

In The Matter Of:
LIVINGSTON COUNTY ZONING BOARD OF APPEALS

February 18, 2015

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1 LIVINGSTON COUNTY ZONING BOARD OF APPEALS
 2 CASE SU-7-14
 3 PLEASANT RIDGE WIND ENERGY PROJECT
 4 February 18, 2015
 5 6:30 PM
 6 Walton Centre
 7 100 West Locust Street
 8 Fairbury, Illinois

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 11 Rich Kiefer
 12 John Vitzthum
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1 (Commencing at 6:30 p.m.)
 2 **CHAIRMAN CORNALE:** We'll go ahead and get
 3 going this evening. All right, Chuck, roll call
 4 please.
 5 **MR. SCHOPP:** This is the February 18th,
 6 2015, continuation hearing of Livingston County
 7 Zoning Board of Appeals review of Livingston County
 8 Zoning Case SU-7-14, Pleasant Ridge Energy, LLC,
 9 Pleasant Ridge Wind Energy Project.
 10 Roll call. Michael Cornale.
 11 **CHAIRMAN CORNALE:** Here.
 12 **MR. SCHOPP:** John Vitzthum.
 13 **MR. VITZTHUM:** Here.
 14 **MR. SCHOPP:** Richard Kiefer.
 15 **MR. KIEFER:** Here.
 16 **MR. SCHOPP:** Diana Iverson.
 17 **MS. IVERSON:** Here.
 18 **MR. SCHOPP:** Howard Zimmerman.
 19 **MR. ZIMMERMAN:** Here.
 20 **MR. SCHOPP:** Joan Huisman.
 21 **MS. HUISMAN:** Here.
 22 **MR. SCHOPP:** Gibs Nielsen. We have a
 23 quorum.
 24 **CHAIRMAN CORNALE:** All right. We'll start

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1 the evening out here. We've got a couple
 2 housekeeping items we want to take care of. County
 3 will accept a few exhibits at this point, first of
 4 which is UCLC Exhibit 40. It's the Uniform
 5 Standards of Professional Appraisal Practice, the
 6 2014-2015 edition. All right, next exhibit will be
 7 UCLC Exhibit 44, Lansink Appraisal and Consulting,
 8 Case Studies, Diminution/Change in Price, February
 9 2013.
 10 Next exhibit will be UCLC Exhibit 70, and
 11 that will be Appraisal Report, Property Value Impact
 12 and Zoning Compliance Evaluation produced by McCann
 13 Appraisal and Consulting. Next exhibit will be the
 14 PowerPoint presentation Mr. McCann presented. It's
 15 UCLC Exhibit 71 entitled Property Value Impact and
 16 Zoning Compliance Evaluation.
 17 Next exhibit will be UCLC Exhibit 72, Wind
 18 Farms, Residential Property Values, and Rubber
 19 Rulers by Albert R. Wilson. Next exhibit, UCLC
 20 Exhibit 73 will be the professional profile of
 21 Albert R. Wilson, CRE. Next exhibit will be the
 22 complete MPAC study, it's UCLC Exhibit 74, entitled
 23 Impact of Industrial Wind Turbines on Residential
 24 Property Assessment in Ontario.

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1 Next exhibit. UCLC Exhibit 75 will be
 2 sworn testimony of Joseph Yunk before the Public
 3 Service Commission of Wisconsin. I don't see a date
 4 on this. Application of Highland Wind Farm, LLC,
 5 for a certificate of public convenience and
 6 necessity. Next exhibit. UCLC Exhibit 79 is a
 7 proposed property value guarantee agreement provided
 8 by Mr. McCann.
 9 Next exhibit has been marked Slagel
 10 Exhibit 1 dated 2/17/15 -- taken into evidence
 11 2/17/15, actually dated from Country Financial
 12 February 13, 2013, to valued clients, two pages,
 13 goes on to include your revised farm umbrella
 14 liability coverages.
 15 All right, we've got that taken care of.
 16 We'll go ahead and get started where we left off
 17 last evening. I promised Mr. Steidinger that he
 18 would be up next. With that, Mr. Steidinger, you
 19 can come up.
 20 All right, Mr. Steidinger, if you could
 21 please raise your right hand?
 22 (Brad Steidinger was duly sworn.)
 23 **CHAIRMAN CORNALE:** All right, please state
 24 your name and address for our court reporter.

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1 **MR. STEIDINGER:** Brad Steidinger,
 2 Fairbury, Illinois.
 3 **CHAIRMAN CORNALE:** Begin whenever you're
 4 ready.
 5 **MR. STEIDINGER:** Okay. Okay, can
 6 everybody hear me okay? As I said, my name is Brad
 7 Steidinger. I'm a real estate broker and have been
 8 for over eight years. I'm a member of the National
 9 Association of Realtors, the Bloomington-Normal
 10 Association of Realtors as well as the Livingston
 11 County Board of Realtors. My presentation tonight
 12 is going to talk about the impact of wind farm
 13 development on residential property in Livingston
 14 County.
 15 The two properties we're going to talk
 16 about, first of all, would be the Invenergy's
 17 application for the special use permit for Pleasant
 18 Ridge, and the second one would be the wind farm
 19 owned by Iberdrola named the Streator Cayuga Ridge
 20 South wind project. I'm not going to read all the
 21 details. I think most of us are familiar that
 22 that's the wind farm in the northwest part of the
 23 county.
 24 Just to kind of give you a little overview

