV. So I  
 7 like to mention that at the outset.  
 8 Further, a step further, when you're talking  
 9 about solar PV, there's a few different ways to mount  
 10 the modules themselves. There's fixed-tilt, which is  
 11 just that. These are modules that are facing south  
 12 and not moving throughout the day.  
 13 Conversely, single axis tracking is where  
 14 the modules themselves are rotating on one axis. So  
 15 they are moving super slowly throughout the day,  
 16 facing east in the morning. They are flat overhead  
 17 when the sun is overhead around noon, and then they  
 18 are facing west in the afternoon.  
 19 We've made a determination as a company that  
 20 the projects that we're going to be developing in  
 21 Illinois, including Towanda Solar, will feature single  
 22 access tracking. That's just a numbers game. We have  
 23 identified, yeah, there's more up-front cost; but the  
 24 payoff -- the result is there's more yield. So in

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1 rotating through the day, we're just capturing more  
 2 sunlight.  
 3 A few pictures just to illustrate what these  
 4 solar farms look like. So this is a fixed system, but  
 5 it looks very similar, especially in the morning or in  
 6 the afternoon when it's angled like this, to a single  
 7 axis tracking.  
 8 This picture gives a really good idea of the  
 9 scale that we're talking about here. Our application  
 10 -- and if you look at drawing, it says the maximum  
 11 height would be 12 feet, but that's really a safe,  
 12 kind of conservative number. The reality is, in the  
 13 field, it's between 7 and 8 feet as evidenced by this  
 14 picture here.  
 15 So the panels themselves are various heights  
 16 or various lengths but have the degree that they're  
 17 angled -- they're not expected to get higher than 8  
 18 feet at any time during the day.  
 19 This picture -- and especially the next one  
 20 when we go to the next one -- does a good job of  
 21 illustrating what goes -- how the modules are  
 22 supported. So they're on steel posts. You'll notice  
 23 there's no foundations underneath. There's no  
 24 concrete. That's not something we construct with.

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1 These are supported by steel posts that are  
 2 driven into the ground. Then there's groundcover  
 3 underneath the rows. The wiring is tucked underneath  
 4 and all comes together in a piece of equipment called  
 5 a "combiner box" that's used to basically get each row  
 6 integrated together and then fed underneath through  
 7 wire and conductor cables to the inverter and  
 8 transformer equipment, which I'll illustrate in a  
 9 second here.

10 This is a picture of a tracking system.  
 11 This is taken around midday. You can see that the  
 12 modules are -- you know, looks like a table. They are  
 13 literally flat.

14 The inverter and transformer equipment I  
 15 referenced before, this is very important equipment on  
 16 a solar farm. This is what is both adjusting the  
 17 voltage to get it ready to go into the grid and also  
 18 converting it from DC to AC to again get it ready to  
 19 be inserted into the grid.

20 This is also the equipment that makes noise  
 21 on the site. But like anything else, the further away  
 22 you are from that equipment, the less you hear it, to  
 23 the point where, when you're 150 feet away -- and I  
 24 have a slide that shows this later -- you're not

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1 detecting any noise from that equipment at all. And  
 2 we always locate that equipment interior to the site  
 3 so that nobody who is on the exterior outside the  
 4 property would hear it or hear anything on the site.

5 There's a couple other pieces of equipment  
 6 that I have really almost talked about already. Solar  
 7 farms are pretty basic in terms of their equipment. I  
 8 talked about the racking system and the wire and  
 9 conductor cables, which are all underground.

10 Everything is underground up until the point where it  
 11 comes above on pole-mounted equipment to then get  
 12 inserted into the grid. That's what we call the  
 13 "point of interconnection." That's the only part that  
 14 comes up above ground. Then there's the modules  
 15 themselves, which I also showed pictures of and  
 16 mentioned earlier.

17 A few pictures. Actually, it was  
 18 remarkable. This side looks a lot like Geronimo's  
 19 slide before us, which I thought was nice.

20 The pile-driving or post-driving equipment  
 21 is featured on the left. I like this because it  
 22 illustrates we're not talking about big, heavy duty  
 23 equipment that's used to drive pylons to build large  
 24 buildings. This is different. This is small

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1 post-driving equipment.  
 2 On the right, you see what has happened when  
 3 all of the posts have been driven and all the racks  
 4 are installed. The site on the right is ready for  
 5 modules. That's just an indication of what it looks  
 6 like at that point.

7 Agricultural impact, big topic, especially  
 8 in Illinois and in rich farming communities such as  
 9 McLean. We really wanted to understand the impact  
 10 that we were going to have prior to coming to  
 11 Illinois, and we were able to draw on some experience.  
 12 We've developed other Midwestern -- sites in other  
 13 Midwestern states such as Minnesota, Indiana, and  
 14 Missouri.

15 So working around and working with drain  
 16 tile is not new to us. Nonetheless, we really wanted  
 17 to get an understanding of what it was going to be  
 18 like here. So we enlisted drain tile consultants to  
 19 help us, to kind of instruct us on what it takes to  
 20 locate them, how to plan around them, how to repair  
 21 them should a tile be damaged during construction or  
 22 during the operation of the farm.

