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ZONING BOARD OF APPEALS

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

LOUIS CREEK SOLAR, LLC

TRANSCRIPT OF PROCEEDINGS

July 22, 2025

6:00 p.m. Watseka, IL

ZONING BOARD OF APPEALS MEMBERS PRESENT:

Wayne Wagner, Chairman
Steve Anderson
Bill Rogan
Steve Rapp
Jerry Bennett

Also present
Julie Feller, Zoning Administrator

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APPEARANCES:

FOR IROQUOIS COUNTY:

Mr. Andrew Keyt
Ms. Alex Rives
Mr. Brian Tuck
Heyl, Royster, Voelker & Allen P.C.
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akeyt@heylroyster.com

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24

I N D E X

PAGE

DAVID GRISCOM	13, 17
JESSE HOPKINS-HOEL	15
CHIP TAYLOR	90
DANIELLE PEOPLES	95
SAWYER KEITHLEY	99

1 MR. WAGNER: We'll call this meeting to
2 order. Do the roll call for the Zoning Board of
3 Appeals members.

4 MS. FELLER: Steve Anderson.

5 MR. ANDERSON: Here.

6 MS. FELLER: Jerry Bennett.

7 MR. BENNETT: Yes.

8 MS. FELLER: Steve Rapp.

9 MR. RAPP: Here.

10 MS. FELLER: Bill Rogan.

11 MR. ROGAN: Here.

12 MS. FELLER: Wayne Wagner.

13 MR. WAGNER: Here. Okay. If everybody
14 could rise if you're able. Let's start with the
15 pledge of allegiance to the flag of our country.

16 (Whereupon, the pledge of allegiance was held.)

17 MR. WAGNER: Thank you. Let's do a
18 motion to approve the agenda for tonight.

19 MR. BENNETT: Moved.

20 MR. RAPP: Second.

21 MR. WAGNER: All in favor say aye.

22 MR. ANDERSON: Aye.

23 MR. BENNETT: Aye.

24 MR. ROGAN: Aye.

1 MR. RAPP: Aye.

2 MR. WAGNER: Approve the same. Need a
3 motion to approve the minutes from our last meeting
4 now.

5 MR. RAPP: So moved.

6 MR. ROGAN: I second it.

7 MR. WAGNER: All in favor say aye.

8 MR. ANDERSON: Aye.

9 MR. ROGAN: Aye.

10 MR. RAPP: Aye.

11 MR. WAGNER: Approve the same.

12 Okay. I'd like to now introduce the
13 facilitator for tonight, Andrew Keyt.

14 MS. KELLER: Did you want to have
15 everybody introduce themselves first? I'm sorry. I
16 apologize.

17 MR. WAGNER: If everybody would
18 introduce the board, since we got a large audience,
19 we'll introduce the board. We'll start down here.

20 MR. ANDERSON: Sure. Steve Anderson.

21 MR. BENNETT: Jerry Bennett.

22 MR. WAGNER: Wayne Wagner.

23 MR. ROGAN: Bill Rogan.

24 MR. RAPP: Steve Rapp.

1 MS. FELLER: Okay. Thank you.

2 MR. WAGNER: And I'll turn it over to
3 Andrew.

4 MR. KEYT: Okay. Sounds good. So my
5 name -- for those in the audience, my name's Andy
6 Keyt. I'm with the law firm Heyl Royster in Peoria.
7 With me then is Alex Rives and Brian Tuck, and we help
8 the county administer these processes for everybody.

9 Just so everybody's aware, we have two items
10 on the agenda for hearing tonight. There's a
11 Conditional Use Permit from Louis Creek Solar, and in
12 addition to that, there is a variance request from
13 Louis Creek Solar. In terms of the process we -- will
14 the Applicant will go first. They'll provide any
15 information or evidence in relation to their
16 application. Of course, there is a written
17 application in addition to that. They'll provide any
18 evidence. Anybody who wants to then provide evidence,
19 once they're concluded, can do so once they've
20 concluded their presentation. Anybody also can
21 examine their witnesses when they are -- once we call
22 for that. There's a very specific order, I will
23 announce at what stage we're at. Once the Applicant
24 has provided testimony the Zoning Board of Appeals has

1 an opportunity to ask questions, members of the public
2 have an opportunity to ask questions, members of the
3 County Board have opportunity to ask questions of each
4 witness, and I may even ask questions of witnesses or
5 Alex may as well.

6 There is a court reporter. Everybody who
7 testifies in relation to the case will be testifying
8 under oath. So if you're providing testimony in
9 relation to the case, the court reporter will swear
10 you in.

11 Once we get through all of the evidence, then
12 the Zoning Board of Appeals will close the evidence
13 and then deliberate and make a decision on a
14 recommendation to the County Board on both the
15 Conditional Use Application and on the Variance
16 Request. This issue, then, is not decided finally by
17 the ZBA, it goes as a recommendation to the full
18 County Board. There is a stop over at the Tax and
19 Planning Committee. And, Julie, do you know the next
20 hearing -- meeting date for the Tax and Planning
21 Committee?

22 MS. FELLER: August 5th.

23 MR. KEYT: So this matter will likely,
24 if it completes tonight, will go to the Tax and

1 Planning Committee on August 5th, but I believe they
2 meet at --

3 MS. FELLER: 10:00.

4 MR. KEYT: 10:00 a.m., in this room, and
5 then they then provide a recommendation on to the full
6 County Board. The full County Board has the final say
7 on both the conditional use and variance request, and
8 then they have the -- they're the final decision, even
9 though the Zoning Board of Appeals makes a
10 recommendation.

11 Okay. Is there any questions, just in
12 relation to the process itself before we get onto
13 actual evidence and hearing testimony?

14 (No response.)

15 MR. KEYT: Okay. Then before we
16 actually get into the actual hearing, there is an
17 opportunity that anybody wants to make public comment,
18 they can.

19 Now, if you have testimony in relation to a
20 case, to this specific case or information or evidence
21 that you want to provide, you don't need to make
22 public comment, if you don't want to. Now, you can
23 make public comment, but if you want to provide
24 evidence for the ZBA to consider, you need to provide

1 evidence when we get into the actual case, as opposed
2 to just public comment. But under the Open Meetings
3 Act we have to provide an opportunity for anybody to
4 make public comment, if they so chose, and I think
5 that's where we're at in our procedurally is next up
6 we would have public comment.

7 Keep in mind, you don't have to make public
8 comment if you're going to provide evidence or
9 testimony in relation to the case if you want to for
10 sure make that evidence or testimony when we get to
11 that section. And anybody who has -- anybody from the
12 public who has evidence or testimony they want to
13 provide will have an opportunity to do so in the
14 actual case itself. But if there's anybody that wants
15 to make public comment regarding this or anything
16 else, they can do so at this time, and I think --

17 SPECTATOR: So public comment is any
18 questions at this time or questions are going to be
19 further?

20 MR. KEYT: If you have questions, you
21 know, it would be appropriate to ask those questions
22 when their witnesses are up. And I'll call for
23 questions for those witnesses from the public, I'll
24 call for that time period and then that would be the

1 appropriate time, as opposed to public comment.

2 So with that being said, does anybody have
3 public comment they want to make on any topic at all?

4 (No response.)

5 MR. KEYT: Okay. Hearing none.

6 We will move right along then into the actual
7 public hearing. And first up on the agenda, we have a
8 public hearing and action on the conditional use
9 permit of Louis Creek Solar. Their application is to
10 do a 50 megawatt solar, commercial solar energy
11 facility. Included with that is also 10 megawatts of
12 battery storage. And I believe then we're ready to
13 open that case.

14 And, Julie, do you have the prior statement
15 on the application or the publication of the
16 application for the conditional use?

17 MS FELLER: You mean the legal notice?

18 MR. KEYT: Yes.

19 MS FELLER: Okay. Yes. Please take
20 notice: Public notice hereby given that on Tuesday,
21 July 22nd, 2025, commencing at 7:00 p.m. Iroquois
22 County Zoning Board of Appeals will hold a public
23 hearing at the Clifford Bury Administrative Center,
24 1001 East Grant Street, Watseka, Illinois, to consider

1 the Louis Creek Solar zoning case number 25-ZBA-005,
2 which seeks a Conditional Use Permit to construct and
3 operate a commercial solar energy facility with
4 Battery Storage on 380 acres of land, an approximate
5 nameplate capacity of 350 MW (ac) with an added 10 MW
6 of battery storage. The location of the proposal is
7 in the Artesia Township, Parcel numbers 29-14-200-009,
8 29-14-200-008, 29-14-400-003, 29-11-300-004,
9 29-11-400-001, 29-11-400-003, 29-12-300-001 and
10 29-14-300-003. Section 11 and 14 Township 25 North
11 Range 10 East. There are multiple addresses for the
12 parcels involved but the primary 1009 North 500 East
13 Road Buckley, Illinois. The parcels are owned by
14 Carol Hubler Trustee, Earl and Eloise Rust and Myron
15 and Belinda Rust.

16 The Applicant is Louis Creek Solar, LLC, a
17 limited Liability company. Louis Creek Solar LLC's
18 registered place of business is 233 South Wacker
19 Drive, Suite 9540, Chicago, Illinois. Louis Creek
20 Solar, LLC is owed by Allium Renewable Energy, LLC,
21 formally, PNE, located at 233 South Wacker Drive 9450,
22 Chicago, IL.

23 The officer and managing partner is Lotus
24 Infrastructure Partners of 5 Greenwich Office Park,

1 Second floor, Greenwich, Connecticut.

2 The Applicant is not operating under an
3 assumed name. The legal descriptions for the
4 participating parcels are as follows:

5 33.82 @ NE4; 27.54 @ NE4 EX.

6 RR; E2 W2 SE4 & W of RR E2 SE4 EX 1@NE Cor &
7 EX 5.63 N; 40.10@ E of ROW #57 SW4;

8 NE4 SE4; NW SE4 & S2 SE4 W RR EX 2.79@; W RR
9 W2 SW4 and E 106.67@ W 200@ S2.

10 All persons wishing to be heard in support of
11 or opposition to the Conditional use shall be afforded
12 such an opportunity, and may submit their statement
13 orally, in writing, or both.

14 MR. KEYT: Okay. Just as a matter of
15 housekeeping.

16 MS FELLER: Yes.

17 MR. KEYT: There's two applications
18 pending; one's a conditional use and then there's also
19 a variance.

20 As a matter of efficiency, the Zoning Board
21 could have those combined and hear the evidence at one
22 time. There would still be two separate votes. You
23 would still considered them separately, but you could
24 have the evidence heard for both of them at the same

1 time, that way you're not hearing repeat evidence and,
2 you know, the variance. If you want to do that,
3 somebody could make a motion to hear the evidence for
4 both cases at the same time.

5 MR. WAGNER: I make a motion that we
6 hear both the evidence at the same time.

7 MR. BENNETT: I'll second that.

8 MR. KEYT: All right. Any discussion?

9 (No response.)

10 MR. KEYT: Okay. Hearing none. All
11 those in favor, signifying by saying aye.

12 MR. WAGNER: Aye.

13 MR. ANDERSON: Aye.

14 MR. BENNETT: Aye.

15 MR. ROGAN: Aye.

16 MR. RAPP: Aye.

17 MR. KEYT: Opposed, same sign.

18 All right. Motion carries. That moves us on
19 to the Applicant. Is there a representative of the
20 Applicant here tonight? Okay. And, Mr. Griscom,
21 correct?

22 THE WITNESS: Uh-huh.

23 MR. KEYT: Jamie's going to swear you
24 in.

1 THE WITNESS: Do you want to swear us
2 all in at once or --

3 MR. KEYT: You can do that.

4 (Whereupon, the Witnesses were placed under
5 oath.)

6 MR. KEYT: Okay. Mr. Griscom, can you
7 state your name and provide your address?

8 MR. GRISCOM: David Griscom. 233 South
9 Wacker Drive, Suite 9450, Chicago, Illinois, 60606.

10 MR. KEYT: Okay. You can proceed.

11 MR. GRISCOM: Great. So thank you,
12 Zoning Board. Again, my name is David Griscom. I'm
13 with Allium Renewable Energy. Before we begin, does
14 everyone have a copy of this? You don't have a copy
15 of it.

16 SPECTATOR: No.

17 MR. GRISCOM: Would you like a copy of
18 it?

19 SPECTATOR: Yeah. Thank you.

20 MR. GRISCOM: And, Danielle, would you
21 mind. We have enough copies. Members of the
22 audience, if you would like a copy, we have -- we
23 should have enough copies, so feel free to -- you want
24 to hand them out.

1 So I'm going -- we're going to tag team a
2 little bit on presenting the project. I'll -- I'll
3 introduce my team and then I'll turn it over to Jesse
4 and he can talk about Allium and then we'll get into
5 the project details. But I wanted to just point out
6 that we've got some visual representation here in the
7 back. The big one there -- and we'll get into this
8 during the presentation, but the big one there in
9 green is the site plan, and then the other ones are
10 visual simulations of before and after. Before we put
11 in the project and after we put in the project.

12 So let me introduce our team. Jesse
13 Hopkins-Hoel is our chief development officer.
14 Danielle Peoples and Chip Taylor are from Atwell,
15 they're one of our consultants on the project. And
16 Sawyer Keithley is from Strategic Economic Research.
17 They did an economic impact analysis for us. They're
18 based out of Bloomington-Normal.

19 So I'm going to turn it over to Jesse to talk
20 about who Allium is as a company and we'll then get
21 into the details of the project.

22 MR. HOPKINS-HOEL: Thank you, David.
23 Again, my name is Jesse Hopkins-Hoel.

24 COURT REPORTER: Can you spell your last

1 name.

2 MR. HOPKINS-HOEL: H-O-P-K-I-N-S,
3 hyphen, H-O-E-L.

4 COURT REPORTER: Thank you.

5 MR. HOPKINS-HOEL: You bet.

6 Chief development officer at Allium Renewable
7 Energy. Address 233 South Wacker Drive, Chicago,
8 Illinois, 60606.

9 Chairman Wagner, chair -- board members,
10 thank you very much for having us. We appreciate all
11 of the work that you all have done to review this
12 application. We're very excited about the Louis Creek
13 Project.

14 Little bit about the company, Allium
15 Renewable Energy headquartered out of Chicago as we've
16 given the address here. We've got an internal staff
17 of about 12 folks. Long history with the company with
18 most of these -- most of these staff members. And our
19 staff represents somewhere around average of 20 years'
20 experience per staff members. So lot of experienced
21 the people in the company who have worked projects
22 around the country. Allium Renewable Energy has a
23 project history of approximately 21 projects around
24 the country. Majority of the projects that we have,

1 they're all utility scale, but majority of those
2 projects are in the Midwest, Mountain West and then
3 we've got a couple in the Eastern U.S., as well.

4 As was mentioned, we were formally known as
5 PNE USA. PNE was a German-owned company, and in 2024
6 the company agreed to sell the development
7 organization to an organization called Lotus
8 Infrastructure Partners out of Greenwich, Connecticut.
9 The purpose of that sale was to provide a better
10 source of income. It's a stateside owner, and so
11 U.S.-base organization and they represent two-thirds
12 of our border.

13 Lotus Infrastructure Partners is an owner of
14 traditional energy projects, as well as renewable
15 projects around the country. They currently have a
16 portfolio of approximately 1,450 MW, and then also
17 have about an \$8 billion enterprise value.

18 Allium is a developer owner/operator and
19 otherwise known as independent power producer of
20 solar, battery and wind projects. Our typical project
21 is more in the 200 megawatt range and above. However,
22 as we go kind of east in the country, those projects
23 can become a little bit smaller to manage, you know,
24 parcel sizes, availability on the grid, things like

1 that.