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1 of what I would like to talk about, the first area
 2 would be the review of the current Pleasant Ridge
 3 exhibits, particularly the ones on property value,
 4 and give a real estate opinion on some of those.
 5 The second would be to talk about a home sales study
 6 that I did in Livingston County from the assessor's
 7 site over a ten year period. The third area would
 8 be current market conditions basically from the
 9 Livingston County Board of Realtors and just to show
 10 kind of the overall condition of the housing market
 11 in our area. And then the fourth area would be the
 12 taxable effects of wind development and kind of a
 13 summary and a projection of what we could expect.
 14 So going into the first part of that, I'd
 15 like to talk a little bit about Pleasant Ridge
 16 Exhibits 31 to 38. Mr. Thayer presented these as a
 17 co-author. Primarily he talked about the LBNL
 18 studies from 2009 to 2013. Mr. Thayer is a
 19 professor at San Diego State University and he said
 20 several times in different ways that he's not
 21 employed by the Department of Energy and works for a
 22 university.
 23 And I did find that interesting, so I did
 24 want to point out another name that we've heard a

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1 little bit about and that would be Ben Hoen. Ben
 2 Hoen is an employee of the Lawrence Berkeley
 3 National Laboratory and I got that from their
 4 website. Berkeley Labs is a member of the National
 5 Laboratory System supported by the U.S. Department
 6 of Energy through its Office of Science. So I
 7 wanted to look a little bit about -- about Mr. Hoen
 8 and what his connection could be on some of these
 9 exhibits.
 10 So, first of all, I kind of did a little
 11 chart here. Ben Hoen is the lead author on Exhibits
 12 31 and 36. That would be the LBNL 2009 to 2013
 13 exhibits. He was also a co-author of Exhibit 37
 14 which was a similar study done in Massachusetts.
 15 And then those two other exhibits, Exhibit 32, I
 16 think that was Jennifer Hinman in McLean County, and
 17 then the Exhibit 33 in Lee County, those are --
 18 reference people that were instrumental in making
 19 the -- getting the report to come to fruition, and
 20 it was not completed without his assistance
 21 according to that. There were several names there
 22 listed. I know -- I do want to point out that Mr.
 23 Loomis was also identified as a key person in the
 24 Exhibits 32 and 33.

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1 The next exhibit I want to talk briefly
 2 about is No. 34. I call it the Lempster. That
 3 report relied mostly on the meta-analysis, and I put
 4 the Webster, Merriam-Webster's definition up there
 5 on what that is. That is a quantitative statistical
 6 analysis of several separate-but-similar experiments
 7 or studies in order to test the pooled data for
 8 statistical significance. And Wikipedia, I got a
 9 quote there that says basically conducting research
 10 about previous research.

11 What I found interesting when I got into
 12 that report is it was six reports that they
 13 reference as part of their meta-analysis. You'll
 14 notice number one, two, four and five are exhibits
 15 that we've had, 32, 35, 31 and 33. Number three is
 16 one that was written by Mr. Ben Hoen. It was part
 17 of his fulfillment for his master's of science
 18 degree in environmental policy. And then the sixth
 19 one, I didn't recognize any of the authors' names,
 20 but it did say later on in the comment that careful
 21 review and comments were offered by certain people
 22 and Ryan Wisner was named there, and if that name
 23 sounds familiar, it could be because he was also a
 24 co-author of the LBNL 2009 and '13 studies.

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1 The next one I'm going to talk briefly
 2 about is Exhibit 38, which is the Rhode Island
 3 study. Corey Lane did a presentation on this and
 4 talked about his motivation in doing this, and
 5 basically what he said is Ben Hoen's presentation
 6 didn't necessarily apply to Rhode Island and his
 7 goal was to do something similar as Ben Hoen for
 8 Rhode Island. And if you look at the results, a
 9 couple things I want to point out, that he utilizes
 10 a DD methodology similar to ours, he's referring to
 11 his and Ben Hoen's, and similar to our results. He
 12 talked about the Hoen, that's the 2013 study, and
 13 basically saying they found the same results, and
 14 their target was, as he said, was to do something
 15 very similar to what they had done previously.

16 So if we're keeping track here, we went
 17 through seven of the eight hedonic studies. This is
 18 the last one. What was interesting about this one
 19 is this is the only one that I believe was quoted by
 20 McCann and by Invenergy in their application. I got
 21 McCann's. He had put up a chart on there that
 22 showed the varying degrees of loss of up to 45
 23 percent.

24 In their summary or their conclusion, I'm

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1 not quite sure which, in the report, there was two
 2 quotes that I wanted to read. It says, "Overall
 3 results of this study are mixed as regards the
 4 effect of wind turbines on property values. When
 5 turbines do impact values, the magnitude of this
 6 effect depends on how close a home is to a turbine."
 7 Okay, briefly on the process of these
 8 first eight, it's a hedonic pricing method,
 9 regression, there's several names that get used for
 10 that, and Mr. Thayer went into great detail
 11 explaining that, then the difference between that
 12 and an appraisal, but there was a couple things that
 13 I wanted to point out that what their submission's
 14 limitations are.

15 One is the results depend heavily on model
 16 specification. Model specification addresses which
 17 independent variables will be included or will be
 18 excluded when they set up the initial model. And
 19 the second part of that is large amount of data must
 20 be gathered and manipulated. So basically we create
 21 a model and then we put the information into it in a
 22 way that the model specifies.

23 Now, I will say I don't know a lot about
 24 the hedonic pricing method. It's kind of new to me.

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1 From a real estate perspective, I would like to make
 2 a couple comments on just the overall reports.
 3 First of all, they make a claim that sales volume is
 4 not affected. In the real estate market, it's made
 5 up of the active, expired, and sold listings. That
 6 is the key three, obviously there's more than that,
 7 but if we don't utilize homes that sold -- if we
 8 only utilize homes that sold in our report and we
 9 don't put any reference to the market, we're missing
 10 a key part of the real estate market.