23 So these are all things that we researched  
 24 and are prepared to undertake as we engineer and

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1 ultimately operate the farms. It's really important  
 2 to us to not affect drainage in a negative way.  
 3 Hopefully it's just the opposite for a number of  
 4 reasons.

5 Our lease obligates us, when all is said and  
 6 done, to return the land in the original condition  
 7 that we received it. So we can't flood it or damage  
 8 it. We also want to be great stewards of the land,  
 9 both for the land we sit on and our landowner, but  
 10 also neighboring properties.

11 We've been so successful developing all over  
 12 the country because we pride ourselves on being  
 13 lasting parts of these communities. To be a lasting  
 14 part of a community, you don't want to upset and flood  
 15 your neighbors. So for a number of reasons, that's  
 16 the last thing we want to do.

17 There's also some benefits -- and it's kind  
 18 of been discussed -- to temporarily taking this ground  
 19 out of production. I want to stress that, and I know  
 20 that I've talked about this before. I hate to sound  
 21 like a broken record, but I do think it's really  
 22 important to highlight that solar farms do temporarily  
 23 -- I mean, there is a displacement of crop production,  
 24 but it is temporary. We're not building a

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1 subdivision. We're not building a parking lot or an  
 2 industrial complex that will permanently remove, you  
 3 know, prime ground or good ground from production.  
 4 We're doing something where, when we're done  
 5 harvesting the sun, we take up those steel posts, we  
 6 take up all the wire and conductor cable, and we  
 7 return the land in hopefully better condition than  
 8 when we found it.  
 9 We love the fact that we're not here asking  
 10 for a zoning change. The fact that this stays ag and  
 11 just requires a special use makes perfect sense  
 12 because, you know, you don't want to remove that ag  
 13 label, and then that opens the flood gates to a bunch  
 14 of other uses that never ultimately revert back to  
 15 this nice ag land that it is.  
 16 A couple of pictures of completed solar  
 17 farms. We don't have any in Illinois, and that's  
 18 simply because the industry has not blossomed here  
 19 yet. That's what's happening now. In a year and a  
 20 half from now, I'll be showing pictures of our  
 21 Illinois sites. But for now, we do have three  
 22 operating solar farms in Indiana. These are in the  
 23 Terre Haute area. These are a little bit larger; so I  
 24 hesitate showing the pictures, but they still give a

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1 good idea of what they look like.  
 2 On the left is a drone shot, so what you'd  
 3 see from a bird's eye. On the right is what you'd see  
 4 from the ground. They sites are 5 megawatts in size  
 5 compared to the 2 megawatts that we're proposing here  
 6 today. So again, they're larger, more than double in  
 7 size, but they are still indicative of what these look  
 8 like.  
 9 This is another farm in that same Terre  
 10 Haute area, same scale, 5 megawatts, 45-ish acres. On  
 11 the right, we have a picture from the ground; and on  
 12 the left, a bird's eye.  
 13 I want to highlight that there's no safety  
 14 risk whatsoever associated with solar PV and  
 15 ground-mounted solar. That's all the way from the  
 16 design aspect, because these are designed by licensed  
 17 engineers.  
 18 We adhere to all appropriate codes. Very  
 19 important. We have to, like other forms of  
 20 development, get storm water sign off; and we need  
 21 erosion and sediment control permitting prior to being  
 22 able to conduct construction.  
 23 We have to abide by the National Electric  
 24 Code. That's NEC. They're the ones who have all of

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1 the electrical rules, such as perimeter fencing, which  
 2 is something that we would do voluntarily. We want to  
 3 just protect our investment. The National Electric  
 4 Code requires a 7-foot fence. That's many different  
 5 ways to get to that 7 feet. Here we're proposing a  
 6 chain link fence. In other markets, we had a 6-foot  
 7 fence with three strands of barbed wire. We got some  
 8 negative feedback on just what that would look like,  
 9 and we've responded by proposing a plain old-fashioned  
 10 7-foot fence.  
 11 We maintain our vegetation. That's to  
 12 prevent overgrowth by way of mowing and weed  
 13 mitigation. These sites are monitored remotely. So  
 14 we're not at the site very often. Nobody sits at the  
 15 site. We're out five to nine times per year, maybe a  
 16 little bit more, when you add in the mowing, less than  
 17 once a month. So there's really no traffic generated  
 18 by these sites to speak of at all. And just the  
 19 amount of times that people are out there is very,  
 20 very minimal. They are really kind of  
 21 self-sufficient.  
 22 Not many moving parts and not much sound at  
 23 all. The equipment that is, I guess, the biggest  
 24 offender, for lack of a better term, is this

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1 transformer and inverter pair. And again, I mentioned  
 2 earlier in the presentation, when you're outside of  
 3 that equipment -- what we've seen is, outside of 150  
 4 feet, you're not detecting noise from this equipment.  
 5 That's what the white circle in the bottom right  
 6 corner of this slide represents. That's a 150-foot  
 7 radius. Really, outside of that, you're not hearing  
 8 the equipment. The equipment is always central; so  
 9 it's not anywhere really close to within 150 feet of  
 10 the property line.  
 11 It's also important to note that there's no  
 12 noise at all, no activity at all, when the sun goes  
 13 down. So it's totally dark, and then there's nothing  
 14 going on on the solar farm at night.  
 15 The same can really be said for what we call  
 16 electromagnetic fields or EMFs for short. Everything  
 17 produces that: our light bulbs, our cell phones, our  
 18 appliances. There's nothing on a solar farm that  
 19 creates this at an unsafe level.  
 20 The equipment that produces the most EMFS  
 21 are, again, that inverter/transformer pair. But  
 22 outside of, actually, the same 150-foot radius,  
 23 outside of that, you can't detect EMFs. And to be  
 24 certain, you could be right next to it, as that