2 On the next -- oh, also we've got currently
3 about a 3,000-megawatt development portfolio inside of
4 that 21 projects that we are counting.

5 The next page shows a map of -- a really high
6 level map of the U.S. and kind of where we have
7 projects. Obviously the sun represents solar projects
8 and wirleys (sic) represent wind projects and then
9 they're kind of embedded in those purple three
10 projects and two projects respectively, and some of
11 those are wind and solar.

12 Our company has approximately a 50/50 split
13 between wind and solar, and most of those solar
14 projects include a battery component.

15 With that, I'll turn it back over to David.
16 David is an a director of development in our company.
17 Longest history, I think, with the company and knows
18 this project very well. So I'm going to turn it over
19 to him. Thank you.

20 MR. GRISCOM: All right. So if you turn
21 to page 4, we can start getting into some of the
22 project specifics.

23 First of all let me just acknowledge we have
24 a number of members in the audience, some are

1 participating landowners, some are non-participating
2 landowners who are neighbors, and we appreciate you
3 being with us tonight. So thank you for coming.

4 So the site is, as you can see on the green,
5 it's -- it's a 380-acre site and it's just north of
6 Buckley about 2 miles. And I'll just point out
7 roughly where it is. This is north. This is Highway
8 45 and this is the railroad. So Buckley is down here.
9 That gives you a sense as to its location.

10 We have three landowners; Mr. Myron Rust,
11 Mr. Earl Rust and Ms. Carol Hubler. Each one has
12 different acreages represented in the project. We've
13 done a number of different environmental studies to
14 date, including what we call a CIA, a critical issues
15 analysis. The CIA basically does a desktop look from
16 an environmental perspective, from a cultural
17 perspective, from a geotech perspective on what the
18 ground looks like, what the potential challenges are
19 to doing a project. Every project that we do we do a
20 critical issues analysis. We've done that. We've
21 done the permitting matrix. We did the ESA Phase 1.
22 The ESA Phase 1 just exams what kind of pollutants may
23 have been on the property previously. If there was a
24 dry cleaning operation or a gas station, whatnot.

1 We've looked at the cultural element. We've looked at
2 wetlands and we've looked at the floodplain. The
3 great thing about this site is that it's a fairly
4 clean site. There's no cultural challenges, there's
5 no floodplain on the site, and there are no wetlands
6 on the site. So we like this site. We also like the
7 site because it has a transmission line that's
8 immediately adjacent to it. That's a 69 kV Ameren
9 utility transmission line, and that is the
10 transmission line that we will be tying into and
11 putting electrons onto.

12 We did an AIMA, an Agricultural Impact
13 Mitigation Agreement, and every project in -- in the
14 state of Illinois requires you to do an AIMA. It's a
15 standard form that -- that you have to sign with the
16 Department of Agriculture. And we've also done -- or
17 worked with the Iroquois County Soil and Water
18 Conservation District to do what's called an NRI,
19 which is natural resources inventory. Again, no
20 floodplains, no wetlands and no threatened endangered
21 species.

22 So what are we building? What's the
23 technology? As Andy noted earlier, it's a 50-megawatt
24 solar photovoltaic system with a 10-megawatt battery.

1 So the solar photovoltaic is comprised of what we call
2 PV, photovoltaic, and this is basically silicone,
3 sand, it's the base technology. We don't know --
4 there's different variations within that as to what
5 kind of panel because we don't know yet -- we're at 30
6 percent design. We'll be 60 percent design within the
7 next few months and we'll choose the actual module.
8 But it will be a silicone-based photovoltaic module.
9 It will be on a single-axis tracking system.

10 So in the morning it will be facing east.
11 They'll rotate throughout the day and in the evening
12 they'll be facing west. This maximizes our production
13 throughout the day. It will have a have 10-megawatt
14 battery. We don't know what the chemistry will be in
15 the battery yet, but it will likely be some kind of
16 lithium ion, lithium iron phosphate. We don't know
17 yet, but it will be something along those lines. It
18 will be a containerized system. So -- and we don't
19 know how many containers yet, but each container will
20 have a number of battery cells in it, and they'll be
21 fully enclosed.

22 I mentioned the 69 kV transmission line, it's
23 actually a distribution line. That's the line that's
24 owned by Ameren and that's the line that will be

1 putting electrons onto, and we'll be tying into that
2 line from -- and this map is on the handout. So we'll
3 be tying into the -- so this is the -- the line of --
4 the array of modules are these vertical dark lines.
5 This is the battery here. This is the yellow, the
6 laydown, the battery in blue. And the substations
7 here will be tying into the transmission line through
8 this blue line here what we call a gen-tie, a
9 transmission. It will be 5 poles that we put up along
10 Township Road 500.

11 So a little bit on the setbacks. This map
12 here that you can see shows the orange on the outside
13 is a visual representation of the setbacks. And we're
14 following the county guidelines in the County Solar
15 Energy Ordinance that dictate what those setbacks are.
16 And I've listed them on page 5. We don't need to into
17 details. But suffice it to say that that's the orange
18 representation. We're setting back from
19 non-participating property lines, we're setting back
20 from public right-of-ways, we're setting back from
21 structures. Same with the BESS. The battery energy
22 storage system, B-E-S-S. We're setting back from the
23 railroad, we're setting back from the road, we're
24 setting back from non-participating county property

1 lines, and so on and so forth.

2 So, in other words, we're being fully
3 compliant with both the BESS Ordinance and the Solar
4 Energy Ordinance on the setback requirements.

5 A little bit on drain tiles. We -- we take
6 this very seriously and we've had a number of
7 conversations with participating landowners and
8 non-participating landowners about how to mitigate the
9 impact of building a solar field on a farmland
10 that's -- has tile in it. We've had a number of
11 different discussions with drain tile companies to
12 look at what it would take to repair and place as we
13 go along. The Solar Ordinance requires us
14 repair/replace as we -- if we damage any drain tile,
15 and we will do that, at a minimum. And we're
16 exploring at the moment how best to manage that. But
17 we are taking that seriously and we've done a hard
18 look at where it's draining and what technology we can
19 use to identify the tile, either before we penetrate
20 it or after we penetrated it.

21 So a little bit on road use agreements. I
22 don't see anyone from the township here, but we do
23 have a road use agreement with Artesia Township, and
24 that is essentially to use Township Road 950, which is

1 this road here, and Township Road 500, which is this
2 road right here. There's a county road that we're
3 negotiating a road use agreement on, which is down
4 here, and that's -- for those of you in the Buckley
5 area, that's the paved road connecting I57 to Buckley.
6 That's a county maintained road and we're in the
7 process of hammering out the RUA, and we will have the
8 RUA completed by the building permit phase, which is
9 what the ordinance requires.

10 Fire protection. I appreciate Mr. Glenn
11 being here. We take this very seriously as well and
12 we've had a number of conversations with the Eastern
13 Illinois Mutual Aid Association. I don't see Tyler
14 Ecker from Buckley Fire, but we've had a number of
15 conversations with him as well. Our intent is to work
16 as closely with the fire departments as possible to
17 come up with an emergency action plan that suffices
18 for the project and can be administered by everybody,
19 including the fire departments. They need to be
20 comfortable with this technology as well.

21 Decommissioning. We actually did a
22 decommissioning plan last year, I want to say it was
23 in March. But we've decided to update it, and so
24 we're in the process of updating our decommissioning

1 plan. We will have that plan in place by the time we
2 get to the building permit phase of this -- of this
3 project.

4 And then the last on this page is the fence,
5 and this is what we wanted to show you in terms of the
6 visual simulations. We are requesting a variance.
7 Rather than plant trees in the form of living buffer
8 around the entire site, we are proposing to put in an
9 eight-foot chain-link fence with green slats to
10 improve the visual of it a little bit and so that the
11 project is not as visible to the public.

12 But I just want to highlight a few things,
13 and if you turn to page -- you can start actually on
14 page 7. Everything that you have in the handout here
15 is depicted there in these visuals, so maybe we'll
16 just go off the handout. So page 7, this is a look
17 from Township Road 500 looking southwest. You turn to
18 page 8, that's what they will look like with the
19 chain-link fence and the substation behind it and the
20 poles that will connect this system to the 69 kV line.

21 Page 9 is from Highway 45 looking west.

22 SPECTATOR: I'm sorry. I think your
23 page numbers are incorrect.

24 MR. KEYT: Hold on one second. Hold on.

1 Are you asking --

2 SPECTATOR: Page 7 -- I'm just
3 correcting, the page numbers are off.

4 MR. KEYT: Okay.

5 MR. GRISCOM: So that page is right
6 here. Highway 45 looking west. So here's the
7 railroad bed. The system's on the other side. This
8 is the before and this is the after. You can see the
9 fence there. So I don't know what your next page is.
10 My next page is 10.

11 SPECTATOR: Well, see there's figures in
12 C-10, but the page is 8.

13 MR. GEIGER: There's a couple different
14 versions with this than what I've got.

15 MR. GRISCOM: Oh, I see. That's what it
16 is. Okay. Got it. Okay. Now I understand. But you
17 have the variance portion of this.

18 In any case -- in any case, the next on mine
19 is 11 and I'll show you from -- and this is the I57
20 showing, simulation. This is looking east from I57
21 before and after with the green fence. So that just
22 gives you a sense as to what this will look like with
23 the system behind the green fence.

24 Do we want to -- Andy, do we want to talk

1 about the variance piece now, or do you want to hold
2 that over?

3 MR. KEYT: You can. They've combined
4 the evidence into one hearing. So you don't have
5 to -- evidentiary-wise. So you can talk about the
6 variance now, if you want to. It's up to you.

7 MR. GRISCOM: Okay. The reason why
8 we're requesting a variance is a number of different
9 reasons. First of all, the landowners don't want it.
10 They don't want to have trees planted on the edges of
11 their property shading their crops or having --
12 shading adjoining property, non-participating
13 landowner's crops, ripping out the root balls of the
14 trees in 20, 30 years. The other issue, this is a
15 non-irrigated land and so the potential for failure
16 for these trees is probably pretty high. Half of them
17 would be dead within a certain number of years would
18 be our guess. And then the final reason is cost.
19 It's very cost prohibited to plant trees on the entire
20 site. So we're proposing an eight-foot chain-link
21 fence with green slats in between.

22 So if you turn to this page -- again, I
23 don't -- you won't have this because that's a
24 different PowerPoint, but this page here is page 15

1 and it's the page that shares the site plan with the
2 battery layout. And all I wanted to point out here
3 was if you look at the dotted red lines on the
4 right-hand side, those show the setbacks for the
5 battery and show that we're being compliant with the
6 setbacks per the Battery Ordinance. Also want to
7 point out that the -- we're including an earth and
8 berm around the battery installation and in between
9 the battery installation, which is also part of the
10 ordinance.

11 And then if you turn to page 16, again, it's
12 going to be different for those who have the variance
13 PowerPoint, page 16, just shows the indicative height
14 of what the solar arrays will be and what the battery
15 containers will be. 10 foot 6 for the battery
16 enclosure and 7 foot 7 for the maximum height of the
17 solar array when the panels are at their peak, not
18 flat, but at their peak almost 90 degrees.

19 So I'm going to quickly turn it over to
20 Danielle to talk a little about our efforts in
21 community outreach and then we can get into the
22 economic impact analysis.

23 MR. KEYT: Hold on one second.

24 MR. GRISCOM: Yeah.

1 MR. KEYT: We've had two witnesses go so
2 far from the developer. And maybe a suggestion is,
3 does the ZBA -- any members of the ZBA have questions
4 for either Mr. Griscom or -- I'm sorry, I forgot your
5 name.

6 MR. HOPKINS-HOEL: Hopkins-Hoel.

7 MR. KEYT: Hopkins-Hoel. Does anybody
8 from the ZBA have questions from either of those two
9 witnesses? Keep in mind, you can always recall those
10 back.

11 MR. RAPP: Yes, I wanted to verify
12 something. The fence versus the trees, is at the
13 request of the landlord?

14 MR. GRISCOM: Is at the request of the
15 landlord.

16 MR. RAPP: Yes.

17 MR. GRISCOM: That the landowners --

18 MR. RAPP: The landowners, they want the
19 fence instead of the trees?

20 MR. GRISCOM: They don't want the trees.

21 MR. RAPP: They don't want --

22 MR. GRISCOM: And we don't want the
23 trees either, correct.

24 MR. RAPP: Okay.

1 MR. ROGAN: I'm -- I have to ask. I
2 can't believe that you can build an eight-foot fence
3 cheaper than you can put in the plants. I mean,
4 financially it has to be huge hit.

5 MR. GRISCOM: The trees were even a
6 bigger hit. We actually had it cost out about a year
7 ago, and if you factor in the mortality rate for the
8 trees and having to replace trees as you go along, it
9 was tremendous.

10 MR. RAPP: That's a surprise.

11 MR. ANDERSON: I just have a couple
12 questions.

13 MR. GRISCOM: Sure.

14 MR. ANDERSON: And you maybe getting to
15 the -- this IPaC portion that I see in this larger
16 report.

17 MR. GRISCOM: Yes.

18 MR. ANDERSON: Can you say what that is?

19 MR. GRISCOM: Sure.

20 MR. ANDERSON: And why it's not for
21 consultation. What does that mean?

22 MR. GRISCOM: Absolutely. I will
23 actually turn to Chip Taylor to -- he's one of our
24 environmental consultants to explain what the IPaC is.

1 MR. KEYT: Well, hold on. Hold on.

2 MR. GRISCOM: Yeah.

3 MR. KEYT: Is there any other questions
4 with this witness. We'll get to that witness.

5 MR. ANDERSON: I'm sorry.

6 MS. RIVES: That's okay. No worries on
7 you.

8 MR. ANDERSON: Okay.

9 MS. RIVES: So we'll get that in a few
10 minutes.

11 MR. ANDERSON: Thank you. I guess the
12 only other question I have is you talked about tapping
13 into Ameren, whatever, so you'll be selling to Ameren?

14 MR. GRISCOM: We're working on the
15 details of actually selling power and it's a little
16 confidential at the moment. But the interconnection
17 agreement is with Ameren, the owner of that utility
18 line.

19 MR. ANDERSON: But there's a possibility
20 you might be selling to other companies too? That's
21 kind of normal?

22 MR. GRISCOM: Yes. And once you -- once
23 you -- the reality is, once you put the electrons onto
24 the grid, they go wherever there is a load.

1 MR. ANDERSON: Okay.

2 MR. GRISCOM: Yep.

3 MR. ANDERSON: I think that's it. Thank
4 you.

5 MR. GRISCOM: So do you want to address
6 the IPaC question now?

7 MR. ANDERSON: No. Let's wait till he's
8 up.

9 MR. GRISCOM: Okay.

10 MR. KEYT: Okay. Any questions from
11 members of the County Board for this particular
12 witness?

13 (No response.)

14 MR. KEYT: Okay. Hearing none.
15 Anybody -- I'm sorry. Go ahead, sir.

16 BOARD MEMBER: All right. You mentioned
17 earlier that -- I think that regarding threatened or
18 endangered species. About two miles east of this
19 location there's a -- I think a nest of eagles. Of
20 course, they can go anyplace. What -- do they have
21 any impact if they should fly over that thing?

22 MR. GRISCOM: No impact on the solar
23 array.

24 BOARD MEMBER: Okay.

1 MR. GRISCOM: Yeah, we're confident that
2 there's no -- there will be no minimal avian effect.
3 Yes, sir.

4 BOARD MEMBER: Yes. You indicate you
5 really don't know what kind of batteries you'll be
6 putting into, yet when will you come to that decision?

7 MR. GRISCOM: So we're at 30 percent
8 design right now, and we anticipate that when we get
9 to 60 percent design that we'll know what the battery
10 is, who the manufacturer is, what the chemistry is and
11 what the dimensions are and all of that. But at the
12 moment we would just be speculating.