11 The second part I want to point out is
 12 some of the changes from the 2009 and 2013 study.
 13 They added Tom Jackson from Texas AM and he is a
 14 licensed appraiser in my understanding, but what I
 15 found ironic, from 2009 to '13 wind farms, most
 16 turbines had grown in height and they made a
 17 decision to no longer consider visibility as a
 18 factor. Location obviously is a key part of real
 19 estate, and I would say that visibility is a key
 20 part of a location, and I was kind of surprised to
 21 see that they would remove that from that as the
 22 wind turbines grew in size.

23 And then the third part is the
 24 statistically insignificant. Changes in property

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1 value have a significant effect on property owners.
 2 I put an example there of what a \$120,000 house, it
 3 could have a 5 percent gain or loss, either way
 4 would be a \$6,000 difference. And, you know, in
 5 real estate, I've been with sellers and I've been
 6 with buyers, and I don't think if I ever sat down
 7 and said, you know, we're \$6,000 apart, so
 8 statistically insignificant, I don't exactly think
 9 I'm going to get a good response from that,
 10 whichever side of the table I'm on. But secondly,
 11 if you talk about home equity loans and refinancing
 12 or short sales, \$6,000 is oftentimes the difference
 13 between somebody being able to clear a sale or
 14 talking to their lender about going into short sale.
 15 So I would say that in my opinion
 16 statistically insignificant is not a term in the
 17 real estate market that I would put a lot of weight
 18 into because when we start talking percentages and
 19 dollars, we get into some pretty high numbers fairly
 20 quickly.
 21 So we have covered the hedonic report. I
 22 do want to talk about one more submitted by Mr.
 23 MaRous. He seems like an expert, I don't have any
 24 doubt about his credentials and his abilities, but I

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1 did want to point out a couple of things that I
 2 didn't quite understand where he uses data sets
 3 from.
 4 The first one was he relied on the Midwest
 5 Real Estate Data as his data source. And the
 6 Livingston County Board of Realtors, which would
 7 encompass most of the sales in our county, does not
 8 report to the MRED, so any data that was sold by a
 9 real estate agent licensed and belonging to the
 10 Livingston County Board of Realtors would not be
 11 there unless they belong to another board in another
 12 area that would.
 13 So what the effect of that is, he's using
 14 about 19 to 15 percent of the readily accessible
 15 assessor's data, comparing it with the Board of
 16 Realtors up top, but if he would have went to the
 17 assessor's data, he would've had a lot more to work
 18 with. And the line graph below his Exhibit 41 on
 19 page 8, he talked about Odell sales, and what I did
 20 is I just created a line graph from what -- from his
 21 numbers. And what you'll see is in 2007 the average
 22 home sale is -- average home sale price was 151,633;
 23 2008 it dropped to 86,583; 2009, 49,000 and so on.
 24 I think that you can -- I think what I'm trying to

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1 get at here is that's really not a good indication
 2 of what the Odell market is. We didn't really see
 3 over a hundred percent swings in property values
 4 from one year to the next.
 5 The next thing I want to talk about is
 6 these -- both of these tables are from Exhibit 41,
 7 page 5. We talked a little bit about central
 8 Illinois and northern Illinois. I want to go to the
 9 bottom table first for just a minute, but there's
 10 some key differences in our markets. One of the
 11 things that he talked about was these communities,
 12 and when we talk about list price, the average list
 13 price on here is -- most of the time is double or
 14 sometimes even triple what we would expect to see in
 15 Livingston County. The same with the size. Some of
 16 these communities would be half as big as our county
 17 as a whole. And obviously the city of Chicago, we
 18 can all relate to how much bigger that would be to
 19 our county as a whole too.
 20 And then the third part of that would be
 21 household income. While we are a strong county, we
 22 do lack some of the wages that our friends to the
 23 north probably have. But if you look to the right
 24 of that, it shows a four to eight month percent

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1 change, and those numbers vary from 25 to looks like
 2 about 54 percent, and we just don't see that
 3 fluctuation in Livingston County.
 4 I want to go back to the top chart and I
 5 thought this was a very good chart actually because
 6 it shows the difference of Livingston County in
 7 comparison to the U.S., the blue line being central
 8 Illinois -- I'm sorry, Livingston County, central
 9 Illinois, and you look at how much more stable that
 10 line is than the U.S. I would say that the
 11 communities in the bottom chart more closely reflect
 12 what he is presenting as in the U.S.
 13 One thing we did find some common ground
 14 on, I asked Mr. MaRous a question. I asked in his
 15 -- he said he was hired to research and investigate
 16 the validity of this statement, and the statement
 17 was property values will be affected. According to
 18 house sale data derived from the Livingston County
 19 Board of Realtors statistics, the average
 20 residential property sale value in all of Livingston
 21 County was 97,468 in 2004. Ten years later, it's
 22 97,269, a change of less than negative two-tenths of
 23 a percent.
 24 Odell residential sales, house sales

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1 averaged 108,445 in 2004. Ten years later, the
 2 average is 80,375, a loss of 25.88 percent. Further
 3 study of Odell data shows the highest average house
 4 sale value was in 2009, before it dropped
 5 substantially over the next several years. The wind
 6 farm in Odell was operational in March of 2010.
 7 Loss of property values includes all residential
 8 house sales not just rural farms. And in asking Mr.
 9 MaRous some questions, he said that he did fact
 10 check this statement to the source and he did
 11 determine this to be generally accurate.
 12 Before we move into my report, I do want
 13 to look -- go back to Pleasant Ridge Exhibit 39,
 14 Exhibit 39, page 31. This was a page that Mr.
 15 Thayer had put in, I think it was the last slide in
 16 his presentation, and he talked about alternative
 17 literature. And I thought it was a good
 18 representation of what is required of it, and I
 19 wanted to kind of test that against my own
 20 information to see how I kind of fell in line with
 21 what he would consider to be good literature or not.
 22 So I'm just going to break these down briefly.
 23 There is -- going back, there's six areas. I want
 24 to talk about each one individually real brief here.