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1 gentleman is and as I have been many times, and safely  
 2 be standing right next to this equipment. So it's not  
 3 even an unsafe level being right up next to it.  
 4 There's many benefits, from personal  
 5 benefits for those that have an interest in  
 6 renewables, those that want to participate without  
 7 having to invest and put modules up on their roof,  
 8 which isn't right for everyone for a number of  
 9 reasons. It's expensive, but also you want the roof  
 10 to be facing south; and it has to be in a certain  
 11 condition, made out of a certain material. So it's  
 12 certainly not for everybody.  
 13 Whereas, subscribing to a solar farm could  
 14 be for everybody and hopefully is. There's  
 15 participating in renewables, understanding that you're  
 16 helping to reduce our reliance on fossil fuels,  
 17 greenhouse gas emissions, and also cheaper  
 18 electricity. We estimate between 10 and 15 percent of  
 19 your electric bill -- you would save off of your  
 20 typical electric bill by subscribing to a community  
 21 solar farm.  
 22 There's also community benefits. There's  
 23 now a uniform way, basically legislation, that has  
 24 dictated how solar farms will be assessed by

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1 assessors. It really followed the wind model; so it  
 2 will be based on a per-megawatt basis. The market  
 3 value will be \$218,000.  
 4 This is kind of hot off -- not hot off the  
 5 presses, but new information. We saw this coming last  
 6 time I sat here before you, but now it's been cemented  
 7 and voted on in Springfield and is law. \$218,000  
 8 value. Then you do your math, divide it by 3 and  
 9 multiply it by the tax rate, and you have your annual  
 10 tax. There's a depreciation schedule.  
 11 What is really nice is it takes otherwise  
 12 nominal assessed value based on an ag usage compared  
 13 to now significant tax dollars that's recurring. And  
 14 the best part is it really just doesn't come with any  
 15 cost. Where most tax generators, you know, maybe they  
 16 come with extra students at the school or maybe with  
 17 an extra need for emergency services and police; and  
 18 that is not the case with solar. So it's increased  
 19 tax revenue without the increased costs associated  
 20 with other forms of development that bring the  
 21 increased tax revenue.  
 22 On the environmental side, there's no  
 23 environmental impact, negative impact. And there's no  
 24 emissions from these modules whatsoever. And they're

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1 totally safe for wildlife and birds.  
 2 Towanda Solar. I want to start out first by  
 3 saying this is not in Towanda. It's not really  
 4 anywhere near Towanda. I apologize for the confusing  
 5 name. We have naming conventions that I still haven't  
 6 figured out. I've been with the company for over a  
 7 year; and I really want to get a better handle on it  
 8 because sometimes, unbeknownst to my colleagues, we  
 9 choose names that confuse rather than clarify issues.  
 10 So this site, conversely, is on the  
 11 southwest part of the Bloomington area, located at  
 12 Springtown Road and 1075 Road or Pipeline Road. Also  
 13 maybe an easier way to think of it, it's the southeast  
 14 corner of Scottsdale Avenue and Pipeline Road.  
 15 The whole site itself, I think, is 73 acres.  
 16 We've sighted the solar farm north of that creek --  
 17 right? -- and north of what essentially is a pond  
 18 there. So we've been able to keep everything above  
 19 that area.  
 20 This again is a zoning site plan -- I know  
 21 we've talked about this before -- which means it  
 22 hasn't been fully engineered yet. Later on down the  
 23 line hopefully, when we go to put our construction  
 24 plans together, it will be final engineering; and it

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1 will be more than just a zoning site plan. But  
 2 everything will be within that fenced area, likely a  
 3 little bit smaller than we're showing, but certainly  
 4 not larger. This still gives a good idea.  
 5 We're proposing to access it off of Pipeline  
 6 Road on the west side. That is also where our point  
 7 of interconnection will be into the grid.  
 8 A few numbers. That zoning site plan area  
 9 is about 27 acres. Again, when finally designed, it  
 10 will be a little bit smaller than that. Based on the  
 11 most recent estimates we've seen from the National  
 12 Renewable Energy Lab, it's about a volume -- or the  
 13 approximate number of homes that would be powered by a  
 14 solar farm of this size is in the neighborhood of 320  
 15 homes.  
 16 I want to reiterate that solar farms are  
 17 passive. Passive neighbors don't require County  
 18 services. So there's no water. Unlike other forms of  
 19 power generation, there's no water needed. There's no  
 20 utilities needed at all.  
 21 We estimate in the neighborhood of a \$4  
 22 million cost, of which a little north of 2 million  
 23 would be spent here locally.  
 24 There's an ongoing local spend in the way of

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1 vegetative maintenance, so mowing, and also sporadic  
 2 electrical maintenance that's needed. We monitor  
 3 these remotely, as I mentioned earlier; but we can  
 4 understand based on the production and what's  
 5 happening if there's any issues. If there's issues at  
 6 the site -- maybe there's some modules that aren't  
 7 behaving the way that they were intended -- we'll send  
 8 somebody out to go inspect and correct the issue. The  
 9 estimate during the construction period is 25 local  
 10 jobs.