13 BOARD MEMBER: How many of your
14 installations where you have storage batteries have
15 you had fires?

16 MR. GRISCOM: None. Zero. Zero.

17 BOARD MEMBER: Now, you say here that
18 you're established in 2008 and reestablished in 2024.
19 You feel that this is the way it's going to be or will
20 you be a whole different company down the line?

21 MR. GRISCOM: I certainly hope that
22 we're not a whole different company down the line. So
23 we established in 2008 with a parent company in
24 Germany and we operated as PNE up until 2024, and when

1 we were sold to Lotus Infrastructure Partners as Jesse
2 mentioned, and we anticipate -- and they're a
3 wonderful partner a wonderful parent and we anticipate
4 being with them for a long time.

5 MR. KEYT: Okay. Any other questions
6 from the County Board Members?

7 (No response.)

8 MR. KEYT: Okay. Hearing none. Anybody
9 from the public have questions for this witness? Why
10 don't we start with you, sir, you have a question.

11 MR. NIEMAN: Yes. Thank you. So and I
12 am a little concerned because you have mentioned the
13 batteries, but you seem to be up in the air as far as
14 the final choice in that. Things that I've checked
15 into suggest that the lithium ion phosphate batteries
16 is the better choice. What's the possibility with you
17 going that route? That's one of my questions.

18 And lithium battery could be extremely
19 flammable. So I'd like to know what provisions have
20 been in place or are going to be in place for the
21 Buckley Fire Department and the emergency services
22 from Watseka in case we do have a thermal runaway.

23 MR. KEYT: Okay. Hold on before you
24 answer. Could you state your name for the record.

1 MR. NIEMAN: Yes. Ed Nieman,
2 N-I-E-M-A-N.

3 MR. KEYT: All right. Did you have his
4 questions in mind?

5 MR. GRISCOM: Uh-huh.

6 MR. KEYT: Okay. You can go ahead and
7 answer.

8 MR. GRISCOM: So thank you, Ed, good
9 questions. So it is possible that we use lithium iron
10 phosphate, not iron phosphate, and agreed that that
11 seems to be the direction that the industry is headed.
12 But, again, until we get to that 60 percent design, I
13 would just be speculating on saying what the chemistry
14 is in the battery. But I don't disagree with you. I
15 think that that's probably where we end up. So that's
16 a distinct possibility.

17 As to a runaway thermal event, as I mentioned
18 earlier, we are going to be working very closely with
19 Chief Glenn's group, with Tyler Ecker's Buckley Fire
20 folks on an emergency action plan to prevent that --
21 or not to prevent it, to ensure that they can get it
22 under control if it were to happen. We don't have the
23 plan yet in place because we don't know what the
24 chemistry is yet.

1 MR. NIEMAN: So what are the
2 temperatures at which you have to worry about this?
3 Because what I see is that extreme cold weather, which
4 really is not that cold, 32 degrees Fahrenheit can
5 cause issues with the charging of those batteries and
6 extreme heat can cause issues with the charging of
7 those batteries. What kinds of provisions are going
8 to be in place to monitor those batteries to prevent
9 that thermal runaway?

10 MR. GRISCOM: I think that's an
11 excellent question. I can't answer your question at
12 the moment. But what I will do is get you an answer
13 for it.

14 MR. NIEMAN: Well, I don't need the
15 answer, those people need the answer.

16 MR. GRISCOM: Yeah. Again, we're at 30
17 percent design, and until we know what that chemistry
18 is, we won't be able to have a viable plan for it.
19 But I think it's a good question. Everybody wants the
20 same -- everybody needs that answer. I agree with
21 you, Ed.

22 MR. KEYT: Okay. Any other questions
23 from members of the public? We'll come back to you.

24 MR. ANDERSON: Thank you.

1 MR. KEYT: Any other questions from
2 members of the public?

3 Yep, come on up. Go ahead. Just state your
4 name.

5 MS. RICHERT: Anita Richert,
6 R-I-C-H-E-R-T. Fourth generation farmer. Experience
7 with L-I-F-E.

8 I see on your -- your page 3 in this that you
9 have 1, 2, 3, 4, 5, 6 solar sites?

10 MR. GRISCOM: Uh-huh.

11 MS. RICHERT: But none of them are
12 completed?

13 MR. GRISCOM: Uh-huh. They're at
14 various stages.

15 MS. RICHERT: I heard you say 30 percent
16 design. Are we putting the cart ahead of the horse?
17 Because, you know, we all want answers and we all want
18 it done safe. I'm not against solar. I -- I believe
19 in renewable energy, but it's got to be responsibly
20 done. And -- can I walk over to that map?

21 MR. GRISCOM: Please, absolutely.

22 MS. RICHERT: So there is a district
23 tile line that drains 1,000 acres and it comes through
24 here and it goes under here and it empties into by the

1 railroad. So it will be -- it's a major line and
2 you -- we will have wetlands the next green movement,
3 I guess.

4 MR. GRISCOM: Right.

5 MS. RICHERT: If -- how are we going to
6 fix this if it gets broken down? Nobody has knocked
7 on anybody -- our doors about, hey, what do you know
8 about tile and mapping. So I guess the tile is my --
9 because we live out this way and it drains.

10 MR. GRISCOM: Okay. Do you live on the
11 property immediately west of I57.

12 MS. RICHERT: No. I don't -- I don't
13 touch any of the property in this. I don't live here.
14 He asked if I lived --

15 MR. GRISCOM: So you own -- you own the
16 ground there just east of I57.

17 MS. RICHERT: Yes. And this all drains
18 into this tile that's a district tile that comes and
19 empties in. This concerns me. Because what if it
20 wasn't even under the battery pack? How -- if
21 something breaks down, how do we fix it in the middle
22 of the grid?

23 MR. GRISCOM: Right. So we are going to
24 be -- we actually just had a company work on a

1 proposal to do ground-penetrating radar to identify --
2 we're aware of that 24-inch -- I think it's a clay,
3 that 24-inch main, yeah. We have it -- and we have it
4 mapped. But we're going to use ground-penetrating
5 radar to GPS exactly its route --

6 MS. RICHERT: Okay.

7 MR. GRISCOM: -- because that is -- if
8 we were to penetrate that one, it would be problem.
9 So we're keenly aware of the main line there.

10 MS. RICHERT: What are you going to do
11 about, is my question.

12 MR. GRISCOM: Repair it if we -- if we
13 damage it. But we're thinking that by using
14 ground-penetrating radar, if we know -- we GPS the
15 exact coordinates of it, we can design those rows
16 hopefully around it so that we don't -- we know
17 exactly where it is that we don't penetrate it.

18 MS. RICHERT: It's going to cut through
19 all of these, and from what I can tell on the map,
20 tile map, it's going to be about underneath the
21 batteries that you don't know what they are, I mean,
22 you don't know how much -- the details -- I'm
23 disturbed by the lack of details to get the go ahead
24 is, I guess, where I'm at.

1 MR. KEYT: Okay. Do you have any other
2 questions, Anita?

3 MS. RICHERT: Yeah. The repair in how
4 we repair the tile is going to be a question.

5 MR. GRISCOM: Sure.

6 MS. RICHERT: When it's all,
7 everything's in, even if you don't damage it when
8 you're building --

9 MR. GRISCOM: Right.

10 MS. RICHERT: -- how do you repair it?

11 SPECTATOR: Five years from now?

12 MR. GRISCOM: So just --

13 MS. RICHERT: Cause it's clay tile, the
14 24-inch, it's going to break.

15 MR. GRISCOM: Right, yeah.

16 MS. RICHERT: That's my life, that
17 experience.

18 MR. GRISCOM: So --

19 MR. KEYT: Hold on. There's a court
20 reporter that's taking everything down so if
21 there's --

22 MS. RICHERT: Okay. Sorry.

23 MR. KEYT: -- comments being made or
24 things like that, she can't take everybody down

1 talking at once. So we just have to go one at a time.
2 You're fine.

3 Mr. Griscom, do you have an answer to her
4 question, which is --

5 MR. GRISCOM: I do.

6 MR. KEYT: -- how do you repair the
7 drain tile if becomes an issue.

8 MR. GRISCOM: Just to point out that
9 this is the first step in the process, the Conditional
10 Use Permit. We have to get a building permit from the
11 county, that's the second step. We will have all of
12 this answered by the time we get -- we have to have
13 this answered by the time we get to the Building
14 Permit, and that's likely going to be fall, winter
15 timeframe.

16 MS. RICHERT: So then, I guess, what
17 exactly does the conditional use -- maybe somebody
18 should explain that. What does this do?

19 MR. GRISCOM: I'll defer to the county.

20 MR. KEYT: I can help answer that if it
21 helps. So Iroquois County, like most counties that
22 are zoned has a two-step process for a project like
23 this or any Conditional Use. But, in particular, this
24 type of project. So the two-step process works like

1 this: In order for them to get an initial approval,
2 which is a Conditional Use Permit, they have to come
3 to the county, there has to be a public hearing,
4 that's what this is right now. The Zoning Board of
5 Appeals then hears the evidence and makes a
6 recommendation to the County Board on what they should
7 do. Now that recommendation can be a recommendation
8 of approval, it could be a recommendation of approval
9 subject to conditions, it can be a recommendation of a
10 denial. Typically on a project like this, it would be
11 a recommendation -- if it was to be a recommendation
12 of approval, a recommendation of approval subject to
13 conditions, and there are a number of potential
14 conditions that the ZBA can consider. Then it goes to
15 the County Board and the County Board votes on whether
16 to approve that conditional use request or deny it or
17 even send it back to the ZBA for more information.

18 So if the County Board approves it, it then
19 enters into the phase of they would have to come back
20 to get a building permit. Now, there's a lot of steps
21 they have to go through before they come back and get
22 a building permit.

23 One of -- some of those are by conditions,
24 some of those are just by the ordinance itself. So if

1 a set of conditions were put in place, which would be
2 very likely on a project like this, if it were to be
3 approved, and we're not at that stage yet, but if it
4 were to be approved for the County Board there would
5 be a number of conditions that would go along with it.
6 Example would be, they would have to have road use
7 agreements in place. They would have to have
8 decommissioning agreements and cost assurances posted
9 before they can get a building permit. They would --
10 one of the potential conditions would be they would
11 have to work with the emergency response agencies to
12 come up with emergency response plan and then provide
13 any training or equipment to those emergency response
14 agencies before they can come back even and get a
15 building permit.

16 Another one would be they would have to
17 identify drain tile in the area and then determine
18 what the drain tile repair plan would be if they would
19 have an impact. That also is governed by the
20 Agricultural Impact Mitigation Agreement that they
21 have to sign with the state. So the state requires
22 drain tile repair. There's also the Illinois Drainage
23 Code, which also requires drain tile repair if there's
24 damage to it.

1 So those are some of the types of conditions,
2 that's not all of them, but there are -- those are
3 some of the types of conditions. All of those things
4 would have to be satisfied, including the items within
5 the ordinance and any conditions before they can get a
6 building permit. They can't construct anything until
7 a building permit is in hand and the building permit
8 fee paid and all of the conditions of approval and all
9 the requirements within the ordinance are satisfied
10 before they can actually get a building permit to
11 start building anything. So this is the first step in
12 really a two-step process. The first step being
13 Conditional Use Permit. It goes to the County Board
14 for approval. It's approved. It then goes on to the
15 phase of a building permit. And they have to satisfy
16 a number of those requirements before they can get a
17 building permit to start constructing. So, yeah, I
18 understand it's a little bit of a foreign process that
19 you've never been involved with it, but it is a
20 two-step process. So this is the first step they have
21 to get an approval from the County Board before they
22 can come back.

23 MS. RICHERT: And the County Board can
24 specify we approve it with respect to the tiles and

1 with respect to the buffer, and with respect to -- is
2 that correct?

3 MR. KEYT: Correct. They can approve
4 subject to the design requirements. One of the
5 conditions, for example -- one of the conditions
6 typically would be something like it's approved
7 subject to you complying with all of the
8 representations made in the application and in the
9 special-use hearing. For example, earth and berms,
10 for example. If it is approved and those conditions
11 would go along with it, that would be one of the
12 conditions is that the earth and berms would be in
13 place, for example.

14 MS. RICHERT: Okay. While we're on the
15 topic of earth and berms, we have lived near 57 since
16 is it was built, right. I bet we have picked up 2
17 dozen semi tires. An 8-foot fence is not going to
18 stop them. So when it shatters those panels and if
19 there is a -- if they're the thin film panels -- and,
20 see, I don't know what panels they are, you don't know
21 what panels they are. Because there's panels that
22 have more heavy metals and panels that have less heavy
23 metals. Say you go cheap and put in the thin film and
24 the tire crushes it and it goes -- the heavy metals

1 gets into the ground, I mean, it's bad for the ground,
2 but we also drink from the aquifer and our livestock
3 drinks from the aquifer.

4 So how -- what is the mitigation for a
5 hailstorm comes through? I have seen many hailstorm
6 come through, shatters those panels and those heavy
7 metals get released, you know, it's not -- it's not my
8 farm but it is our water, and it's -- but you said
9 it's not in floodplain. That creek has gotten out
10 pretty far and I -- I just -- I can't even watch TV
11 with what's going on in Texas, you know. We get
12 12-inches of rain and you see where the creek goes.
13 Those panels are going to be in water if we get the
14 500-year flood. So that hail comes through, the flood
15 comes, which pieces get carried down the stream, what
16 is the mitigation for that? Do you monitor the dirt?
17 Do you monitor the aquifer.

18 MR. GRISCOM: Excellent questions. We
19 don't monitor the aquifer. On the floodplain, we
20 actually -- so couple things. One, we're not in the
21 100-year FEMA floodplain. However, we weren't
22 convinced by that, as you aren't either, and so we did
23 our own two-dimensional, what's called HEC-RAS
24 modeling. And the modeling shows that the floodplain,

1 when Louis Creek does flood, the only part of our site
2 that gets water on it is this part here, but it does
3 not go into the infrastructure. So it's not going to
4 touch the modules. This is the fence line here.
5 That's our -- that's our modeling, and the FEMA
6 100-year floodplain ends like 10 miles to the north.
7 So we feel like we're cushioned enough from the
8 floodplain to not have that. This will flood in here
9 according to our modeling, but not where the modules
10 are.

11 MS. RICHERT: What about the broken
12 panels with the --

13 MR. GRISCOM: Another good question. So
14 I think it's fair to say, and Jesse can correct me if
15 I'm wrong, but we will not be using thin film
16 technology. They will be silicon, much more
17 productive. Thin film is 12 to 14 percent deficiency
18 rate. Normal photovoltaic modules are 19 to 21
19 percent efficiency rate we'll be -- we'll be using
20 those. Not the thin film.

21 MS. RICHERT: So can that be can part
22 of -- like, can you agree that that's not in it and
23 that be part of the --

24 MR. GRISCOM: Is it fair to say that

1 we're not going to be using thin film?

2 MR. HOPKINS-HOEL: I think so. I think
3 these are all really great questions. Part of the
4 reason that this structure exists is to allow us to
5 spend the additional study time and contracting time,
6 diligence on equipment so that we can answer these
7 questions in a building permit because that costs a
8 tremendous amount of money in order to put those
9 orders out there, to make sure that they work inside
10 the financial model and the project itself. And it's
11 true, I believe, that we will not be using thin film,
12 and all of our panels are expected to be -- to qualify
13 for domestic content with the project. So this is a
14 really important thing. Apologies that we can't give
15 you a make and model at the moment, but by the time we
16 get through this process, hopefully we have a positive
17 result here. Allows us to take the next step, which
18 is producing that.