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1 The first one he talked about is small,
 2 unrepresentative, nontransparent samples and the
 3 selection process is undefined. The report that I'm
 4 going to get into in just a minute includes 3,699
 5 sales. I wouldn't consider that to be use -- sales
 6 used. I wouldn't consider that to be small. It
 7 also includes all single family arm's length
 8 transactions in Livingston County, and there was no
 9 selection process. All sales are relevant in the
 10 county; they were all included.
 11 The second one, anecdotal information.
 12 The summary is only the thing that I'm going to
 13 share. There's a lot of information there, but my
 14 opinion is not shared within the report.
 15 The third area would be the combination of
 16 sales appraisals and assessments. The only data
 17 that I use was from the assessor's sales record.
 18 And the next one, vacant land rather than
 19 residential homes. The way the system works, you
 20 put the criteria you're looking for, and it had to
 21 be a single family residence or it wouldn't have
 22 came up in the report.
 23 And then insufficient controls for
 24 important influences. This to me is a very

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1 important one. The market has the greatest
 2 influence on residential property. What the buyer
 3 is willing to pay, that is the market, and that is
 4 the most important influence. So if we have that
 5 right, we've got -- should have everything else
 6 pretty much in order.
 7 And then inappropriate analytical methods.
 8 The basic approach that I'm using is the same as
 9 used by the Census or the NRA -- NAR or the HUD to
 10 talk about trends in real estate, whether it be
 11 monthly or quarterly, and a lot of these do publish
 12 information to keep people up-to-date on what the
 13 real estate market is currently doing.
 14 So to get into my report, as I said, there
 15 was 3,699 single family, owner occupied, arm's
 16 length transactions in the ten year period of 2004
 17 to 2013. We'll get into the line graph in just a
 18 minute, but the communities that had at least ten
 19 sales in each two year period were shown
 20 individually. There were some smaller markets that
 21 had less than ten and I grouped them together
 22 according to geographic location.
 23 Cropsey, Strawn, Chenoa and Gridley are
 24 kind of on the fringe, some -- parts of those towns

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1 are in other counties, so due to that, they did not
 2 have -- they only had 60 sales total over the ten
 3 years. I included that in the county average, but I
 4 did not show them individually or group them
 5 together because of the low number of sales.
 6 This is just to kind of give you an idea
 7 of what the market has done over the last ten years.
 8 The top left is the average sale price in Livingston
 9 County which will be all the sales. You can see we
 10 had a -- went up quite a bit from '04-'05 to the
 11 '06-'07, had a little bit down in the '08-'09 which
 12 would be in that housing bubble time frame. We
 13 didn't see the drastic, you know, ups and downs like
 14 we saw in the previous screens. And then we had
 15 lost a little bit from the 2010-'11 to '12-'13. But
 16 I want to point out a couple things on this before I
 17 move on to the next screen.
 18 At the bottom left we've got the northeast
 19 rural part, which would consist of, you know,
 20 Buckingham, Cabery and Campus, Cullom, Emington,
 21 Kempton, Saunemin and Reddick. We did see a little
 22 bit of a more drastic change in that, and I think
 23 part of that was the least amount of sales, or right
 24 at the bottom, I shouldn't say exactly the least

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1 one, but they recorded some of the least amount of
 2 sales in that 2010 and 2011 period. And I think
 3 that would -- could be the reason why that you would
 4 see some of the fluctuation there that we didn't see
 5 elsewhere.
 6 But if you look at the bottom right
 7 corner, we've got Odell, Streator, and the northwest
 8 rural part of the county. These three were
 9 consistently lower from the '08-'09 as we go on to
 10 the end of the year.
 11 The Streator Cayuga Ridge farm became
 12 operational in March of 2010. So what we attempted
 13 to do here is to take the period of 2004 and 2005
 14 and compare that to the two year term of 2008 to
 15 2009 basically to show a market without any wind
 16 farm effect. And then we were -- did the opposite.
 17 We're going to go from '08 to '09 and go forward to
 18 2012 and '13 and look at what the market -- the wind
 19 farm could have had an effect and call that
 20 post-wind.
 21 One thing about our communities here, each
 22 community showed an increase in sale pre-wind, with
 23 the exception of northeast rural, which I mentioned
 24 that earlier, I think there was some limited sales

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1 that influence that. Streator, Odell and northwest
 2 rural part of the county experienced the highest and
 3 only double digit losses post-wind at 18, 16, and 12
 4 percent respectively, and these three are all
 5 located within the general vicinity of the Streator
 6 Cayuga Ridge wind project.
 7 So this is just a chart breaking it down
 8 by community. We see what the county did as a
 9 whole. We had a 6 percent gain in the first part, a
 10 1 percent loss in the second part. I mentioned the
 11 northeast rural, how their fluctuation was, they
 12 actually gained \$2,000 in average sales over the
 13 life of the ten years, so they did kind of level
 14 out, I think, in the big picture. But the ones in
 15 red are the concerning ones where we have the 12, 16
 16 and 18 percent loss, and that's where I said would
 17 make up that northwest part of the county.
 18 One thing that I do want to point out
 19 about the wind farm project. We would expect to see
 20 -- I shouldn't say we expect. We've been told that
 21 we will see an increase in spending, we'll see an
 22 increase in -- you know, your local grocery stores,
 23 your restaurants are going to get more money coming
 24 in, more revenue stream, and we would expect that to