11 That's what I prepared in the general  
 12 content portion. I do have Brian with us from TRC.  
 13 He's a certified engineer in Illinois and familiar  
 14 with land development issues. And, of course, Dave  
 15 Streicker, you've met. We are all available for  
 16 questions. Thank you.

17 **MR. STREICKER:** Brian, if you could just  
 18 introduce yourself on the record and what your  
 19 credentials are.

20 **MR. SCHAFFER:** I'm Brian Schaffer. I'm a  
 21 licensed professional engineer in Illinois, and I have  
 22 been since 2010. I work for TRC out of our Chicago  
 23 office.

24 **CHAIRMAN TURNER:** Okay. Thank you. Does

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1 the Board have any questions for the Applicant?

2 **MR. BANGERT:** Brian, what specific area of  
 3 engineering are you certified?

4 **MR. SCHAFFER:** I'm a Civil Water Resource  
 5 Engineer. I'm also a Certified Professional in  
 6 Erosion & Sediment Control. I do a lot of  
 7 construction stormwater plans, storm water runoff,  
 8 site development.

9 **MR. BANGERT:** All right. Thank you. The  
 10 tax, the value of the \$218,000, is that per megawatt,  
 11 or what was that?

12 **MR. SCHAFFER:** Yes. Thank you for  
 13 clarifying that. I don't have the numbers in front of  
 14 me. Typical tax rate, say it's in the 8 to 9 percent.  
 15 So it's that 8 percent times 218 divided by 3. It  
 16 equates to between 5 and \$6,000 per megawatt per year  
 17 up to 7,000, depending on what the millage rate is.  
 18 It's north of \$300,000 over the life of the solar  
 19 farm, over a 40-year period.

20 Mr. BANGERT: Brian, would you clarify?  
 21 We've heard you in the discussion about they locate  
 22 the tile fields. Explain to me a little bit more  
 23 about something that may not be sited with GPS, say  
 24 something that's a little bit more dated, before GPS

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1 but after, say, clay tile. You know, clay tile was  
 2 the original way that fields were drained. After  
 3 that, plastic tile came in.

4 How do you find this tile without an  
 5 original GPS map that didn't exist back then? How is  
 6 it possible when you're driving pilings in? I mean,  
 7 that would be an art.

8 **MR. SCHAFFER:** I have actually seen farmers  
 9 that had hand-drawn maps of their fields with their  
 10 tiles mapped. Obviously, that's not exact.

11 I don't know what your consultant  
 12 specifically said, but we've used ground-penetrating  
 13 radar too. It basically can detect voids. So certain  
 14 size voids could be used. It will actually penetrate  
 15 up to, you know, 5, 10, feet depending on the soil  
 16 conditions.

17 Hopefully the sites have good maps, at least  
 18 something to start with. I'm going to throw that back  
 19 to him because he's done more research on it than I  
 20 have.

21 **MR. NOVACK:** I can talk a little bit about  
 22 the process as it was described to me. There's a  
 23 company called Huddleston & Associates who kind of  
 24 make a career out of locating and installing drain

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1 tiles. The way it was described by Tom Huddleston was  
 2 they will trench around the exterior of the site and  
 3 find out where the outlets and inlets are of the tile.

4 And then they will -- so they'll find that, and then  
 5 go, and they'll probe. So they'll follow where those  
 6 are. I think he said every 50 feet they'll probe down  
 7 with a stick, and then they'll flag it. And they'll  
 8 do that throughout the entire site. And then they'll  
 9 come back with GPS coordinates and map it. Then we  
 10 can overlay that over our set.

11 Now, they said the lateral feeders, which  
 12 are the smaller pipes that kind of connect the other  
 13 ones -- I don't have to explain that to you -- those  
 14 are a little bit less easy to find, a little more  
 15 difficult. But it was explained to me that about 95  
 16 percent of the tiles on the site would be located  
 17 using this method.

18 **MR. BANGERT:** Okay. One additional  
 19 question. How deep would your conduits -- do you plan  
 20 on being below 5 feet, or is there going to be  
 21 anything above that 5-foot area? Just go into some  
 22 detail on what you're going to do below ground.

23 **MR. NOVACK:** Right. The posts will be below  
 24 5 feet. The wire and conductor cable will not. It

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1 will be generally between 2 and 3 feet. So there  
 2 isn't estimated to be anything below that 3-foot  
 3 marker other than the steel posts.  
 4 Now, it would be a little bit different in  
 5 sites -- and this is not one of them -- where we might  
 6 be -- where our landowner might be farming over wire  
 7 and conductors. If that's the case, then we go deeper  
 8 with those, with that conduit, with those wires. But  
 9 in situations where we're just taking it from our  
 10 solar farm to the point of interconnection, we're  
 11 still generally above -- we're above 3 feet, as it's  
 12 been laid out and described to me.  
 13 **MR. BANGERT:** So then when it comes to  
 14 negotiating for the AIMA agreement, you would be  
 15 taking all of this out?  
 16 **MR. NOVACK:** That's right.  
 17 **MR. BANGERT:** Thank you.  
 18 **MR. ZIMMERMAN:** You mentioned that 30  
 19 percent of the corn in McLean County is going to  
 20 ethanol. Have you computed the differential or what  
 21 you make from solar energy versus what ethanol makes  
 22 on a given plot of land?  
 23 **MR. STREICKER:** I think that was a staff  
 24 comment, not ours specifically.