19 MS. RICHERT: So on the perimeter, the
20 8-foot fence, it's not going to stop a car from going
21 off of 57. We have had cars in our fields, a semi
22 went in the barrow pit. A berm would be a better
23 solution. And I have seen -- I have visited many
24 large-scale solar. I've done my homework. I've been

1 in many large-scale actually operational solar farms,
2 okay. And they have berms. It protects the neighbors
3 and it protects the solar. Is a berm an option?

4 MR. GRISCOM: Specifically on I57 is
5 what you're referring to?

6 MS. RICHERT: For their own protection.
7 If you drive down 57 you'll see every so often it's a
8 break in the -- you know, because cars, they get
9 sleepy, they go off.

10 MR. HOPKINS-HOEL: And, of course, it's
11 our condition to repair anything like that --

12 MS. RICHERT: But if they drive --

13 MR. HOPKINS-HOEL: And so I understand
14 the question.

15 MS. RICHERT: If they drive through the
16 8-foot fence is not stopping them. If they take out
17 several of the solar panels, shattered, even if it's
18 not the thin film, it's still solar panel and it has
19 heavy metals.

20 MR. HOPKINS-HOEL: And this is also
21 something that we've talked about that has been
22 mentioned a couple of times about heavy metals, the
23 actual risk to the soils and the water in the area,
24 and I think that we have someone here to speak about

1 that. So we'll -- as soon as we're -- if we can defer
2 that question, I'd love to give you a better answer.
3 Logistically we're not allowed to have him answer that
4 question at this particular moment. But hopefully in
5 a couple of minutes.

6 MS. RICHERT: Okay. I know you pull
7 your water from lake Michigan, so you're probably not
8 as picky on what it tastes like. But I like my well
9 water. Would there be any aquifer mitigation
10 conditions to test the aquifer to make sure that you
11 know where it's at now and then we can test it on a
12 regular basis to know where it's at down the road?

13 MR. HOPKINS-HOEL: I mean, I think
14 that's something that we can consider. It's something
15 that we can consider, I think. It's not something
16 we've studied. We -- part of the assumption here is
17 that we don't pose a risk to the -- to the aquifer and
18 we can talk more about that later, but after hearing
19 that from our colleague Chip we can talk more about
20 that.

21 MS. RICHERT: You're in a different
22 area. These are all out west. We don't have the same
23 issues, and none of these are operational yet. So
24 you're asking me to have a leap of faith that we'll

1 figure it all out and you haven't done it yet.

2 MR. HOPKINS-HOEL: Also some of those
3 operational. But I get exactly what you're saying,
4 that's out west, that's a different environment.

5 MS. RICHERT: Okay. Thank you.

6 MR. HOPKINS-HOEL: Thank you.

7 MR. KEYT: Okay. Any other questions?
8 I'll come back to you in a second. Normally you get
9 one bite at the apple, but we'll let you do another
10 one.

11 Any other questions from members of the
12 public? Okay. Yes, sir. Go ahead. State your name.

13 MR. CLUVER: Ross Cluver.

14 MR. KEYT: How do you spell you last
15 name?

16 MR. CLUVER: C-L-U-V-E-R.

17 MR. KEYT: Okay. Go ahead.

18 MR. CLUVER: I know I've asked this
19 before, but I'd like to have it on record that you say
20 you're hooking onto the Ameren line by the site.
21 One -- one answer I had a year or so ago. You were
22 going to run a transmission line down my road and hook
23 onto the big transmission line that goes through the
24 timber, so I'd like to.

1 MR. GRISCOM: We are not going to do
2 that.

3 MR. CLUVER: Okay.

4 MR. GRISCOM: Yeah, we have abandon
5 that.

6 MR. CLUVER: Okay. That's on the record
7 so. That is what I wanted to know.

8 MR. GRISCOM: Yep. No, I appreciate the
9 question, Ross, and we took a good hard look at that
10 as an alternative to tying into that 69 kV Ameren line
11 and it just wasn't feasible. So we appreciate that.

12 MR. KEYT: Okay. Any other questions
13 from members of the public?

14 (No response.)

15 MR. KEYT: If not, I think you're up
16 again.

17 MR. NIEMAN: Question: So they said
18 that the power line that tied the kV line up actually
19 further south of where the battery pack is. Why not
20 further south and avoid the issue? I mean, move the
21 whole battery unit -- I know it sounds absurd, but
22 move the whole battery unit down to that second red
23 line there where that house is abandon. I mean,
24 you're not dealing with the tile issue she's talking

1 about. You're closer to the kV line, because that's
2 what you're going to do. You're going to run the line
3 from the battery pack down that road 500 North until
4 you're closer to the kV line. Go a little further.
5 Go to next intersection where that isn't occupied
6 anymore.

7 MR. GRISCOM: That's the property that
8 had the barn burn down recently, I believe, correct?

9 MR. NIEMAN: Yeah, okay.

10 MR. GRISCOM: You know, Ed, I -- I would
11 say, we'll consider that. I won't make any promises
12 on that. We've done a significant amount of
13 engineering around putting the battery where it is
14 right now. But, again, we're at 30 percent at design.
15 We're going to be at 60 percent design sometime this
16 fall, but we'll address that.

17 MR. HOPKINS-HOEL: Also just with the
18 setbacks that are required for a BESS, and I think if
19 you've got the deck that shows page number 15, the red
20 dotted lines, it makes it increasingly difficult as
21 you go south from the project for the siting of a
22 battery container.

23 MR. KEYT: Okay. Any other questions
24 from members of the public for either of these first

1 two witnesses? Going once, going twice.

2 (No response.)

3 MR. KEYT: Okay. Zoning Board of
4 Appeals, I think you have a question?

5 MR. ANDERSON: One more question,
6 please. On page 16 we see the height of the solar
7 panels and how they tip and there's what I'm calling
8 battery buildings. It's just my term. They look like
9 metal lockers of some kind.

10 MR. GRISCOM: Yeah.

11 MR. BENNETT: Containers.

12 MR. ANDERSON: Okay. Containers. Thank
13 you. I'm trying to picture how many there's -- there
14 will be and how large they are. Are all -- you know,
15 how many will there be?

16 MR. GRISCOM: So, again, this is an
17 indicative height, so for perspective --

18 MR. ANDERSON: Sure.

19 MR. GRISCOM: This shows 10 foot six
20 inches.

21 MR. ANDERSON: Right.

22 MR. GRISCOM: We don't -- at the end of
23 the day until we get to our chosen battery
24 manufacturer, we won't know what that height is.

1 MR. ANDERSON: I'm trying to picture --

2 MR. GRISCOM: But that sort of

3 roughly -- if you think about --

4 MR. ANDERSON: Height isn't my issue.

5 Will all these containers fit in this room?

6 MR. GRISCOM: No.

7 MR. ANDERSON: Nine acres?

8 MR. BENNETT: Five acres.

9 MR. ANDERSON: Five acres.

10 MR. GRISCOM: They wouldn't fit in this
11 room.

12 MR. ANDERSON: Okay. I'm trying to
13 learn here.

14 MR. GRISCOM: Sure. Sure.

15 MR. ANDERSON: Thank you.

16 MR. KEYT: I think your question is how
17 many -- spatially, how big of an area is going to be
18 taken up by the battery storage. Is that your
19 question?

20 MR. ROGAN: Is that your question?

21 MR. ANDERSON: Sure. I mean, are there
22 going to be 50 containers and they're all the size of
23 a semi or?

24 MR. GRISCOM: The battery area which you

1 can see there on the map, so -- and the battery area
2 is just --

3 MS. RICHERT: How many acres?

4 MR. GRISCOM: The battery itself is the
5 blue part. Doug, if you want to -- yep, right there,
6 uh-huh. It's probably two acres, one and a half
7 acres. Okay, somewhere in that range. Okay.

8 MR. ANDERSON: When you say container, I
9 have no idea what you're talking about. Size of my
10 truck?

11 MR. GRISCOM: Right. So if you envision
12 sort of those pod, they look like a pod.

13 MR. ANDERSON: Okay.

14 MR. GRISCOM: Those metal containers,
15 it's a company that sells them. It looks sort of like
16 those.

17 MR. ANDERSON: Okay.

18 MR. GRISCOM: It's a metal containerized
19 unit fully enclosed.

20 MR. ANDERSON: Thank you.

21 MR. KEYT: Okay. We have a few
22 questions for you, I think. Do you want to go first
23 or do you want me?

24 MS. RIVES: Sure.

1 **CROSS-EXAMINATION,**

2 **QUESTIONS BY MS. ALEX RIVES:**

3 Q. Now, with regard to the -- surely you're
4 aware of the County's Zoning Ordinance and the
5 requirements there, and sort of to the public in
6 follow-up to what Andy's point was with the
7 Conditional Use Permit process. The county has set
8 out ordinance requirements that the Applicant, you
9 know, providing me at this stage. So I'm sure you're
10 aware that one of the requirements is that potential
11 equipment manufactures be provided, that information
12 be provided in the application. So I don't know that
13 I saw it in the application, I don't know if you can
14 direct me to it, but it sounds like you don't have --
15 am I correct that you don't have any --

16 A. We would just be guessing.

17 Q. -- potential manufacturers?

18 A. We would just be guessing. Anybody at
19 30 percent design that provides a definitive equipment
20 manufacturer for the project is not a good developer.

21 Q. Okay. So, say, typically you don't
22 provide to counties any -- you don't have a
23 determination --

24 A. Not at this stage. But when we get to

1 60 percent design and the building permit phase,
2 absolutely we will have that.

3 Q. Okay. And then with regard to the --
4 specifically the BESS equipment, you said that -- it
5 sounds like your company hasn't had any experience
6 with fires. What is Allium's experience with BESS, in
7 general, since it's my understanding it's new
8 technology?

9 A. It is new technology, and most of our --
10 and the map that we were looking at earlier with
11 projects around the country, those are all various
12 stages of developments. All of the solar projects
13 have some kind of battery component. We haven't
14 installed them yet, but they all have some kind of
15 battery design as part of their system.

16 Q. Okay. Has construction happened at all
17 on any of those projects?

18 A. Not yet.

19 Q. Okay.

20 MS. RIVES: I think those are all the
21 questions that I have. I think Andy has some
22 follow-up.

23 MR. KEYT: I'll have a few.

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CROSS-EXAMINATION,

QUESTIONS BY MR. ANDREW J. KEYT:

Q. So in relation to those projects that have battery storage as part of them, I understand they haven't been built, but has there been acquisition of any of the batteries --

A. Not yet.

Q. -- for those sites?

A. Not yet.

Q. All right. Has Allium done any projects where there's battery storage as part of the project?

A. Installed and constructed not yet.

Q. How about in relation to just solar itself?

A. Yes.

Q. Where are those projects located?

A. That includes projects developed by our parent company Lotus Infrastructure Partners. There's a project that's not on here but it's built in Hawaii. I didn't work on the project unfortunately, but, yes.

Q. Okay. So Lotus, if I understand it correctly, Lotus Infrastructure Partners has a project that has solar -- a solar project in Hawaii?

1 A. Yes.

2 Q. That's been constructed?

3 A. Yes.

4 Q. Other than that project, does Lotus or
5 Allium have any projects that solar has been
6 constructed and installed?

7 A. No.

8 Q. All right.

9 MS. RIVES: You mean BESS?

10 MR. KEYT: I meant just solar.

11 MS. RIVES: Oh, you meant just solar.

12 A. Without the battery.

13 **QUESTIONS BY MR. KEYT:**

14 Q. Just so for clarity, in relation to
15 battery storage, does the Lotus or Allium have any
16 projects where battery storage has been installed?

17 A. No.

18 Q. All right. And I've got a number of
19 other questions here, and I'm just going to take them
20 essentially in order.

21 If I'm understanding it correctly, right now
22 you're not planning to use non-thin film solar --

23 A. Correct.

24 Q. -- panels; is that correct?

1 What's the distinction between non-thin film
2 and thin film solar panels?

3 A. So traditional photovoltaic modules are
4 made from silicon and that's from sand and they slice
5 it in the form of wafers. And so when you look at a
6 solar module you'll see it in a grid and they'll be
7 squares laid out in a grid. Those are the wafers.
8 Thin film is they spray on the -- the -- it's like a
9 paint essentially onto a substrate surface. Less
10 efficiency, cheaper to produce.

11 Q. Cheaper what?

12 A. Cheaper to produce.

13 Q. Okay. And so you're -- right now you're
14 leaning towards what?

15 A. Solar photovoltaics. It's silicon-based
16 wafer modules.

17 Q. Okay. Of those panels I think one of
18 the concerns that was expressed is in relation to
19 whether or not breakage could lead to some sort toxic
20 materials being leached into the ground. Are there
21 nontoxic panels that you can use?

22 A. I suppose it would depend on how you
23 define nontoxic. But, again, I would defer to our
24 environmental consultant to answer that question.

1 Q. Okay. Understood.

2 One of the concerns, I think, that was
3 expressed is in relation to groundwater. So obviously
4 people have some concern that if there is something
5 that leaks that there might be some groundwater
6 contamination. So one way that -- potentially that
7 could be resolved is there would be some testing of
8 wells on adjacent properties to determine a baseline
9 and then annually potentially you could do testing of
10 those wells to make sure there isn't any sort of
11 contamination of those wells. I think that would
12 probably provide some peace of mind for people that
13 might live in that area. Is that something that
14 Allium us willing to do?

15 A. Yeah, and I think -- I think that we
16 suggested that we would kind of -- to your question
17 earlier, we suggested that we would do that. We'll
18 consider. We don't know what would be involved in
19 that, but we would consider it.

20 Q. Okay. Understood. In terms of -- in
21 terms of the Agricultural Impact Mitigation Agreement,
22 I have -- there's a version in the application that's
23 not executed by the state. Do you have a version
24 that's fully executed by the state?

1 A. Yes.

2 Q. Do you have that with you today or a
3 copy of it?

4 A. No. But I can email it to you very
5 quickly.

6 Q. Yes, if you can email it --

7 A. It's been fully executed.

8 Q. Yes. If you could email it. I don't
9 know that we've received a fully executed version, at
10 least that I can recall.

11 A. Okay. Sure.

12 Q. But if you could send us a fully
13 executed version --

14 A. Sure.

15 Q. -- that's one of the requirements of the
16 state statute is that a fully executed version be
17 provided at the time of the public hearing, which is
18 today. So if you could provide that, then that would
19 solve that issue.

20 A. I want to say we provided it.

21 Q. Okay.

22 A. But I'll provide it again.

23 Q. It could be, I just haven't seen it.

24 That's okay.

1 In terms of projects, similar projects, I
2 understand that there hasn't been any solar and there
3 hasn't been any battery storage that have been built
4 at this point, but are there similar projects that
5 Allium has done or Lotus Infrastructure Partners has
6 done that you can point to of similar size, capital
7 investment, etc.?

8 A. The project on the map -- again, this is
9 page 3, it should be the same on yours, but the
10 project in Pennsylvania is the same size, 50 MW.

11 Q. And what is that project?

12 A. That's a solar photovoltaic with
13 battery.

14 Q. And my understanding is that it's not
15 been constructed?

16 A. It hasn't been built yet.

17 Q. Are any of them under construction
18 today?

19 A. No. But I'll qualify that statement
20 because we're about to embark in what we're calling
21 safe harbor preconstruction efforts for a number of
22 these to ensure that we get domestic content and
23 federal incentives captured in our business model.

24 Q. All right. And that is a good segue way

1 then to talk about the business model.

2 So the project that is being proposed would
3 be proposed by Louis Creek Solar, LLC, which is a
4 limited liability company, of course. My assumption,
5 tell me if I'm wrong, is Louis Creek Solar, LLC is a
6 project company formed only to hold the asset of this
7 particular project, am I correct?