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1 trickle into the housing market. And when we are
 2 losing 12, 16 and 18 percent, it just doesn't seem
 3 that the value of homes are going up there.
 4 Secondly, if there's employees at the wind
 5 farm or people that are, you know, indirect
 6 employees possibly of that, we would expect that
 7 they would live in the general vicinity of that and
 8 which, again, should help the housing market in that
 9 region.
 10 The current market conditions in these
 11 areas is another thing I want to point out briefly.
 12 Current market conditions or monthly supplies,
 13 basically what it is, if no more homes go on the
 14 market today, how long is it going to take us to
 15 sell off our inventory? Housing like many other
 16 things is a supply and demand situation, so how
 17 long -- what's it going to take if we just say, hey,
 18 nobody else is going to sell, we just need to get
 19 rid of our inventory we have.
 20 Well, you'll notice on the chart here that
 21 Odell is the highest at 25, Streator is second at
 22 24, and Flanagan's at 20. So basically it's going
 23 to take longer to sell the inventory. These markets
 24 are much slower than anywhere else in the county.

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1 As far as what that number means, it
 2 varies from person to person. Some people would say
 3 that a three to four month supply is a good balance;
 4 some would say up to six or maybe even more. In my
 5 opinion, our market is not as active, so probably
 6 six or even a little higher would be normal, but we
 7 are going to struggle to move the inventory once you
 8 get over that, you know, 20, 24 month time frames.
 9 Okay. So based on the data that we put
 10 together there, there's 22,706 housing units in the
 11 townships that are affected in this Cayuga Ridge
 12 area. That's from the 2010 census report.
 13 Combined, they lost an average of 15.26 percent, so
 14 that would be \$14,581 per home. If we could go
 15 across all of that, it would be a net loss of
 16 \$39,456,186 in cash value in our residential homes
 17 in that part of the county.
 18 So the next part of this I'd like to take
 19 a look at is the Pleasant Ridge Wind Farm and how --
 20 if the effects that we see in the northwest part of
 21 the county are, in fact, due to the wind farm. And
 22 there's lots of other variables it could be. I know
 23 the Dwight prison has been mentioned as a possible
 24 influence. I don't think it closed until early '13,

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1 so it would be limited, and the surrounding markets
 2 of Pontiac and Dwight both went up in value at the
 3 same time period, so I think we need to look at
 4 something a little bit more specific in that region
 5 to find some of those other factors.
 6 But if we have the same effect in the --
 7 with the Pleasant Ridge Wind Farm on the nine
 8 townships that are listed there, we've got a few
 9 more homes on this side of the county, we got 3,684
 10 housing units in this area. Average sale price was
 11 92,774 for the 2012-'13 period.
 12 So in order to kind of project the EAV,
 13 the equalized assessed value, we have to put in some
 14 built-in assumptions. First of all, one assumption
 15 would be that the wind farm is not constructed and
 16 property values in the nine township area increase
 17 by 2.2 percent per year.
 18 The second one is the wind farm is
 19 taxable -- that's obviously if it is constructed,
 20 the wind farm is taxable in 2016 with a fair cash
 21 value of just over 106 million for the first year
 22 followed by a 2.2 percent inflation adjustment and a
 23 4 percent depreciation until the maximum 70 percent.
 24 That formula is state mandated. It's anywhere in

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1 Illinois. That is what they use. The county
 2 doesn't have a say in how that is calculated.
 3 And then another part of that would be we
 4 take that nine township area. If they experience a
 5 5 percent loss for the first three years and then 1
 6 percent loss the fourth year and remain flat the
 7 fifth, they'd have a cumulative loss of 15.12
 8 percent, which would actually be a little bit less
 9 than the 15.26 we've seen in the Streator Cayuga
 10 Ridge loss.
 11 One thing I want to point out, the 2.2
 12 percent that I use in the first one, I used the same
 13 number that was used for inflation. Obviously home
 14 sales are -- or home values are not going to follow
 15 inflation, but just to keep everything uniform, I
 16 just used that associated number on both charts.
 17 Okay. So in order to do this, we're going
 18 to take a look at four different areas in this. The
 19 first one is column one. Actually if you look at
 20 the Loomis, I'm not sure what exhibit it is, but
 21 Table 5 in his exhibit, you'll find that these are
 22 the exact same numbers. This is what he is
 23 projecting the EAV to be for each year going out 20
 24 years. He went a little bit further, but I stopped

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1 at 20. So those numbers would be right from his
 2 report.
 3 Column two is what we -- what the
 4 residential value with the project would be. The
 5 first three years, as I said, we would reduce it and
 6 then we would have a flat year and then it would go
 7 back up at the same rate of 2.2 percent.
 8 The third column would be the combined
 9 taxable value of the wind farm along with the
 10 residential to get an impact of what that's going to
 11 do to it.
 12 And in the fourth column is basically just
 13 what our housing is now, adding 2.2 percent and
 14 where it would go over 20 years.
 15 Okay. The bar graph here, you've got a
 16 red and a blue line. First of all, the red line is
 17 what the residential and wind farm values combined
 18 would be over the 20 year period. You see we start
 19 substantially higher and then we decrease quickly.
 20 A couple reasons for that.
 21 First of all is the home values. We're
 22 trying to project the losses experienced in the
 23 other part of the county to this, but the second
 24 part is wind turbines depreciate every year. The

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1 only way they wouldn't depreciate is if our
 2 inflation went over 4 percent each year. So we take
 3 off -- we add inflation and we take off the 4
 4 percent depreciation, and if we go over 4 percent
 5 with the inflation, we've probably got some other
 6 concerns at the same time.
 7 The blue line would be representative of
 8 what our property values would do if we don't have
 9 any wind farm built and we continue to gain value at
 10 that 2.2 percent as I mentioned before.
 11 In the conclusion there, you'll see that
 12 by 2022, the EVA without the project will actually
 13 exceed the EVA with the project. And over the life
 14 of the project, over 20 years, we'll actually have a
 15 cumulative loss of over 84 million with the project
 16 versus without the project. And then thirdly, any
 17 loss in residential property value over 11 and a
 18 half percent would result in a net loss of EVA over
 19 the 20 years of the project.
 20 So in summary, the Streator Cayuga Ridge
 21 farm is less than five years old. Wind energy is
 22 relatively new. I think some of the effects we
 23 haven't seen. Obviously the homes on the market is
 24 an indication that we probably haven't reached all