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1 **MR. ZIMMERMAN:** It may have been a staff  
 2 comment. Have you computed it?  
 3 **MR. NOVACK:** I have not done that math.  
 4 **CHAIRMAN TURNER:** On the FEJA, you said that  
 5 the renewable energy, the 25 percent by 2025, that  
 6 community solar is the route that has been provided  
 7 for solar energy.  
 8 Do you have any idea how many acres of land  
 9 -- how many megawatts are they looking at statewide  
 10 that would be, you know, contributed by solar, this  
 11 type of solar?  
 12 **MR. NOVACK:** That's a great question. I  
 13 want to answer it in a primary way, and then you can  
 14 tell me if -- I may not be able to zero in on more of  
 15 the details.  
 16 You mentioned community solar was the route  
 17 to get to the 25 percent from the solar. I just want  
 18 to make sure and add that there's also utility scale  
 19 solar. We as a company define 2 megawatt sites as  
 20 utility scale because we are relying on the utility to  
 21 distribute the power. But the way that the Illinois  
 22 Power Agency has defined it is anything larger than 2  
 23 megawatt is in a different bucket; so it's a utility  
 24 scale bucket.

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1 Generally those solar farms are, like, 10,  
 2 15, 20 megawatts and then larger. The first  
 3 procurement, I believe, was a 100-megawatt solar farm  
 4 that won the bid with the IPA. So you can imagine,  
 5 when you start adding up the 100-megawatt farms -- and  
 6 that might be 800 to 1,000 acres with the rough 8 to  
 7 10 acres per megawatt math. It's really 5 to 10, but  
 8 there's a lot of variables.  
 9 So I think the easiest way to answer that  
 10 question is to think about it. If all of the solar,  
 11 which is 3 gigawatts, that the Illinois Power Agency  
 12 sees to get to the 25 percent renewable, if it were  
 13 all installed in the ground, which we know is not the  
 14 case because there's commercial, industrial, rooftop  
 15 applications, residential -- so there's a lot of  
 16 reasons why it's not going to be that, but I like  
 17 round numbers. So that would be 30,000 acres if it  
 18 was all in the ground.  
 19 30,000 acres compared to 27 million acres of  
 20 farmland is the ratio that we're talking about. And  
 21 the math on that is 0.001 percent. And of course  
 22 that's statewide, which I believe was -- does that  
 23 help?  
 24 **CHAIRMAN TURNER:** Yes, it does help. We've

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1 been getting a lot of these requests; so alarms start  
 2 going off for us about how many will be here.  
 3 After hearing other testimony tonight, it  
 4 looks like we have the right kind of land. That's why  
 5 you guys like being here. It's flat. Other than it  
 6 feels like we don't get that much sun.  
 7 **MR. NOVACK:** It is important -- not to cut  
 8 you off -- it is important to point out -- and I know  
 9 that we did this last time and that others have as  
 10 well -- the reality is not every project that gets  
 11 proposed to you is going to be built.  
 12 **CHAIRMAN TURNER:** Right.  
 13 **MR. NOVACK:** Hopefully all of ours in McLean  
 14 County do; but based on the demand and way that the  
 15 utility is looking at all this, it's unlikely that  
 16 they all get built.  
 17 **CHAIRMAN TURNER:** Thank you. I appreciate  
 18 that. Any other questions? Does the Board have any  
 19 other questions? Does staff have any questions?  
 20 **MR. STREICKER:** If we could, Ms. Chairman,  
 21 we would -- we've had a lot of discussion about the  
 22 AIMA tonight; so I thought it would be timely. We'd  
 23 like to participate in the discussion regarding  
 24 decommissioning financial assurance, --

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1           **CHAIRMAN TURNER:** Okay.  
 2           **MR. STREICKER:** -- specifically as it  
 3 relates to, in this case, proposed stipulation  
 4 number 8.  
 5           One of the discussions in there -- and, you  
 6 know, the AIMA and financial assurance has been an  
 7 evolving process that started with transmission, then  
 8 pipelines. I think that the agreement that you were  
 9 handed as part of the Geronimo presentation was about  
 10 two weeks old. That's been on the website. That law  
 11 did go live at the end of June. Ag has done yeoman's  
 12 work to get that draft out quickly.  
 13           At least from my development experience, the  
 14 preference from County Boards going forward -- and  
 15 yours may differ -- has been to prioritize bonds over  
 16 letter of credit. I think that's been through a lot  
 17 of discussion with developers, you know, county  
 18 enforcement officials, et cetera. Also for special  
 19 purpose entities that will be building all of these  
 20 facilities, bonding is a much easier instrument to  
 21 carry on the balance sheet than a letter of credit.  
 22           Scott, I don't know if --.  
 23           **MR. NOVACK:** Dave, I think you said that  
 24 really well.