8 A. Correct.

9 Q. Okay. Who is the member of that LLC, or
10 is there more than one member of that LLC?

11 MR. HOPKINS-HOEL: Allium Renewable
12 Energy.

13 MR. ANDERSON: Can you say it loud,
14 please.

15 MR. HOPKINS-HOEL: Allium Renewable
16 Energy.

17 MR. ANDERSON: Thank you.

18 MR. HOPKINS-HOEL: Yep.

19 **QUESTIONS BY MR. KEYT:**

20 Q. Allium Renewable Energy, is that an LLC
21 as well?

22 MR. HOPKINS-HOEL: Yes, it is it, and
23 it's wholly owned by Lotus Infrastructure Partners.

24 Q. So if I'm understanding correctly, if I

1 follow the chain from Louis Creek Solar, LLC, it's
2 sole member is Allium Renewable's, LLC, correct?

3 MR. HOPKINS-HOEL: Yes.

4 MR. GRISCOM: Allium Renewable Energy,
5 LLC.

6 Q. Okay. Understood. And then the sole
7 owner of Allium Solar Renewable itself -- I'm sorry.
8 Allium Renewable Energy, LLC then is Lotus
9 Infrastructure Partners, correct?

10 MR. HOPKINS-HOEL: Correct.

11 Q. Lotus Infrastructure Partners is what?

12 MR. HOPKINS-HOEL: Lotus Infrastructure
13 Partners is a private equity firm based out of
14 Greenwich, Connecticut.

15 Q. And what is its organization structure?
16 Is it an LLC? Is it a corporation? Is it -- what is
17 it?

18 MR. HOPKINS-HOEL: I guess I have to
19 look that up. I'm not positive.

20 Q. That's okay. So then in terms of --
21 let's start with Louis Creek Solar. Does Louis Creek
22 Solar have today any assets?

23 MR. HOPKINS-HOEL: Hard assets, no.

24 Q. Are there any non -- when I say -- when

1 you say hard assets let's make sure we're talking
2 about the same thing. Hard assets would be something
3 like real estate, personal property, which may be
4 trucks, vehicles etc. Does it have any -- it sounds
5 like there's no hard assets of those type that are
6 owned by Allium?

7 MR. HOPKINS-HOEL: No purchased real
8 estate. So lease -- leasehold interest in real
9 estate, minor personal property, and, of course, the
10 assets of development of a renewable energy project,
11 but no trucks, no real estate.

12 Q. Understood. And my question, just so
13 the record's clear, was in relation to Louis Creek
14 Solar.

15 So if we go from Louis Creek Solar, we go up
16 the chain and we go to Allium Solar -- I'm sorry,
17 Allium Renewable's?

18 MR. HOPKINS-HOEL: Renewable Energy.

19 Q. Renewable Energy, LLC, does it have any
20 physical assets?

21 MR. HOPKINS-HOEL: I think the same,
22 much more, many other projects like Louis Creek Solar,
23 and leasehold interests in office and equipment. I
24 don't think we own any real estate, per se. Some of

1 the project companies may have small real estate
2 holding or have options to -- and do have options to
3 purchase, but, you know, we are not a real estate
4 holding company.

5 Q. Is there is any -- are any of the assets
6 of the individual project LLC's held by Allium
7 Renewable Energy?

8 MR. HOPKINS-HOEL: Boy, I'd have to go
9 into each of the projects and look if there's a parent
10 guarantee, you know, things like that. But I don't
11 believe so.

12 Q. Okay. In terms of ultimately who has
13 the assets in relation to projects, real estate or
14 other holdings, in terms of assets, that ultimately
15 would be, if I'm understanding correctly, Lotus
16 Infrastructure Partners?

17 MR. HOPKINS-HOEL: Ultimate owner, Lotus
18 Infrastructure Partners.

19 Q. So in terms of -- there's a number of --
20 there's a number of requirements that would be
21 related. For example, there may be road use,
22 financial assurance, one of the big ones, of course,
23 is decommissioning, the decommissioning financial
24 assurance. One of the concerns always is just if the

1 decommissioning funds are not sufficient to cover the
2 cost of decommissioning. One of the concerns is,
3 well, who does the county go to to say, hey,
4 decommissioning cost funds weren't sufficient where do
5 they get the money from. It sounds like Allium Solar
6 does not have that. It sounds like Louis Creek Solar
7 would not necessarily have that if we're in the
8 decommissioning phase. Would that then be Lotus
9 Infrastructure Partners that would be able back that
10 guarantee process?

11 MR. HOPKINS-HOEL: I guess it depends on
12 the state of Allium Renewable Energy at that time and
13 the -- the cash assets that exist in it. But to --
14 the short answer to that is, Lotus Infrastructure
15 Partners for sure, Allium Renewable Energy
16 potentially. Our intention is to, you know, of
17 course, post the acceptable security or bond to manage
18 these -- you know, these coverages for sure.

19 Q. Understood. And if for some reason,
20 though, that the decommissioning costs that are posted
21 aren't sufficient, my assumption then is Lotus
22 Infrastructure Partners would be able to do some sort
23 of guarantee that they would be able then step in and
24 provide whatever the shortfall might to that?

1 MR. HOPKINS-HOEL: Correct. And -- and
2 I should -- there is a correction that I think I need
3 to make. The fund that -- that Lotus Infrastructure
4 Partners invested in Allium Renewable Energy is fund
5 for.

6 Q. Okay.

7 A. So, you know, you're familiar with the
8 fund structure and they have several funds and it's
9 discrete from other funds.

10 Q. Understood. Okay. In terms of the
11 decommissioning plan, my understanding is there was
12 one that was done some time ago. You may need to
13 refresh that decommissioning plan and the
14 decommissioning cost estimates; is that fair?

15 MR. HOPKINS-HOEL: That is correct.

16 Q. Okay. So one of the -- couple concerns
17 that sometimes arise is if a project starts being
18 built or constructed and there's insufficient -- for
19 some reason something happens and the project company
20 walks away, under the terms of the Agricultural Impact
21 Mitigation Agreement the decommissioning funds aren't
22 posted until the commercial operation date. But, of
23 course, we haven't gotten to that date and a partially
24 built project, the county's concern is, well, what do

1 we do if we do don't have funds to go decommission
2 this process. Understanding that might be a low
3 chance of that happening --

4 MR. HOPKINS-HOEL: Sure.

5 Q. -- to get to the point of you're
6 actually constructing it. But still I think we could
7 all agree there's still some chance that that could
8 happen, right? So is the Louis Creek then willing to
9 post that decommissioning financial assurance from the
10 time that the building permit is issued?

11 MR. HOPKINS-HOEL: Yeah, I think that
12 that's something that we -- that we can consider for
13 sure. I understand the risk, and, you know, we -- we
14 want to make sure that there's comfort around that
15 risk as well. In a lot of our projects of course, you
16 know, we don't see a decommissioning bond until year
17 10 or 15 or something like that, so this is out of the
18 norm of what we would typically experience, but it is
19 something that we could consider if there's a serious
20 concern here.

21 MR. GRISCOM: And I -- and I -- sorry.

22 MR. HOPKINS-HOEL: No.

23 Q. Go ahead.

24 MR. GRISCOM: And I would add that, you

1 know, there's language in the Solar Ordinance that
2 speaks to the decommissioning requirements, and
3 there's also language in the AIMA that speaks to
4 decommissioning requirements. We will comply with
5 both documents in whole.

6 MR. KEYT: And -- I'm sorry. Go ahead.

7 MR. HOPKINS-HOEL: Also want to just --
8 part of the decommissioning refresh incorporates a
9 very specific understanding of the equipment, and then
10 we have the chicken and egg situation, where once we
11 get past this point, it allows us to select equipment,
12 get the confidence of that counterparty, and then that
13 informs its decommissioning report, of course.

14 Q. Okay. Understood. So then one of the
15 other aspects of the AIMA is it stages the
16 decommissioning up over the course of years. So it
17 starts at 10 percent, it goes to 50 percent at year 6,
18 then at year 11 it goes to 100 percent. Some
19 counties -- I think most counties have the concern,
20 well, what if the project goes fallow in that first
21 5-year period or the first -- before year 10, and
22 there's only 10 percent posted or 50 percent posted.
23 Of course, that has a concern because then if that
24 decommissioning were to happen, the county only has 10

1 percent to go capture in terms of to perform
2 decommissioning.

3 So is Louis Creek willing to post the 100
4 percent from the stage of that building permit in
5 order so that the county doesn't end up in a shortfall
6 situation if there is a decommissioning event?

7 MR. GRISCOM: I think that's an
8 interesting question, Andy. We'd have to model the
9 financial impact of that, to be honest with you.

10 Are you -- are you suggesting that we do
11 something different than what is laid out in the Solar
12 Ordinance?

13 MR. KEYT: I think the -- I'm not
14 suggesting something different than what's laid out in
15 the ordinance. I think the ordinance doesn't
16 necessarily speak to exactly how that goes. But I
17 think most the developers -- in fact, the last two
18 developers we had, when we came through, who agreed to
19 post that 100 percent from the date of the building
20 permit issuance as opposed to waiting until year 11
21 for that to kick in.

22 MR. GRISCOM: Okay. Yeah.

23 MR. KEYT: So that's -- I'm going to say
24 an expectation that would be requested from the

1 county.

2 MR. GRISCOM: Understood. So we'd have
3 to model that to be perfectly honest. It's a big
4 number, as you can imagine, for the decommissioning.
5 And so it's a question of timing. We're prepared to
6 comply, obviously. But it's a question of whether or
7 not we're prepared to post that at the time of the
8 building permit. And so we'd have to go back and look
9 at that, and we will.

10 Q. Okay. Understood. Regardless, though,
11 of that specific issue, regardless of that, it sounds
12 to me that Lotus Infrastructure is willing to
13 guarantee if there is some sort of a shortfall that
14 occurred, Lotus would be willing to, as least,
15 guarantee decommissioning if that occurred, which
16 understanding is a rare event in those first few
17 years?

18 MR. HOPKINS-HOEL: What I -- what I can
19 say to that is if there's a requirement, that's
20 something that we take to them. I cannot -- I am an
21 officer of Lotus Infrastructure Partners and I can't
22 make representation.

23 Q. Understood.

24 MR. HOPKINS-HOEL: I can advocate.

1 Q. Okay. So I'm going to move on then to
2 the battery storage portion. So the battery is a
3 little bit unique and new technology, and I understand
4 you're working through what you might use. But one of
5 the concerns comes from, what happens if there's some
6 sort of leakage? What happens if there is some sort
7 fire event, right? So, I mean, you can understand how
8 people might have concerns related to that. One of
9 the -- if there were to be an approval, one of the
10 recommended conditions that we would provide would be,
11 you have to work with the emergency response agencies,
12 which would be Eastern Illinois Mutual Aid
13 Association, the local fire protection district, the
14 county's emergency management agency to come up with
15 an emergency response plan before you would be able to
16 get a building permit; is that fair?

17 MR. HOPKINS-HOEL: Yes.

18 MR. GRISCOM: Yes.

19 MR. HOPKINS-HOEL: And that is our
20 understanding as well.

21 Q. And then also would be included is, what
22 are the specific fire protection and containment
23 processes that would be in place for that specific
24 battery storage section over -- beyond what the solar

1 would be, and I assume that is something you're
2 willing to work through and discuss with the
3 appropriate agencies before you would be able to get a
4 building permit; is that fair?

5 MR. HOPKINS-HOEL: Yes.

6 MR. GRISCOM: Yes.

7 MR. HOPKINS-HOEL: Of course. And
8 David's already initiated those conversations with all
9 that you've mentioned already, I think.

10 MR. GRISCOM: Yes. And that's an
11 ongoing conversation, Andy. But the intent is to have
12 an emergency action plan in place.

13 Q. Okay. And then one of the requirements
14 potentially of any approval would be, if for some
15 reason there is an emergency response that takes place
16 at the site, that the developer then would be
17 responsible for making sure that those emergency
18 response agencies are reimbursed for their costs of
19 responding to an emergency; is that fair?

20 MR. HOPKINS-HOEL: Of course.

21 MR. GRISCOM: Yes.

22 MR. HOPKINS-HOEL: As well as any
23 special equipment that's required as a part of our
24 plan.

1 Q. And then also, if for some reason you
2 have some event that would require people to be
3 displaced, for example, from their home due to an
4 emergency response, fair to say, you would be able
5 to -- or willing to reimburse whatever the costs of
6 that displacement would be?

7 MR. HOPKINS-HOEL: Absolutely. I think
8 that that -- you know, that's a standard insurance
9 coverage that we're going to have to manage within the
10 project as well.

11 Q. All right.

12 MR. KEYT: I think that's all the
13 questions I have. I don't know if the -- typically we
14 turn it over to the ZBA, if they have any other
15 additional questions based on what I asked or anybody
16 else asked, you could do so now.

17 MR. ROGAN: I was curious about the --
18 back to your barrier again between the highway. Other
19 than the fence, was something like the berm ever
20 considered?

21 MR. GRISCOM: We haven't considered a
22 berm for the --

23 MR. ROGAN: Even for just on the highway
24 frontage?

1 MR. GRISCOM: We haven't considered
2 that.

3 MR. RAPP: You have considered it?

4 MR. GRISCOM: We have not.

5 MR. RAPP: Oh, okay.

6 MR. GRISCOM: Along I57.

7 MR. RAPP: Yeah.

8 MR. GRISCOM: Yeah, we have not
9 considered that.

10 MR. RAPP: I guess my -- I'm picturing a
11 chain-link fence with slats in it on the prairie and
12 these plastic bags stuck in the fence and other --
13 this tumbleweed. Any kind of fence on the prairie
14 with wind-blown trash and stuff is just a net, you
15 know, for -- something a little more natural than what
16 you put around your swimming pool, you know, for a
17 mile or two, so. I wish you'd take a look at it, and
18 something besides that fence.

19 MR. GRISCOM: So we'll consider that.
20 We would need to discuss that with the landowner as
21 well.

22 MR. RAPP: Sure. I understand.

23 MR. GRISCOM: That would require some
24 earth moving or bringing in a whole bunch of earth.

1 But we'll consider that. I hear your point, though.

2 MR. KEYT: Doug, I think you had a
3 question.

4 MR. GEIGER: Yes. A couple.

5 MR. KEYT: We'll come back.

6 MR. GEIGER: Would it be safe to say or
7 could answer this, we see these shipping containers
8 that they use. Is that a similar size of what the
9 potential battery storage unit would be?

10 MR. HOPKINS-HOEL: Yes, very similar.
11 Sometimes they're slightly smaller than that, but
12 conceptually, yes.

13 MR. GEIGER: Okay. Thank you. On your
14 application I never saw where you identified wells on
15 the maps. And I think it comes to point tonight if
16 we're talking about potential pollution to the aquifer
17 and everything else to protect yourselves it would be
18 nice to know, you know, what's around and --

19 MR. GRISCOM: We actually did -- there
20 is a -- there's a map that shows where the wells.

21 MR. GEIGER: I must have overlooked it.
22 I apologize.

23 MR. GRISCOM: It's on there.

24 MR. GEIGER: Also then concerning the

1 battery storage, we're asking for a 10-foot fence
2 specifically around that. I assume it's on your
3 drawing, but I --

4 MR. GRISCOM: We would do -- and I
5 neglected to mention that, but it's an 8-foot
6 chain-link fence around the entire property. But
7 around the BESS portion of it, it would be 10 feet.