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1 the issues of where we could be going with that.
 2 Second part is the perception. People in
 3 some areas do not feel that a wind farm is something
 4 they want to live by. Until that changes or we find
 5 a way to stop that, that perception, it's going to
 6 be a challenge to raise the value of homes in those
 7 markets.
 8 The results I talk about are strictly
 9 residential, but I think there's a lot of things
 10 existing with residential, but there's a lot of
 11 other factors to this, new construction being one.
 12 Whether it would be somebody that was going to build
 13 a new house and has put the project on hold or
 14 somebody who's going to remodel and add on a deck or
 15 a patio that would be spending some money to buy
 16 materials and, you know, some labor of some sort
 17 possibly, those are things that are going to be
 18 affected on that if they don't feel comfortable or
 19 aren't able to do that.
 20 The second part is participating and
 21 nonparticipating landowners might find that the
 22 property is too close to a turbine making a dream
 23 home or subdividing into sales impossible because
 24 they would be in that area that's regulated by the

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1 setbacks that the county has or it could just be
 2 that they're in the general safety area of being too
 3 close to the turbine.
 4 The next part would be communities that
 5 are reducing setbacks. One of the things that's
 6 concerning about this is in the -- drawing a blank.
 7 In the Heintzelmann and Tuttle report, they did talk
 8 about the effect of the wind farms are greater the
 9 closer we get to them. So if we reduce the
 10 setbacks, if we let them come closer to our
 11 communities, we can probably expect, according to
 12 their study, that we'd have a greater residential
 13 property loss and heavier impact in those areas.
 14 Secondly, if we do build those within a
 15 half a mile or a mile of a community, the area
 16 between the community and that wind turbine is
 17 really restricted as to what can be developed there.
 18 There's some safety issues from where you can put
 19 things and there's some setbacks that are obviously
 20 going to dictate what can and can't be done there.
 21 And in closing, counties across the state
 22 are making their wind ordinance more restrictive. I
 23 think that we've seen that common in many areas.
 24 And I think that these counties will become the

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1 premier place to build for people who want to live
 2 in the country, quiet setting. So if people want to
 3 live in the country and they want to enjoy the
 4 outdoors and the peaceful nature that we've had in
 5 our county, they are going to find that wherever
 6 they can, and hopefully that will be Livingston
 7 County. But if we continue to build wind farms, it
 8 might influence their decision and possibly
 9 encourage them to move elsewhere.
 10 And with that, that concludes my report.
 11 **CHAIRMAN CORNALE:** Thank you. Do we have
 12 any questions from any units of local government in
 13 the audience? You can come forward. And if you can
 14 identify yourself and the local government that you
 15 represent please.
 16 **MR. MARK SLAGEL:** Yes, I'm Mark Slagel.
 17 I'm a member of the Prairie Central Board of
 18 Education. I'd like to make a quick statement here
 19 if I could, just a little short one, before I start
 20 asking any questions. Is that all right? Just to
 21 explain my position here a little bit.
 22 Okay. We were asked back in August if we
 23 would want to take a stance on this and then had
 24 some informational meetings in September and then

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1 October we decided not to take a stance on it, and
 2 at that same time it was decided that as school
 3 board members at any of these we should not voice
 4 our opinion as a school board member, but as an
 5 individual citizen, we could do that.
 6 So I'm up here to ask questions as a
 7 school board member, but if anything comes off as an
 8 opinion, I want it to be known that it's not
 9 necessarily that of the school board but my own,
 10 just because I don't -- I don't want something put
 11 in the local press that the school board said this
 12 or that. Is that clear?
 13 **CHAIRMAN CORNALE:** It is, but you'll have
 14 an opportunity to question him as an individual.
 15 **MR. MARK SLAGEL:** I'm not here to question
 16 him as an individual now. I just didn't -- if I ask
 17 something, it could come up that I may be voicing an
 18 opinion one way or another.
 19 **CHAIRMAN CORNALE:** Okay, you represented
 20 yourself, though, as -- as an individual
 21 representing the local school board.
 22 **MR. MARK SLAGEL:** Yes, and these questions
 23 will be as a concerned school board member.
 24 **CHAIRMAN CORNALE:** Continue.

1 **MR. MARK SLAGEL:** Okay.
 2 **QUESTIONS BY**
 3 **MR. MARK SLAGEL:**
 4 Q. Okay, while you were showing some of those
 5 figures, I tried to do a little bit of math real
 6 quick, and if I understood you right, you said that
 7 our equalized assessed value over the life of -- the
 8 20 year life of the project, you could see
 9 \$84,217,000 in all; is that correct?
 10 **A. Sounds about right. It was 84 million and**
 11 **some change, yeah.**
 12 Q. Okay. So according to my calculations at
 13 our -- at our tax rate, are you saying that we could
 14 see a \$3.3 million loss?
 15 **A. I didn't do the math on this, but school**
 16 **funding has a direct relationship with EAV. If EAV**
 17 **goes down -- I think it's just over 4 percent that**
 18 **goes to the Prairie Central School District. So if**
 19 **that's in the numbers, yeah, that sounds about right**
 20 **what that loss could be.**
 21 Q. That's what I used is 4 percent, but I
 22 just -- I know we're just a little bit above that,
 23 but I just wanted to be clear on that. And then
 24 that would mean we take into consideration the fact