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1           Just in our experience as a developer who  
 2 finances projects, we'd love to be able to pay for all  
 3 of our projects with cash, but that's obviously not  
 4 the reality.  
 5           A letter of credit or a cash escrow ties up  
 6 capital that otherwise, you know, needs to be used to  
 7 go out and secure other projects. We constantly hear  
 8 from our finance team the preference for bonding and,  
 9 conversely, the aversion towards letter of credit.  
 10           So for us -- and it's just a request -- for  
 11 us, we really -- it's important for us to see that  
 12 bonding as a security option and has been pretty  
 13 consistent across some other jurisdictions as an  
 14 allowable form of security. Dave and I thought we  
 15 would mention that.  
 16           **CHAIRMAN TURNER:** Appreciate that. Any  
 17 comments on that? Anyone?  
 18           **MR. DICK:** The County prefers the other way.  
 19           **CHAIRMAN TURNER:** I'm sure that's true. All  
 20 right.  
 21           **MR. DEAN:** But your stipulation specifies  
 22 either, right?  
 23           **MR. DICK:** It stipulates that, if those  
 24 apparently don't work, the County has the option to go

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1 after a bond, a performance bond; but the  
 2 recommendation says that they need to do a letter of  
 3 credit or escrow.  
 4           **CHAIRMAN TURNER:** And I think, with wind,  
 5 we've been pretty consistent with escrow, setting up  
 6 an escrow so many years into the project. Maybe we  
 7 need to get more specific about that in our  
 8 discussion.  
 9           Are there any questions from the audience  
 10 for this applicant?  
 11           **MR. LENZ:** Do you need my name?  
 12           **CHAIRMAN TURNER:** Please.  
 13           **MR. LENZ:** Robert J. Lenz, L-e-n-z, 202  
 14 North Center in Bloomington. First of all, thank you  
 15 for your presentation. You indicated initially that  
 16 you had a presentation that could be made about impact  
 17 on property values but, because the Board has heard it  
 18 before, you voluntarily withheld it tonight.  
 19           I would appreciate it if you could briefly  
 20 summarize -- don't necessarily have to do your whole  
 21 report -- but summarize whether there's any impact on  
 22 either farmland or single-family dwellings or  
 23 adjoining property values. What's your experience?  
 24 What's your database? And what's your basis for

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1 support of that?  
 2           **MR. STREICKER:** Sure. This is Dave  
 3 Streicker. I'll take the first part of answering your  
 4 question.  
 5           Recognizing that impact on neighboring  
 6 property values is a key issue for, whether it's  
 7 planning committees, zoning boards of appeals,  
 8 planning commissions, et cetera, statewide is a key  
 9 consideration, Cypress has commissioned Cohn Reznick  
 10 -- and there's four authors of this report -- to go  
 11 out and study the issue.  
 12           Cohen has studied, I believe, the three  
 13 existing solar projects in Illinois and a number in  
 14 Indiana that have similar characteristics to the sites  
 15 that we're looking at here in Illinois. Those would  
 16 cover agricultural sites and also sites that are in  
 17 ex-urban areas similar to the Collar Counties around  
 18 Chicago, with a combination of agriculture and  
 19 subdivisions and encroaching homes.  
 20           The report has been very consistent that  
 21 there is no appreciable decrease in property values  
 22 because of the siting of solar farms next to existing  
 23 homes -- that's on a sales comparison approach -- and  
 24 also that there have been new -- the term that the

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1 expert uses is "state homes" -- built right next to  
 2 solar farms. These are very expensive homes that have  
 3 been built after the solar farm has been constructed.  
 4 So in the opinion of Cohn Reznick, there has  
 5 been no appreciable negative impact on neighboring  
 6 property values as a result of solar installations.  
 7 **MR. NOVACK:** Just to very quickly summarize  
 8 their methodology, they do what is called a paired  
 9 sales analysis. What they will do is take properties  
 10 that have sold that are next to solar farms and  
 11 compare those to properties that have sold that are  
 12 similar but not next to the solar farm, but very  
 13 similar.  
 14 So they will take a property that's, say, a  
 15 mile away or, you know, a couple of streets away from  
 16 a solar farm compared to a property that's right on  
 17 the solar farm and compare those numbers and see if  
 18 there's any discrepancy between those. They'll do the  
 19 same with actual farm ground that shares a property  
 20 line with a solar farm compared to a property line  
 21 that does not.  
 22 And not only -- it's actually interesting.  
 23 The results showed -- for them, if it's more than, I  
 24 think, a 5-percent difference, then they can say, hey,

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1 there's some kind of impact going on. The numbers  
 2 that they've gathered show actually a 3-percent  
 3 appreciation for properties that are next to solar  
 4 farms.  
 5 And they always disclaim. They're saying,  
 6 hey, we're not saying that neighboring property values  
 7 are going to go up because of the solar farm, but this  
 8 is what the data has shown. Again, because it's under  
 9 5 percent, there's no conclusions from it, but that's  
 10 what the numbers show.  
 11 The last thing I want to mention quickly is  
 12 this report from Cohn Reznick is completely consistent  
 13 with reports that both we've commissioned as solar  
 14 farm developers and just industry-wide all over the  
 15 country. There has been evidence shown in market  
 16 after market that there is no negative impact on  
 17 property values next to solar farms.  
 18 **MR. STREICKER:** Cohn Reznick, in the second  
 19 part of their report, going one step further, they  
 20 actually interviewed assessors in the counties that  
 21 solar farms had been built in to find out whether  
 22 people had been coming in and seeking a reduced  
 23 assessment from their property; and I do not believe  
 24 they found any cases in which that happened.