8 MR. GEIGER: No problem. Thank you.
9 Also then, I guess, I'd like to point out that the
10 tile maps, I'm trying to look at it here what we are
11 given. You're going to go ahead and do your radar
12 enhanced --

13 MR. GRISCOM: Ground --
14 ground-penetrating radar.

15 MR. GEIGER: GPR?

16 MR. GRISCOM: GPR.

17 MR. GEIGER: Okay. That -- I don't see
18 where the 24-inch tile on this map, but I'm not an
19 expert. But -- so it's --

20 MR. GRISCOM: The -- yeah, it's on
21 there. She's correct there is a 24-inch main right
22 where she -- is it 21-inch or is it 24-inch? Anyways,
23 it's on the -- it's on the map.

24 MR. GEIGER: Okay. I'm sure we'll get

1 it pointed out. And then solar panels are a post in
2 the ground, but each end of a panel followed by
3 another -- so how much gap is in between post to post,
4 or how long are those panels would you estimate?

5 MR. GRISCOM: 20 to 30 feet.

6 MR. GEIGER: Okay. Great. So there's
7 plenty of room to --

8 MR. GRISCOM: Oh, yes.

9 MR. GEIGER: -- miss the 21-inch.

10 MR. GRISCOM: And that's why we want to
11 GPS those big ones so we know exactly where they are.

12 MR. KEYT: Okay. Any other questions
13 from members of the County Board or Zoning Board of
14 Appeals?

15 BOARD MEMBER: Yes. Maybe this lady
16 over here can answer. How long is that 24-inch tile
17 lead in and how deep is it?

18 MR. KEYT: Well, hold on one second.
19 Yeah.

20 MR. GRISCOM: I don't know when it was
21 installed.

22 MS. RICHERT: 1926.

23 BOARD MEMBER: When?

24 MS. RICHERT: 1926.

1 BOARD MEMBER: So that's been in there
2 100 years?

3 MS. RICHERT: It works.

4 BOARD MEMBER: That's a long time for
5 putting tile. I hope your plans for replacing that
6 are on the back burner.

7 And it seems to me like sitting here and
8 listening to all this you've come here and said, well,
9 we're ready to do this but we don't have -- you've got
10 good questions. We don't have answers. And -- but
11 we're going to go ahead and we'll get the answers for
12 you down the road a little bit, and boy we'll be there
13 with the answers. Is that -- is my feeling correct?

14 MR. HOPKINS-HOEL: I can understand how
15 you feel that way. And certainly there are answers
16 that we don't have yet.

17 BOARD MEMBER: Yeah, that's a good
18 question from me, right?

19 MR. HOPKINS-HOEL: Yes, it is. It is a
20 good question. This structure that -- with this
21 ordinance provides, which this -- having a general
22 understanding that we have the ability to investigate
23 further and do final, you know, late-stage design and
24 answer these questions about -- we understand that

1 there is tile, we understand roughly there is -- that
2 tile exists, and we also understand that we have to
3 mitigate it and we have to come up with a good plan,
4 with good contractors to manage it. It is impossible
5 to come up with that plan without the design advanced
6 to a 60-percent point in the project for it to mean
7 anything. That's the difficulty.

8 BOARD MEMBER: Like with the batteries,
9 you've just told our attorney over here, we don't have
10 any batteries set up yet. And what are we -- is this
11 going to be an experimental thing out here in our
12 county that if it blows up in a year, well, gee,
13 something's wrong with it?

14 MR. HOPKINS-HOEL: Obviously that is
15 not -- that is not the way that we operate. We -- one
16 of things that's really important to us is that we
17 hire top-tier construction firms. We are managing
18 top-tier equipment and a lot of the batteries that
19 were available are no longer available, even within
20 the last 12 months. In fact, in the last 2 months
21 several of those battery manufacturers are not -- no
22 longer viable in the U.S.

23 BOARD MEMBER: So if you bring some
24 batteries in, what happens a year from in the

1 installation and they just say, well, we're out of
2 business. What do you do then?

3 MR. HOPKINS-HOEL: I'm sorry. I didn't
4 understand the question.

5 BOARD MEMBER: Okay. You bring battery
6 cells in from A, B, C manufacturers. Well, this is
7 the greatest thing on the earth, the best thing to
8 come along since sunrise and canned beer, and two
9 years later A, B, C says the sun's set and canned
10 beer's gone, we're out of business. Where do you go
11 for technical expertise?

12 MR. HOPKINS-HOEL: Well, we also have
13 to -- one, we have to have good warranties on the
14 equipment that we do purchase. Two, we have to back
15 it up. And things like the decommissioning plan is
16 one of those pieces that help to mitigate that. We
17 also have to be good in operating condition, and
18 that's an understood requirement of the project and
19 we're -- part of the decommissioning and the bond for
20 the project helps to cover those items.

21 BOARD MEMBER: I really don't know why
22 we're having this meeting.

23 MR. ROGAN: I'm a little more -- I'd
24 like to be a little more sympathetic. I understand the

1 design process. I know -- I'm an architect. I mean,
2 you don't invest everything in the project until you
3 have the permission to do the project. I mean, you
4 need to have a go-ahead that the county's going to
5 allow you to build this thing. Obviously it's going
6 to hold you to some sort of -- and the ordinance is
7 for the specifics of this thing. But I can understand
8 you don't have the battery and you don't have the
9 model picked out and you don't have -- you know, even
10 final site design, but that's -- and you explained
11 that pretty well, about 30 percent. You want
12 permission to proceed with your design with the good
13 faith that you're going to be allowed to build this,
14 provided you respond to everything in the ordinance?

15 MR. GRISCOM: Correct.

16 MR. HOPKINS-HOEL: Correct.

17 MR. GRISCOM: And we're assuming that
18 there will be conditions --

19 MR. ROGAN: Right.

20 MR. GRISCOM: -- that we need to meet --

21 MR. ROGAN: Right.

22 MR. GRISCOM: -- by the time we get to
23 the building permit phase and the 60 percent phase.

24 MR. KEYT: Okay. Any other questions

1 from the Zoning Board of Appeals?

2 MR. WAGNER: I don't have a question.
3 But I'd just make a comment on what he just said.
4 Typically our hearing here is before -- and a lot of
5 us have done -- not necessarily the solar, last two
6 months we mainly have had solar hearings. But if some
7 of us build a lot somewhere, they have to come to us
8 before they build the lot. They come to us to know if
9 they're able to buy the property and continue with
10 plan. We don't necessarily get the plan of the house,
11 no conditional use, the layouts, everything. Before
12 they spend the money to proceed we have to approve
13 that they are allowed to proceed basically.

14 Our hearings are never really a complete
15 plan, because they don't want to spend the money until
16 they know that they can do it. And we're the first
17 step in allowing them to do that project.

18 MR. KEYT: Yes. One thing to note as
19 well is that there is a state statute that mandates
20 certain things to the county. One of those is that if
21 somebody files an application, we have to hold a
22 public hearing within 60 days of receipt of a complete
23 application. So there's not much we can do about
24 that, but that's just a state mandate.

1 Any other questions from the Zoning Board of
2 Appeals otherwise? Anybody?

3 (No response.)

4 MR. KEYT: Okay. Did you have a
5 question?

6 MR. ANDERSON: Will we have time to
7 discuss this?

8 MR. KEYT: Yes.

9 MR. ANDERSON: Okay.

10 MR. KEYT: In fact, once we get through
11 their witnesses, we'll probably have a discussion
12 about how we're going to proceed from there.

13 MR. ANDERSON: Okay. Thank you.

14 MR. KEYT: Because I think there's a
15 number of people in the public that also have
16 testimony they want to provide at least. But with
17 that, I don't think there's -- I don't believe there's
18 any more questions for these two witnesses.

19 (Witnesses excused.)

20 Mr. Griscom, do you have another witness on behalf of
21 the Applicant?

22 MR. GRISCOM: So we have two additional
23 witnesses. One to speak to the stakeholder engagement
24 piece of the process, and the other to speak to the

1 economic impact analysis.

2 So if it's okay, and we still have time --
3 and environmental. There were a number of
4 environmental questions that, for example, you had
5 asked -- so why don't we --

6 MR. KEYT: Here's what I would suggest,
7 it sounds like you've got -- you -- the developer has
8 three more witnesses. What I would suggest: We
9 recess maybe for 5 or 10 minutes, unless you want to
10 just keep plowing forward. But people may need a
11 comfort break here. It's up to you guys, though. If
12 you want to do a 10-minute recess and then come back
13 and finish up. It's up to you.

14 MR. GRISCOM: We can be brief for what
15 it's worth.

16 MR. KEYT: Understood. It sounds like
17 there's a -- it sounds like you want to keep plowing
18 forward.

19 All right. So call your next witness and
20 we'll proceed from there.

21 MR. GRISCOM: So let's bring up Mr. Chip
22 Taylor. There were a number environmental questions
23 that were -- that were asked and Chip can speak to
24 those. Again, Chip represents one of our

1 environmental consultants, Atwell, which is national
2 environmental consulting business. And I don't recall
3 what exactly were the environmental questions.

4 So, Andy, I don't know if you have to turn to
5 the Board and the public to bring up those
6 environmental questions again or what's the process?

7 MR. KEYT: No. Well, we can address a
8 few of them.

9 Mr. Taylor, why don't you come up. And have
10 you already been sworn in, Mr. Taylor?

11 MR. TAYLOR: Yes.

12 MR. KEYT: Okay. Mr. Taylor, do you
13 have any -- at least preliminary testimony you want to
14 provide or --

15 MR. TAYLOR: No, just here to answer
16 questions.

17 MR. KEYT: Okay. I have a few of them
18 in mind from when Mr. Griscom was testifying.

19 Does the ZBA have questions?

20 MR. ANDERSON: Go ahead. Yeah. Maybe
21 that will answer mine.

22 MR. KEYT: Okay.

23

24

1 **DIRECT EXAMINATION,**

2 **QUESTIONS BY MR. ANDREW J. KEYT:**

3 Q. I think one question was in relation to
4 the IPaC consultation with U.S. Fish and Wildlife
5 Service. Can you explain what that is for
6 everybody --

7 A. Yes.

8 Q. -- and then I think there's some
9 specific questions in relation to that.

10 A. So an IPaC consultation there are two
11 ways to do it. One way is just for due diligence to
12 understand what potential threatened, endangered
13 species are listed in the area based on the U.S. Fish
14 and Wildlife's database. And another way separate
15 just doing due diligence is to do a four consultation
16 with the U.S. Fish and Wildlife Service. The
17 consultation is only required if you're getting a
18 permit from the Army Corps of Engineers or some other
19 permissible action is requiring consultation through
20 U.S. Fish and Wildlife. So the IPaC was done just for
21 due diligence for this project to understand what
22 potential threatened endangered species concerns are
23 in the area. The IPaC came up with a few different
24 species and U.S. Fish and Wildlife has recommendations

1 for those. And EcoCAT, which is also in there, is
2 consultation with the Illinois Department of Natural
3 Resources, which usually would list some additional
4 species that maybe federally are not listed but are
5 state listed. So the reason that the IPaC was not
6 done for consultation is because there are no permits
7 currently that require consultation. If that comes
8 along further down the road, another IPaC would be
9 done for consultation, which would then be done with
10 coordination with the U.S. Fish and Wildlife Service.

11 Q. All right. I do have a couple
12 questions. If you want me to jump in. In relation to
13 your EcoCAT from IDNR, typically the requirements in
14 your consultation that's referred to as a Part 1075
15 consultation. Has that been done?

16 A. I would have to check. I did not see a
17 consultation letter. The one that was in -- in the
18 submittal --

19 Q. I could fast-forward for you, if you
20 want. The one, the submittal was a Natural Resources
21 review --

22 A. Okay. So that one was not done for
23 consultation. So I could do one and send it -- I
24 could send the application for consultation tomorrow,

1 and then it usually takes them maybe 3 or 4 days to
2 respond to the consultation, which based on what came
3 up in the original Natural Resources review was
4 nothing. So they would immediately send a termination
5 letter.

6 Q. Okay.

7 A. But if a termination letter is required
8 we can submit for consultation through the IDNR.

9 Q. You'll agree that occasionally what
10 happens is the Illinois Department of Natural
11 Resources may have requirements, and then they also
12 may have recommendations as to -- of a project?

13 A. Correct.

14 Q. Is the developer willing to abide by any
15 recommendations or requirements for this particular
16 project that may come from either IDNR or the U.S.
17 Fish and Wildlife Services?

18 MR. HOPKINS-HOEL: Yes, I think that
19 that's true. I would just note that as we were
20 talking about this requirement during the application
21 process, that it was indicated that the county -- the
22 county may go to the state and request this to be
23 done, or we could do it internally, and so we're
24 happy -- we're happy to take this further, whichever

1 is preferred.

2 Q. Okay. And then typically there's
3 some -- there may be -- if there's an identified
4 species that may be either endangered or threatened,
5 typically there's some sort of request for
6 post-construction monitoring, and I assume that the
7 developer would be willing to abide by any
8 post-construction monitoring request from IDNR.
9 Typically there's 3 years of post-construction
10 monitoring. But is the developer willing to abide by
11 any -- or perform 3 years of post-construction
12 monitoring in relation to wildlife for any species?

13 MR. HOPKINS-HOEL: Yeah. Any --
14 anything that's required during the operations is
15 something that we, of course, have to take seriously
16 and bring forward, and we choose to move the project
17 forward, we have to abide by those requirements.

18 Q. Okay.

19 MR. KEYT: Anything that the Zoning
20 Board of Appeals has questions for Mr. Taylor?

21 MR. ANDERSON: Yes. I guess, I wanted
22 to stay with this IPaC thing.

23 MR. TAYLOR: Uh-huh.

24 MR. ANDERSON: The other groups that

1 have come before us have not had this, okay. And so
2 I'm just -- I mean, it's new to me and I'm confused by
3 it. If -- you know, I -- I look in here, some bats
4 are endangered. Well, there may not any bats in that
5 particular area. Insects, and on and on and on. And
6 I guess, I -- it threw me when it went into
7 information about, you know, how do we know whether
8 they're breeding and whether they're -- you know,
9 staying for the winter and this. And this is not a
10 consultation I'm seeing. Why -- why is this in here?

11 MR. TAYLOR: They include that with
12 every IPaC just for due diligence.

13 MR. ANDERSON: Okay.

14 MR. TAYLOR: So anyone who does it has
15 information regarding bat species, migratory bird,
16 Tree Act, Eagle Protection Act, and all of those
17 items. So they include that just for general
18 informational purposes --

19 MR. ANDERSON: Okay.

20 MR. TAYLOR: Regardless of any pop-up on
21 the IPaC.

22 MR. ANDERSON: Thank you.

23 MR. KEYT: Okay. Any other questions
24 for the Zoning Board of Appeals for Mr. Taylor?

1 (No response.)

2 MR. KEYT: Okay. Hearing none. Any
3 members of the County Board have questions for this
4 witness?

5 (No response.)

6 MR. KEYT: Seeing none. Any members of
7 public -- I'm sorry. Go ahead.

8 MS. MUNSTERMAN: Jody Munsterman, County
9 Board. I'm a farm wife, retired teacher, and if these
10 people would be in my classroom and bring in -- cause
11 I did a lot of projects. I'm not convinced. And with
12 what, you know, what they're saying. And I -- I
13 support -- God graced Iroquois County with good
14 fertile soil, and that's our -- you know, that's our
15 take on that. So I'm not -- I'm not really interested
16 in any of this. Because the farming is working and
17 we're feeding people and it -- and exporting grains
18 and stuff like that. So that's where I sit.

19 MR. KEYT: Understood. Any questions
20 from County Board Members for Mr. Taylor?

21 (No response.)

22 MR. KEYT: All right. Any questions for
23 Mr. Taylor from members of the public? Going once.
24 Going twice.

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(No response.)

MR. KEYT: All right. Anything -- back to the Zoning Board, if there's any questions?

(No response.)

MR. KEYT: Hearing none. Mr. Taylor, I think you're excused.

(Witness excused.)

MR. KEYT: Mr. Griscom, you can call your next witness.