1 **well enough to have an opinion on that.**
 2 Q. And basically, I guess, what I'm asking
 3 too is it could make us that much more dependent on
 4 the state.
 5 **A. Absolutely. If EAV goes down instead of**
 6 **up, like I said, the relationship is based on that,**
 7 **so we would ask the state for more money. As we up**
 8 **EAV, we want to raise our EAV, would be less**
 9 **dependent on the state, which could have a reverse**
 10 **effect if it goes the other direction.**
 11 Q. Okay. And then you did mention just
 12 briefly about maybe some less new homes. None of
 13 that was taken in consideration, though, as far as
 14 your --
 15 **A. No, the study goes over ten years and it's**
 16 **only homes that sold in that ten year period. Now I**
 17 **have heard of several people that have talked about**
 18 **not building or putting it on -- plans on hold, so**
 19 **that is -- that is going to have an effect on the**
 20 **residential market, but it's not shown here.**
 21 **MR. MARK SLAGEL:** Okay, I have no further
 22 questions.
 23 **CHAIRMAN CORNALE:** Okay, thank you. Any
 24 other units of local government with questions? All

1 that the state will reduce their funding the first
 2 year roughly over a little over a million dollars,
 3 because if local values go up, they adjust their
 4 rate according to what we get locally. So we could
 5 actually see that loss yet on top of --
 6 **A. Yeah, I don't want to go too much into**
 7 **school funding because it's pretty complex and I'm**
 8 **not sure I can do that justice, but basically my**
 9 **understanding is they take the EAV first, that**
 10 **information is sent to the state, and then they have**
 11 **a formula based on what the EAV is and how much**
 12 **money would go back to the schools. Other factors**
 13 **could be attendance or low income, different factors**
 14 **go into that, but the starting point is the EAV of**
 15 **the county.**
 16 Q. Right, okay. And do you think like in
 17 your opinion -- I noticed there's some other school
 18 districts that have wind farms in their area that
 19 are -- I know like one, Ridgeview, is entertaining
 20 the idea of a tax referendum to support funding. So
 21 the extra revenue that we're hearing about from the
 22 wind farm maybe isn't all that it's really cracked
 23 up to be.
 24 **A. I guess I wouldn't know their situation**

1 right. Mr. Blazer, do you have any questions for
 2 our applicant?
 3 **MR. BLAZER:** I assume you mean for this
 4 witness. Yes, I do.
 5 **QUESTIONS BY**
 6 **MR. BLAZER:**
 7 Q. Mr. Steidinger, have you ever conducted a
 8 school funding analysis?
 9 **A. No, I have not.**
 10 Q. Are you conversant with the methodology by
 11 which school funding is determined?
 12 **A. No. As I stated in talking to Mr. Slagel,**
 13 **that, no, I'm not.**
 14 Q. Okay. And I assume this -- have you ever
 15 done an EAV analysis on a county-wide level?
 16 **A. It's a pretty basic process, so --**
 17 Q. Have you ever done it before?
 18 **A. This would be the first one specifically**
 19 **for Livingston County, yes.**
 20 Q. For any county.
 21 **A. No, I have not.**
 22 Q. All right. And this drop in EAV that you
 23 suggest, obviously that's based on your assumption.
 24 **A. There's no assumption on it. It's based**

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1 **on what the residential prices did. EAV is**
 2 **calculated from the residential sale price. It's a**
 3 **third of the value. It's a simple calculation.**
 4 Q. No, I'm talking about --
 5 **A. No, my opinion's not in that.**
 6 Q. I'm talking about your opinion regarding
 7 future loss of EAV. That's based on your assumption
 8 about future losses in property values, correct?
 9 **A. Yeah, it's basically trying to project it**
 10 **from what we've already seen.**
 11 Q. I see. In your third slide, we don't need
 12 to put it back up again, but evidently, as I
 13 understand it, you based your -- or you got your
 14 information as recorded by the Livingston County
 15 assessor's office; is that correct?
 16 **A. Correct.**
 17 Q. Mr. Steidinger, I've handed you what's
 18 been marked as Pleasant Ridge Exhibit 184, which is
 19 entitled Standard on Mass Appraisal of Real
 20 Property. Have you ever seen this before?
 21 **A. No, I have not.**
 22 Q. Do you know what it is?
 23 **A. Looks about, something about appraisals,**
 24 **and I'm not a licensed appraiser.**

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1 Q. Okay. Well, it's actually from the
 2 International Association of Assessing Officers, but
 3 the basic question is you don't know what this is,
 4 you've never seen it before, and obviously you've
 5 never read it, correct?
 6 **A. Correct.**
 7 Q. All right. I think you said you're a
 8 member of the local board of realtors; is that
 9 correct?
 10 **A. Correct.**
 11 Q. All right. Do you know what CDOM is?
 12 **A. I'm sorry?**
 13 Q. CDOM, do you know what it is?
 14 **A. CDOM?**
 15 Q. Yeah.
 16 **A. It's an abbreviation for something. I'm**
 17 **not exactly sure what --**
 18 Q. Cumulative days on the market, does that
 19 sound --
 20 **A. We call it DOM, which is what our MLS**
 21 **system is, and we don't have the C. DOM, days on**
 22 **market.**
 23 Q. And what do you mean by your MLS system?
 24 **A. The Livingston County Board of Realtors**