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1 Scott and I have both seen a lot of the  
 2 reports that do the sales comparison approach that  
 3 Scott mentioned, and I haven't seen one go this step 2  
 4 that Cohn Reznick did.  
 5 **MR. LENZ:** Thank you. You haven't done  
 6 projects elsewhere in Illinois. You're just getting  
 7 started. Is the data you've summarized from this  
 8 study consistent with your company's experience in  
 9 other jurisdictions, other states?  
 10 **MR. NOVACK:** Yes, absolutely.  
 11 **MR. LENZ:** All right. Thank you very much.  
 12 **CHAIRMAN TURNER:** Could you give us a  
 13 digital copy of that study, and we'll put it on the  
 14 website so people can look at that?  
 15 **MR. NOVACK:** Absolutely. I've given it  
 16 Darrell already; so it's there.  
 17 **CHAIRMAN TURNER:** Great. Are there any  
 18 other questions from the audience for this applicant?  
 19 **MS. ZEIGLER:** Anna Zeigler, 2242 Westgate  
 20 Drive, Bloomington, 61705.  
 21 **CHAIRMAN TURNER:** Anna, would you pull that  
 22 microphone closer to you so we can hear?  
 23 **MS. ZEIGLER:** Yes. Is that better?  
 24 **CHAIRMAN TURNER:** Is it better back there?

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1 Can you hear?  
 2 **MS. ZEIGLER:** In your application, there's a  
 3 page -- and I don't know exactly what page number it  
 4 is -- it says "7" at the bottom, but it's not the  
 5 seventh page of the application. It says, "End of  
 6 Life Decommissioning" at the top, and it makes  
 7 reference to "Massachusetts hazardous waste  
 8 standards." I was just curious as to why those  
 9 standards were cited and if there are any relevant  
 10 Illinois standards regarding hazardous waste that  
 11 apply to solar panels.  
 12 **MR. STREICKER:** I believe the Massachusetts  
 13 report has been consistently appended to our  
 14 applications because it touches on a number of aspects  
 15 of solar farms, one dealing with hazardous materials  
 16 and the lack thereof in the panels.  
 17 Illinois has, of course, hazardous waste  
 18 disposal standards. I believe it is our position that  
 19 these would not be triggered by the panels. Certainly  
 20 as part of our decommissioning, the panels will be  
 21 removed and taken away, and they must be handled  
 22 appropriately under Illinois law.  
 23 **MS. ZEIGLER:** If indeed the panels were  
 24 determined to be hazardous waste, do you know how that

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1 would impact your decommissioning costs?  
 2 **MR. STREICKER:** I assume they would go up  
 3 over current estimates, but I don't know specifically.  
 4 **MR. NOVACK:** We also know, based on the  
 5 watching of more mature PV markets, such as overseas  
 6 in Germany and other parts of Europe, the demand for  
 7 secondary life on solar modules, whether it be for  
 8 their use as solar modules or for their components, is  
 9 quite large; and the recycling industry is quite  
 10 extensive in areas where it's needed. That's fully  
 11 where the trend will be here. It's just the utility  
 12 scale solar projects have not been in the ground for  
 13 long enough to warrant a market for recycling at this  
 14 time.  
 15 **MS. ZEIGLER:** In your vegetation plan, you  
 16 make reference to weed management and weed abatement.  
 17 Do you plan to use certified seed for your vegetation?  
 18 **MR. NOVACK:** Yes. We plan to contract our  
 19 vegetation maintenance plan and also our landscaping  
 20 plan to ensure that native grasses, certified native  
 21 grasses, are used and seed mixes are used.  
 22 **MS. ZEIGLER:** Lastly, you mentioned a  
 23 preference for bonds versus cash escrow or a letter of  
 24 credit. I'm just curious if you could elaborate on,

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1 if a solar company were to go bankrupt, what is the  
 2 vulnerability of those types of financial assurance  
 3 being accessed by other creditors rather than  
 4 available to the County to use for decommissioning.  
 5 **MR. NOVACK:** A couple of things to that  
 6 question. For starters, the most valuable assets of  
 7 any solar company are the operational solar plants.  
 8 So in a situation where a solar operator goes bankrupt  
 9 and a solar farm is taken over by the creditor, the  
 10 last thing that that creditor would want to do or new  
 11 owner of the solar farm is cease the operation of the  
 12 solar farm, because that's creating revenue.  
 13 Now, if and when it gets to the end of the  
 14 useful life of the solar farm and it's time to be  
 15 decommissioned, "A" there's the value there. "B"  
 16 there's the lease that obviously requires that the  
 17 solar farm be deconstructed and decommissioned. But  
 18 also, that bond that is there to ensure that there is  
 19 the appropriate funding available to do the  
 20 decommissioning -- I'm not a financial expert in terms  
 21 of being able to explain all of the intricate  
 22 differences between surety bonds, different forms of  
 23 surety bonds such as performance bonds and also  
 24 letters of credit and escrow agreements, but I know