MR. GRISCOM: Our final question is Danielle Peoples also from Atwell to speak to the stakeholder engagement that we've undertaken.

MS. PEOPLES: Danielle Peoples, P-E-O-P-L-E-S, with Atwell, LLC. Address 1523 Rhem Avenue, New Bern, North Carolina, 28560.

Hello. Good evening. I'm Danielle Peoples. I've had the privilege of working with David and the team with Louis Creek Solar on their community outreach and engagement since last fall. So it's nice to see lots of familiar faces in here. I really respect the way that David and the team have gone about trying to be really transparent and accessible with the community. Being here and reaching out to folks for one-on-one conversations, site visits.

1 A couple of things that I wanted to highlight
2 is we have met with a couple of the economic
3 development organizations here in the community.
4 We've joined the Watseka Area Chamber of Commerce and
5 through that partnership have been able to support
6 some local businesses with our outreach here,
7 including the poster printing, which was done B &
8 Company in downtown Watseka. And then we've also used
9 Cindy's Roadside Cafe for some of our community events
10 that we've done. So appreciate being able to
11 understand the local community and how we can be
12 good -- good partners here with local folks. We've
13 also had some engagement with the school districts,
14 PBL School District. And I want to highlight that we
15 invited the Buckley community specifically to a
16 community open house that we did the end of April. We
17 had several of these posters in addition to some other
18 information. It was a drop-in event at the American
19 Legion, had almost 20 people show up for that drop-in
20 event. So wanted to make sure that folks knew about
21 the project before we began these county proceedings
22 and had an opportunity to get to know us and have our
23 contact information and make sure that we are
24 accessible.

1 A couple of other things that we've done here
2 in the community in addition to doing the Watseka Area
3 Chamber of Commerce, we have also supported the
4 Historical Society and the Harvest Day Festival last
5 fall. And then too bad it got the rained out on
6 Sunday, but hopefully we'll have a chance to support
7 the Buckley Dutch Master's baseball team again with
8 ticket buyout, free bags of popcorn. I hope we can
9 get that back on the books. And then one last thing
10 I'll mention is that the Allium team, the Louis Creek
11 Solar team is considering office space for when
12 construction starts on the project. So we've had some
13 early conversations with folks who have properties in
14 the Buckley area so that we've got a location here,
15 especially while construction has a lot of activities
16 and there might be questions and that kind of thing to
17 encourage the ongoing transparency and communication.

18 So I'm happy to answer any questions or share
19 any additional details.

20 MR. KEYT: Any questions from the Zoning
21 Board of Appeals?

22 (No response.)

23 MR. KEYT: Okay. Hearing none. Any
24 questions from the County Board members for this

1 witness? Yep, Mr. --

2 MR GEIGER: Are you involved with
3 economic impact then? Can you speak to that topic, or
4 is that somebody else?

5 MR. GRISCOM: We're going -- we're to
6 have one more witness after that and she will be speak
7 to the economic impact.

8 MR. KEYT: Okay. Hearing none. Any
9 questions from members of the public for this
10 particular witness?

11 (No response.)

12 MR. KEYT: All right. Ms. Peoples,
13 you're excused.

14 (Witness excused.)

15 MR. KEYT: Next witness.

16 MR. GRISCOM: So I misspoke. I do have
17 one more.

18 MR. KEYT: Okay.

19 MR. GRISCOM: And I'd like to bring up
20 Sawyer Keithley from Strategic Economic Research.
21 This is an economic impact firm based out of
22 Bloomington-Normal that did an economic impact
23 analysis for the project, and she can present from a
24 high level a summary of those -- those impacts.

1 MS. KEITHLEY: Yes. Thank you. Hello,
2 everyone. I am Sawyer Keithley, Keithley is,
3 K-E-I-T-H-L-E-Y. And I'm here today representing
4 Strategic Economic Research. We conducted an economic
5 impact analysis for the Louis Solar -- Louis Creek
6 Solar Project. And we have some handouts here if
7 anyone's interested. I have a couple copies of the
8 full report for those interested on the Zoning Board
9 or County Board. But I would like to highlight a
10 couple of key findings. We conducted input/output
11 economic analysis, which includes use of an IMPLAN
12 software, which is used to conduct the impact analysis
13 planning for large scale projects, such as this one.

14 Now, we have, as a company, run reports for
15 over 600 renewable energy projects, and the president
16 of the company has testified in numerous hearings for
17 over 40-plus companies, mostly in the renewable energy
18 realm, and we conduct the economic impact analysis
19 with county-specific data and use the industry
20 standards for all of our modeling analysis. This
21 includes modeling that measures the spending patterns
22 of the locations specific economic structures, which
23 essentially uses our client's inputs for the cost
24 expenditures during both construction and operations

1 and estimates the initial investment's impact on the
2 community.

3 We also account for the regional multiplier
4 effect, which essentially divides up the impacts into
5 not only the direct investments of the company but
6 also the indirect and induced impacts that might stem
7 from the investments. The direct investments
8 revealing the onsite labor and professional services
9 hired by the company, and the indirect providing the
10 equipment, production and supply chain that is
11 effected through these investments. The induced being
12 the household purchases that are caused because of the
13 injection of income in the area.

14 If you reference your handouts, those who
15 have them, we have a number of jobs that would be
16 created by this project, including an estimated 103
17 new local jobs during construction for Iroquois
18 County. Now, this includes direct, indirect and
19 induced jobs. So not only those who are the
20 construction workers that are employed by the company,
21 but also those who might work for a road repair
22 company or maybe even drain tile repairs. If a local
23 company is used, then those individuals would be
24 included in the county level.

1 So we also estimate the earnings that are
2 gained through that additional employment, estimating
3 over \$11.7 million in new local earnings for -- during
4 that construction period for the county. And that
5 also includes annual operational effect of over
6 \$342,000 in new local long-term earnings for Iroquois
7 County annually for the life of the project.

8 In terms of gross domestic product, or GDP,
9 the -- we estimate that over \$16.9 million in new
10 local output will be felt during the construction for
11 Iroquois County, and over \$1.7 million in new local
12 long-term output for Iroquois County annually.

13 We also have state-specific numbers, and that
14 state or regional benefit is used to measure the
15 sources that we -- or the Allium Renewable Energy
16 Company would use for their materials and their labor
17 in general.

18 MR. KEYT: Okay.

19 MS. FELLER: I have a question. I'm
20 just going to go throw it there. So what is the
21 average duration of time that these new jobs last?

22 MS. KEITHLEY: Yes. So great question.
23 So there is a differentiation between the construction
24 jobs, which are measured in full-time equivalent

1 hours. So those would last throughout the length of
2 the construction of the project, which -- is that one
3 year? Two years?

4 MR. HOPKINS-HOEL: 12 to 14 months.

5 MS. KEITHLEY: Yes. So that is the
6 period over which we're measuring those 103 new local
7 jobs. And then the 4.9 is in reference to annual
8 employment through the duration of the life of the
9 project.

10 MS. FELLER: And how many, if any, of
11 these jobs are retained after the construction period?

12 MS. KEITHLEY: So that -- that 4.9 would
13 be the long-term annual employment. And, again,
14 that's direct, indirect and induced.

15 MS. FELLER: Number of jobs?

16 MS. KEITHLEY: Yes.

17 MS. FELLER: Oh, okay. Gotcha. I'm
18 sorry.

19 MS. KEITHLEY: That's all right.

20 MR. ANDERSON: I have a question. I'm
21 not familiar -- I'm familiar with direct impact and
22 indirect impact, but I'm not familiar with induced
23 impact.

24 MS. KEITHLEY: Yes. So induced impact

1 refers more to the spending that is done by the people
2 who are either employed or the companies that are used
3 within the construction or operations of the project.
4 So it would be the household spending in that local
5 area.

6 MR. ANDERSON: Thank you.

7 MR. KEYT: Okay. Any other questions
8 from the Zoning Board of Appeals?

9 (No response.)

10 MR. KEYT: Okay. Hearing none. Any
11 questions from members of the County Board?

12 MR. GEIGER: Statistics.

13 MS. KEITHLEY: Uh-huh.

14 MR. GEIGER: Based on those numbers,
15 then it looks like that every person out in the field
16 would earn \$56 an hour apparently. Is that what
17 you're thinking too?

18 MS. KEITHLEY: I don't have the actual
19 labor wage estimates in front of me.

20 MR. GEIGER: I'm just taking 11.7
21 million divided by 103 people --

22 MS. KEITHLEY: That does sound --

23 MR. GEIGER: -- for 12 months, divided
24 by 2,000-hour week, is \$56.79 an hour.

1 MS. KEITHLEY: That sounds roughly
2 equivalent to what I'm used to seeing in the analysis.
3 I could pull up that exact number for you in a minute.

4 MR GEIGER: Well, I just -- for the
5 public, you know, I don't want high-in-the-sky figures
6 thrown out that, you know -- okay. Thank you.

7 MS. KEITHLEY: I understand. It's very
8 abstract numbers in a lot of ways. So I appreciate
9 the breakdown of the cost there.

10 MR. KEYT: Okay. Any other questions
11 from members of the County Board?

12 (No response.)

13 MR. KEYT: Okay. Hearing none. Any
14 questions from members of the public? Yes, sir.

15 MR. NIEMAN: So how many jobs are
16 actually going to be from local personal and not
17 people employed by Allium?

18 MS. KEITHLEY: Great question. So we
19 actually have a multiplier that takes into account the
20 existing current jobs in the industry in which
21 construction would be taking place. So those
22 different types of construction workers, and we're
23 able to look at how many of those types of workers
24 currently exist in Iroquois County. And then we're

1 able to estimate how many more jobs would they need
2 from Iroquois or how many of those existing jobs could
3 be used for this project.

4 So the 4.9 jobs that I was discussing
5 earlier, of those, approximately 1.5 would be directly
6 employed through Allium, and those would be the annual
7 operational technicians and management service workers
8 for that -- during the project's lifespan. But we
9 estimate about 55 direct workers stemming from
10 Iroquois County.

11 Does that answer your question all right?

12 MR. NIEMAN: Yeah.

13 MR. KEYT: Okay. Next.

14 MR. CLUVER: What kind of impact would
15 this have on the real estate taxes on that ground as
16 taxes farm ground? Does the -- has the state of
17 Illinois really said what this is going to be assessed
18 as with the real estate taxes will be on this?

19 MS. KEITHLEY: Yes. So we have property
20 tax estimates from -- that were provided by Allium
21 Renewable Energy, and they find that -- let's see, if
22 this is all right with the client, that the average
23 annual property taxes would be around 267,000 --
24 sorry. 267,000. I'm not speaking correctly. 267,000

1 is correct. And that would be going to the different
2 taxing districts for the parcels themselves, including
3 things like the Buckley Fire, the county, the Unit 10
4 School District and things of that nature.

5 Does that answer your question all right?

6 MR. CLUVER: Yeah. But how does that
7 compare with the current real estate taxes being what
8 they are on that?

9 MS. KEITHLEY: I don't have those
10 numbers in front of me right now. But I bet I could
11 get them to you.

12 MR. CLUVER: Okay.

13 MR. KEYT: Okay. I think there was
14 somebody else had questions.

15 MS. MCQUELLON: Yes, Leann McQuellon,
16 M-C-Q-U-E-L-L-O-N.

17 Of the 103 new jobs during the construction,
18 how many of those are from Iroquois County?

19 MS. KEITHLEY: Yes. So of that 103,
20 there would -- I mean, those are within Iroquois
21 County itself, so not all of those would be --

22 MS. MCQUELLON: I mean, personal
23 people --

24 MS. KEITHLEY: Right.

1 MS. MCQUELLON: -- that would be paying
2 income tax to Iroquois County?

3 MS. KEITHLEY: Correct. But of that
4 103, 55 would be employed through the construction of
5 the project, and then the rest would be through
6 secondary means, such as if the road repair example, I
7 mentioned earlier, if that road repair company had to
8 hire additional personnel, then that would be captured
9 in the rest of that 103. But 55 of those.

10 MS. MCQUELLON: So that subcontract
11 usually come in and do construction, correct?

12 MS. KEITHLEY: Uh-huh.

13 MS. MCQUELLON: Where are those
14 subcontractors going to be located and they bring
15 their workers in from?

16 MS. KEITHLEY: I am not sure about the
17 exacts of that.

18 MR. HOPKINS-HOEL: They will be --

19 MR. GRISCOM: So we will hire an EPC,
20 engineer procurement construction company, and we
21 actually have an ongoing list of local contractors
22 that we're going to provide the EPC, and in
23 anticipation of hiring as many locals as we possibly
24 can. That's the goal.

1 MS. MCQUELLON: Is there any current
2 construction within Iroquois County that has
3 experience with installing solar panels?

4 MR. GRISCOM: There was 5 MW system
5 installed over at the plants -- Incobrasa -- yeah,
6 Incobrasa, so. And then there's a couple of community
7 solar projects that are percolating now. I don't know
8 what their construction timeframe is. But there's at
9 least one 5 MW system installed.

10 MS. MCQUELLON: So we can't tell
11 percentage-wise how many would actually be Iroquois
12 County residents?

13 MR. GRISCOM: What we can say is that we
14 want to hire as many people locally as possible.

15 MS. MCQUELLON: Then on your earnings
16 piece of it, did you take out start-up costs and your
17 one-time only? What is the ongoing for this?

18 MS. KEITHLEY: Yes. Let me --

19 MS. MCQUELLON: Including the
20 decommissioning funding.

21 MS. KEITHLEY: So we have for the annual
22 ongoing operations, annual earnings of about \$342,000.

23 MS. MCQUELLON: Earnings to who?

24 MS. KEITHLEY: So that's local Iroquois

1 County long-term earnings. With the --

2 MS. MCQUELLON: What's the taxable
3 income that's going to be coming off of this project?

4 MS. KEITHLEY: Are you speaking from the
5 employees of the project or from the projects --

6 MS. MCQUELLON: I'm just saying what is
7 the ongoing -- if you take out all of the start up and
8 all the one-time only pieces of it, what's the ongoing
9 financial model of this project, and what's the impact
10 to this county?

11 MS. KEITHLEY: I don't know if you
12 any --

13 MR. GRISCOM: Can I make a
14 recommendation, please. Can we -- I want to get your
15 question answered, but it's sort of a technical
16 question and we need to make sure that we get the
17 number right. So can we -- can I get your contact
18 information --

19 MS. MCQUELLON: I'm trying to bring out
20 the point on what is the -- once all the big -- big
21 numbers happen, right, which is at the beginning,
22 which is the construction and all the setup, what's
23 the ongoing impact to the county from -- and what is
24 the revenue streams and what is the plan there, the

1 financial streams?

2 MR. GRISCOM: Good question.

3 MS. MCQUELLON: For the -- it's 5 jobs
4 and maybe 1 of them for Iroquois County. So what does
5 that mean? I guess, is where I'm going at. And also
6 how was the decommission risk mitigation played into
7 this economic impact analysis?

8 MS. KEITHLEY: So we do not calculate
9 the risk mitigation in our economic impact analysis.
10 Our focus is mostly on the construction and operations
11 period.

12 MS. MCQUELLON: Okay. So if there was
13 ever a catastrophe of some sort, what does that mean?
14 Does that -- do you have ranges of that? Does that
15 completely blowup and -- would it stop the project on
16 that side of it?

17 MR. GRISCOM: Catastrophe in terms of --

18 MS. MCQUELLON: If you have a big
19 mitigation. If you have soil leakage or something
20 like that. What is -- what is -- is there a point
21 where it becomes too costly to move forward with the
22 project on that? Have you played any of that into it?