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1 that the bonding has become an allowable form of  
 2 security due to its downside protection scenario.  
 3 **MS. ZEIGLER:** Thank you.  
 4 **CHAIRMAN TURNER:** Are there any other  
 5 questions from audience members?  
 6 (No response.)  
 7 **CHAIRMAN TURNER:** Would anyone from the  
 8 audience like to give testimony concerning this case?  
 9 (No response.)  
 10 **CHAIRMAN TURNER:** Seeing none, would you  
 11 guys like to make a closing statement?  
 12 **MR. STREICKER:** Thank you again for the  
 13 patience and time from Board, staff, and counsel. The  
 14 only thing I'd like to note in closing is, if we  
 15 could, mark our property report that's we're going to  
 16 submit electronically for today's presentation.  
 17 **MR. DICK:** Could you repeat the question,  
 18 please?  
 19 **MR. STREICKER:** The digital copy of our  
 20 property valuation analysis, I would like to mark that  
 21 as Exhibit 1 to today's presentation.  
 22 **MR. DICK:** Okay. Thank you.  
 23 **CHAIRMAN TURNER:** Did you want to make a  
 24 closing statement at all?

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1 **MR. STREICKER:** Not other than to thank  
 2 everybody for their time and patience.  
 3 **CHAIRMAN TURNER:** Thank you. Are there any  
 4 topics we want to discuss, first off, as a board?  
 5 **MR. BANGERT:** I'll go straight to the  
 6 financial assurances. What are the Board's thoughts  
 7 there?  
 8 **MR. DEAN:** I think it would be consistent --  
 9 if were \$25,000 per megawatt on the other applicant,  
 10 we need to be similar here.  
 11 **CHAIRMAN TURNER:** I think having escrow or  
 12 letter of credit is consistent with what we've been  
 13 doing across the board; so I don't see that changing.  
 14 **MR. ZIMMERMAN:** Per megawatt?  
 15 **CHAIRMAN TURNER:** Correct.  
 16 Any other topics?  
 17 (No response.)  
 18 **CHAIRMAN TURNER:** Okay. We will walk  
 19 through; and if you have any comments on any of the  
 20 standards, we'll bring them up here.  
 21 Standard A?  
 22 B?  
 23 C?  
 24 D?

1 E?  
 2 F?  
 3 G?  
 4 And then the stipulations.  
 5 Again, here we would just clarify it's  
 6 \$25,000 per megawatt. And, again, anything that's not  
 7 at least 5 feet deep will need to be removed. They  
 8 have that in their decommissioning plan.  
 9 **MR. ZIMMERMAN:** In the spirit of a prior  
 10 board member who is no longer here, I'd like to point  
 11 out that they misspelled the address of the co-owner's  
 12 address over in Morton. Jim Finnigan's, I presume,  
 13 brother, John Finnigan, needs an extra --  
 14 **MR. DEAN:** Son  
 15 **MR. ZIMMERMAN:** Son. And EcoCAT, would  
 16 someone contact EcoCAT and give them the spelling of  
 17 McLean County?  
 18 We had a board member who would always point  
 19 out such typos, et cetera.  
 20 **CHAIRMAN TURNER:** Could I get a motion?  
 21 **MR. DEAN:** I recommend approval of SU-18-14  
 22 with stipulations.  
 23 **MR. ZIMMERMAN:** With stimulations, second.  
 24 **CHAIRMAN TURNER:** Okay. Roll call vote?

1 **MR. DICK:** Bangert?  
 2 **MR. BANGERT:** Yes.  
 3 **MR. DICK:** Dean?  
 4 **MR. DEAN:** Yes.  
 5 **MR. DICK:** Turner?  
 6 **CHAIRMAN TURNER:** Yes.  
 7 **MR. DICK:** Zimmerman?  
 8 **MR. ZIMMERMAN:** Yes  
 9 **MR. DICK:** Carlton?  
 10 **MS. CARLTON:** Yes.  
 11 **CHAIRMAN TURNER:** You know it comes up at  
 12 the next Board meeting? Good luck.  
 13  
 14 (Case Number SU-18-14 concluded  
 15 at 9:22 p.m.)  
 16  
 17  
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 24

1  
 2 STATE OF ILLINOIS )  
 3 COUNTY OF DeWITT ) SS  
 4  
 5 I, BRENDA ZEITLER, CRR, RPR, and CSR,  
 6 License No. 084-004062, in and for the state of  
 7 Illinois, do hereby certify that the foregoing meeting  
 8 was taken on the 7th day of August, 2018, before the  
 9 McLean County Zoning Board of Appeals and that said  
 10 meeting was taken down in stenograph notes, afterwards  
 11 reduced to typewriting by me, and that this transcript  
 12 is a true and accurate transcription of the testimony.  
 13  
 14 I do hereby certify that I am a  
 15 disinterested person in this cause of action, that I  
 16 am not a relative of any party or any attorney of  
 17 record in this cause or an attorney for any party  
 18 herein or otherwise interested in the event of this  
 19 action, and that I am not in the employ of the  
 20 attorneys for either party.  
 21  
 22 IN WITNESS WHEREOF, I have hereunto set my hand  
 23 this 30th day of August, 2018.  
 24  
 \_\_\_\_\_  
 Brenda Zeitler, RPR, CRR, CSR

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