23 MR. GRISCOM: So we'll have full
24 insurance coverage before anything happens, before any

1 bit of dirt turns, and through our insurance policy
2 we'll have the coverage, A. And, B, we'll have the
3 decommissioning dollars per the AIMA and per the Solar
4 Ordinance in place. And, C, we have the backing of a
5 company that is very motivated to see this project
6 happen.

7 MS. MCQUELLON: And which is a private
8 equity, correct?

9 MR. GRISCOM: Yes, it is.

10 MS. MCQUELLON: On that. So do we have
11 any -- any assurance on the private equity decides to
12 sell Allium? What does that mean? Have we considered
13 any of those scenarios?

14 MR. GRISCOM: I can't speak to the
15 future.

16 MS. MCQUELLON: I know. But it's a
17 scenario, right? And that private equity is known.
18 They turn. They turn their portfolio and that's part
19 of what they do.

20 MR. HOPKINS-HOEL: I hear your question.

21 MS. MCQUELLON: They're not in the
22 energy business. They're in the money business.

23 MR. KEYT: Hold on. Hold on.

24 MS. MCQUELLON: Sorry. I'm sorry.

1 MR. KEYT: No, that's -- it's okay. We
2 just have to be very organized because Jamie's trying
3 to take everything down. And Jamie's probably going
4 to need a break here in a second.

5 Okay. Are there any other questions for this
6 witness? I think that maybe we need to do that.

7 MS. MCQUELLON: I just wanted to say
8 they're in the -- they're in the money business,
9 they're not in the energy business. So the Iroquois
10 County would benefit if this was a productive
11 business, right? Like selling energy and bringing
12 income into Iroquois County. But you don't know what
13 kind of energy they're going to sell because you don't
14 have anybody lined up to buy it. Is that -- did I
15 hear you right on that?

16 MR. GRISCOM: We are -- we've been
17 negotiating this for some time, and I can't divulge
18 any specifics on that.

19 MS. MCQUELLON: I just wanted to
20 understand.

21 MR. GRISCOM: Yes, absolutely.

22 MR. KEYT: Okay. Any other questions
23 from members of the public?

24 (No response.)

1 MR. KEYT: Okay. I have a few just to
2 clarify, Ms. Keithley.

3
4
5 **CROSS-EXAMINATION,**

6 **QUESTIONS BY MR. ANDREW J. KEYT:**

7 Q. So I think in terms of when we're
8 talking about revenue stream, some of that is what is
9 the tax amount that's going to come into taxable
10 bodies within the county?

11 A. Uh-huh.

12 Q. And probably close to half of it would
13 go to the school districts?

14 A. Uh-huh.

15 Q. Some of it would go to counties -- not
16 county -- some of it would go to townships. Do you
17 have a raw number in terms of, like, what's the first
18 year of taxable revenue that would come into taxable
19 entities within the county? Do you know that?

20 A. Yes. So here I have 418,000 in that
21 first year of operations for the different taxing
22 districts. And I could give you a breakdown of the
23 percentage that those represent for each of those
24 districts, if you would like.

1 Q. If you want to.

2 A. Yeah. So the Unit 10 School District
3 would receive about 66 percent of those taxes. The
4 Buckley Fire about 9.8 percent. The county 9.1. The
5 junior college, 5.9 percent. The Artesia road and
6 bridge would receive 4.3. Artesia Township 4.3. And
7 the Ona Arch Bridge Multi-Township would receive
8 approximately 0.2 percent. And these are all per the
9 taxing rates outlined by the county.

10 Q. And then my understanding is after
11 the -- from the first year there's an depreciation
12 scale that comes into play that depreciates down for a
13 certain period of time until it kind of hits the
14 baseline and then it starts to come back up because
15 depreciation rates. Are you able to explain that in a
16 little more detail?

17 A. Yes. So the value depreciates by 2
18 percent, I believe is the exact number, but it
19 depreciates in value until 2045 and then it begins to
20 increase again in the total property taxes paid.

21 Q. In 2045 do you know what the estimated
22 tax amount would be?

23 A. Yes, 183,000.

24 Q. Okay. Okay. In terms of looking at the

1 job impacts, do you take into account any negative job
2 impacts that could result? I'll give you an example.
3 So we're talking 300-plus acres of property, right?

4 A. Uh-huh.

5 Q. That property is currently used in row
6 crop agriculture production; is that fair?

7 A. Yes.

8 Q. And in that industry there may be people
9 that are involved in either seed sales or fertilizer
10 sales, things like that, or spraying, for example.

11 Does your analysis take into account how those jobs
12 might be negatively impacted by the removal of that
13 row crop production from their territory, for example?

14 A. Yeah. That's a great question. So the
15 analysis that we conducted for this particular project
16 accounts more for the benefits from the solar or the
17 impacts of the solar. We have, as a company, recently
18 branched out into examining that net impact of the use
19 of agricultural land for solar, and we have found that
20 consistently in all of our analysis that the -- the
21 increase in yields of those crops do replace the crop
22 land taken out of production in less than a year in
23 every circumstance that we've tested so far. And,
24 again, those are some generalized assumptions from

1 other reports that we have conducted. But for this
2 specific one, we do simulate the real profits per acre
3 of the agricultural land and we estimate the
4 production value and the decrease in production from
5 that acreage taken out. And the --

6 Q. I'm sorry. Go ahead.

7 A. Oh, no, I was just going to say that we
8 find that the yield increase is significantly higher
9 than production replacement level in all of our
10 simulations.

11 Q. Okay. So that looks at the property
12 specific type of negative -- or positive or negative
13 impact, fair?

14 A. Uh-huh, yes.

15 Q. But in terms of when you get into the
16 scope of, let's say, there's a fertilizer salesperson
17 and that's his territory. Does your analysis look at
18 how that, for example, salesperson might be negatively
19 impacted by the project?

20 A. The analysis done for this project does
21 not take that into account. But the new analysis that
22 I had mentioned that we might discuss conducting with
23 Allium Renewable Energy, we do take into account those
24 secondary indirect impacts that might negatively

1 affect the agricultural sector.

2 Q. But at this time, for this specific
3 project, you've not looked at specifically what the
4 negative secondary impact might be; is that fair?

5 A. That is correct.

6 Q. Okay.

7 MR. KEYT: Any other questions from the
8 Zoning Board of Appeals?

9 (No response.)

10 MR. KEYT: Okay. Hearing none.
11 Ms. Keithley, I think you're done answering questions.
12 Appreciate you.

13 MS. KEITHLEY: Thank you, very much.

14 (Witness excused.)

15 MR. KEYT: Okay. Any other witnesses
16 that you plan to call, Mr. Griscom?

17 MR. GRISCOM: No. And just for one
18 final clarification, you had asked about the AIMA
19 fully executed. It has been sent to the county, it
20 was sent on June 25th. So we did check that box.

21 MR. KEYT: Okay. Understood. Thank
22 you.

23 All right. So, Mr. Griscom, any other
24 witnesses or evidence you wish to put on?

1 MR. GRISCOM: No, sir.

2 MR. KEYT: I'm going to mark as
3 Applicant's Exhibit A your PowerPoint, I think it's
4 PowerPoint, the slides, in printed form, and then also
5 as Applicant's Exhibit B the economic impact analysis
6 for this specific project.

7 Are there any other exhibits you wish to
8 provide to the Zoning Board of Appeals?

9 MR. GRISCOM: None at this time.

10 MR. KEYT: Okay. It sounds like there's
11 no other evidence, no other written documents you wish
12 to provide.

13 Is there anybody in the audience that is
14 wishing to speak in support of the project, or testify
15 in support of the project?

16 MR. SHUMAKER: I got a question. My
17 name's Alex Shumaker. I'm the one who lives on 446
18 East around 51 Road.

19 So my question is, that berm there where --

20 MR. KEYT: Hold on, Mr. Shumaker. Are
21 you wanting to --

22 MR. SHUMAKER: I'm want to ask
23 something. Is that what that is?

24 MR. KEYT: No. Are you wanting to speak

1 in favor of the application or are you wanting to ask
2 a question?

3 MR. SHUMAKER: Ask a question.

4 MR. KEYT: All right. If you have a
5 question, go ahead and ask Mr. Griscom and -- go
6 ahead. We're a little bit of out of procedure, but
7 that's okay. Go ahead and ask a question.

8 MR. SHUMAKER: All right. So I'm Alex
9 Shumaker, and again, I live right there. So my
10 question is about the berm there. Why do we feel like
11 that they should have to provide it? It should be the
12 state of Illinois because that's their road and their
13 ditch and the vehicles and all the tires come off
14 their roads and not -- you know, if a project wasn't
15 there -- I'm half a mile away from interstate. They
16 should have put a safety net for me. So there's no --
17 I don't know, what you call those, guardrails or
18 anything protecting anything coming my way or, you
19 know. That's just what I feel like and all, and I
20 can't expect them to be responsible. It would be
21 nice, but why does it make a difference if there was
22 solar or not. There should be a berm. I agree the
23 berm should work and work great. But I feel like
24 that's somebody -- the state of Illinois

1 responsibility.

2 MR. KEYT: Understood. Do you have a
3 question for Mr. Griscom, though?

4 MR. SHUMAKER: That was --

5 MR. KEYT: Combo statement, slash,
6 question.

7 MR. SHUMAKER: Yeah.

8 MR. KEYT: Mr. Griscom, do you, to the
9 extent there was a question, do you have an answer to
10 that question?

11 MR. GRISCOM: I think it's an
12 interesting point, and I don't have an answer for you.

13 MR. KEYT: All right. Before -- Anita,
14 do you have another question?

15 MS. RICHERT: Just a response to that.

16 MR. KEYT: Okay. Hold on. Hold on.

17 MS. RICHERT: Sorry.

18 MR. KEYT: We don't do responses within
19 the public here.

20 MS. RICHERT: Okay.

21 MR. KEYT: Unless somebody's going to
22 actually provide testimony.

23 So at this point it sounds like you've rested
24 your case, fair?

1 MR. GRISCOM: Yes.

2 MR. KEYT: All right. We're at 9:20.
3 We've gone about 2 and a half hours almost.

4 Does the Board want to recess for 15 to 20
5 minutes? Do you want to recess and come back another
6 night? Do you have an idea of what you might want to
7 do? I think there's probably a fair amount of
8 testimony to go from the public. There's also -- we
9 gotta go through findings of fact, which are going to
10 be little more complicated, and, in addition, they
11 could also be a little more complicated than we did
12 the last three -- the ones we took up last time.

13 So I think we could talk about whether you
14 want to recess for a few minutes now or recess and
15 come back another night. That's up to the ZBA's
16 pleasure. It will take a little bit of time to get
17 through the conditions.

18 MR. RAPP: I think we can come back.

19 MR. KEYT: Recess to another night?

20 MR. RAPP: Yeah.

21 MR. KEYT: Okay. Julie, do you have an
22 idea what the next ZBA regular meeting is?

23 MS. KELLER: It wouldn't be for another
24 month.

1 MR. KEYT: Let me look at our schedule.
2 Why don't we do this. Why don't we recess for about 5
3 minutes right now. And then we'll come back and
4 figure out what night we're going to come back.
5 Nobody go anywhere because when we do recess, we'll
6 come back and say when we're going to recess to and
7 the time and place. So why don't we just recess for 5
8 minutes to give us a little bit of breather here just
9 to work this out.

10 (A recess was taken at 9:20 p.m.)

11 (Resume at 9:30 p.m.)

12 MR. KEYT: All right. We're going to go
13 back into session here.

14 Just by show of hands, how many people from
15 the public, either for or against the project, have
16 testimony they want to provide? I know there was at
17 last one.

18 Anybody from the public wish to provide any
19 testimony in relation to the project? Any testimony
20 at all?

21 (No response.)

22 MR. KEYT: Okay. Nobody from the public
23 has any testimony to provide.

24 We did receive a few documents from

1 Mr. Nieman, right? Okay. Mr. Nieman provided four
2 copies of the same document, is that what it is?
3 Okay. So Mr. Nieman provided a document. I'm just
4 going to mark it into the record as Exhibit -- I'm
5 doing to Nieman Exhibit A. That will be Nieman
6 Exhibit A, and it is a -- just so the record's clear,
7 the document is -- appears to be an AIO review of
8 Lithium batteries used in solar farms, and then there
9 is specific temperature ranges for optimal performance
10 and then there's a list of other items in relation to
11 that. And I think that was a document Mr. Nieman
12 wanted to provide.

13 Okay. Then, Anita, did you have information?

14 MS. RICHERT: I have something basically
15 that summarizes my concerns and I feel like they've
16 all addressed, but just wanted -- if you want to -- if
17 you're entering things into the record, I have --

18 MR. ANDERSON: Andy, can we have copies
19 of that?

20 MR. KEYT: Yes. All right. Just so
21 the -- and, Anita, I'm sorry, what's your last name
22 again?

23 MS. RICHERT: It's Richert,
24 R-I-C-H-E-R-T.

1 MR. KEYT: Okay. I'm going to mark it
2 as Richert Exhibit A.

3 Okay. We're going to mark this document.
4 I'm just going to -- for the record, it's 3 pages.
5 The last page is a map, the first 2 are -- appear to
6 be essentially types of concerns.

7 MS. RICHERT: Like I said, it pretty
8 much summarizes everything that I -- that we talked
9 about. Like you said, entering it for the record.

10 MR. KEYT: It is 3 pages in length.
11 It's 5 pages in length. There are front and back.
12 There's 5 pages in length in total. We'll mark it as
13 Richert Exhibit A. It looks like the ZBA has copies
14 of that.

15 There are three additional copies of Nieman
16 Exhibit A.

17 I'll give these to Julie and Julie will make
18 copies and give them --

19 MS. FELLER: I'll email them to you
20 guys.

21 MR. KEYT: All right. So we've talked
22 to the Zoning Board of Appeals. We do have a -- let
23 me back up for a second. Going once, twice, and three
24 times. Anybody in the audience, from the public have

1 any testimony they want to provide at all in relation
2 to this project, either the Conditional Use Permit or
3 the Variance? Going once, twice.

4 SPECTATOR: Are questions -- are we too
5 late for questions, or is there going to be a --

6 MR. KEYT: Well, we're kind of beyond
7 that question part. But we probably will be talking
8 to you as well separately.

9 So going once, twice, anybody, three times?
10 Anybody from the public have testimony they want to
11 provide in relation to this specific case, either the
12 Conditional Use Permit Application or the Variance?

13 (No response.)

14 MR. KEYT: All right. Hearing none.
15 All right. We can at -- this point we probably have a
16 little bit of time to get through findings of fact and
17 conditions, we've talked about that. I had some
18 discussion about the time to come back. We landed on
19 potentially July 29th, at 7:00 p.m., back in this
20 location, this time.

21 What's our address here, Julie?

22 MS. FELLER: 1001 East Grant.

23 MR. KEYT: All right. So it sounds like
24 the wishes of the Zoning Board are to recess until

1 July 29th, that's a Tuesday at 7:00 p.m., at this same
2 location, 1001 East Grant, Watseka, Illinois.

3 It sounds like a plan to the Zoning Board.
4 All right. Sounds good. We'll stand in recess then
5 until next Tuesday, July 29th, at 7:00 p.m., at this
6 time, this location. And then with that, we are in
7 recess.

8 Nothing else further, we don't adjourn or
9 anything like.

10 (Cause adjourned.)

11 WHICH WERE ALL THE PROCEEDINGS MADE OF RECORD IN THIS
12 CAUSE ON SAID DAY.

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C E R T I F I C A T E

I, Jamie S. Atkinson, Court Reporter in and
for the County of Vermilion, State of Illinois, do
hereby certify that the foregoing to be a true and
accurate transcript of the proceedings had in the
before-entitled cause on said day.

Dated this 19th day of August, 2025.

Jamie S. Atkinson, CSR
Official Court Reporter
License No. 084-004156