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1 **typically presents it as DOM instead of CDOM.**
 2 Q. So, for example, if an appraiser wanted to
 3 find DOM or CDOM, whichever way you call it, the
 4 Livingston County MLS contains that information,
 5 right?
 6 **A. Yes, it does.**
 7 Q. Okay. Do you know what an appraisal
 8 review is?
 9 **A. I'm not an appraiser.**
 10 Q. We understand that. I'm just wondering if
 11 you know what an appraisal review is.
 12 **A. That's a pretty broad question. I guess I**
 13 **wouldn't speculate as to what an appraisal review**
 14 **is.**
 15 Q. Okay. You remember you gave a
 16 presentation to the ZBA a few months ago? Do you
 17 recall that?
 18 **A. I do.**
 19 Q. All right. And you indicated at that time
 20 that you're not a full-time real estate broker. Is
 21 that still the case?
 22 **A. I have more than one occupation, that**
 23 **would be a fair statement.**
 24 Q. All right. And as I recall from the prior

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1 presentation, I think you also indicated that you
 2 don't do work in the Odell area, is that correct, as
 3 a broker?
 4 **A. Personally I don't. The firm that I**
 5 **represent is one of the largest in Livingston County**
 6 **and they would, but personally I wouldn't typically**
 7 **drive to Odell to show or list a home. And I**
 8 **really -- that's not even the scope of most of my**
 9 **work at this time.**
 10 Q. Okay. And I believe you said at that
 11 meeting that you do have -- if somebody came to you
 12 with an Odell listing, you'd refer it to another
 13 broker, right?
 14 **A. Most likely, yeah.**
 15 Q. Okay. So if I asked you how many
 16 foreclosures are currently pending in Odell, I
 17 assume you would have no idea?
 18 **A. I could find out, but I wouldn't be able**
 19 **to answer off the top of my head, no.**
 20 Q. And if I asked you how many foreclosures
 21 are currently pending in Odell that were owned by
 22 former employees of the Dwight Correctional Center,
 23 I suppose you won't know that either.
 24 **A. No, I would not.**

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1 Q. Would I have to go to a local broker to
 2 find that?
 3 **A. You know, that's a pretty -- they're going**
 4 **to have to know every person in there, and you take**
 5 **a community like Odell, you're going to have at**
 6 **least three or four different agencies that work in**
 7 **that community. It's going to take quite a bit of**
 8 **work to track down who each individual owner is,**
 9 **what their occupation is and why they might be**
 10 **moving out of the area.**
 11 Q. Now, going back again to that ZBA meeting
 12 from a few months ago, you submitted a report then,
 13 do you remember that?
 14 **A. Yeah.**
 15 Q. Somewhat similar to the presentation you
 16 gave today, do you remember that?
 17 **A. There's a few things that are similar,**
 18 **yeah.**
 19 Q. Yeah. In terms of the impacts that you
 20 say occurred from the Cayuga Ridge Wind Farm, do you
 21 recall that in that report you included what you
 22 thought was the impact from the approval of the Deer
 23 Run project?
 24 **A. Yeah, the Deer Run project was never**

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1 **actually constructed.**
 2 Q. Right.
 3 **A. But it does fit in the footprint, it was**
 4 **approved, so we could have some buyers that feel**
 5 **that -- that have some issues, too, now.**
 6 Q. And the numbers that you reflected today,
 7 I was trying to compare your report and what you
 8 showed today, and it looked very similar. Are the
 9 numbers that you presented today the same numbers
 10 that you presented a few months ago to the ZBA?
 11 **A. I believe they are.**
 12 Q. So they included what you determined to be
 13 the impact from the approval of the Deer Run
 14 project?
 15 **A. Not specifically. It's -- I guess I would**
 16 **refer to it as more the northwest part of the**
 17 **county, and obviously the Deer Run Cayuga South**
 18 **project fits in that northwest part of the county.**
 19 Q. Right.
 20 **A. I'm not making any claim that's the exact**
 21 **footprint in what I'm presenting. I'm just simply**
 22 **making a general assumption of the market in that**
 23 **area.**
 24 Q. Right. So your numbers include your

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1 assumption about what the impact was from the
 2 approval of that Deer Run project, right?
 3 **A. The approval of that project and the**
 4 **construction of the Streator Cayuga Ridge South**
 5 **project, yeah.**
 6 Q. All right.
 7 **A. And there's other factors as I mention in**
 8 **my report.**
 9 Q. Right. And I think you just said it, but
 10 just to be clear, everybody knows the Deer Run
 11 project was never built, right?
 12 **A. Correct.**
 13 Q. Okay. In your slide number 22, you say
 14 that the three communities and areas mentioned
 15 earlier as being in the Streator Cayuga Ridge area
 16 had a combined average home sales loss of a certain
 17 percentage.
 18 **A. 15.26 percent.**
 19 Q. Right. And you call this a combined
 20 average home sale loss. So you -- basically you
 21 took a cluster of all the homes and came up with an
 22 average, is that what you did?
 23 **A. Not just a cluster of any homes. Those**
 24 **three specific areas.**

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1 Q. Right, but you put them altogether and
 2 then came up with an average.
 3 **A. Yes, it was the difference between the**
 4 **time frames, the two year increments.**
 5 Q. Right. And then in that same slide you
 6 say, "Assuming an equal loss in value for all units
 7 in the seven township area, this is a net loss of 39
 8 million and change in taxable value." Right? Is
 9 that what you say in your slide 22?
 10 **A. I believe you read it correctly, yeah.**
 11 Q. Okay. And again, this is based on your
 12 averaging of a cluster of homes, correct?
 13 **A. Correct.**
 14 Q. Okay. Just as an example, would you agree
 15 with me that if I take two houses, one selling for
 16 135,000 and one for 155,000, the average of those
 17 two would be 145,000, right?
 18 **A. I agree.**
 19 Q. Okay. And if I have two other houses, one
 20 selling for 95,000 and another one selling for
 21 195,000, those two would also average 145,000,
 22 right?
 23 **A. Sure.**
 24 Q. Okay. All right, I'm going to read you a

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1 list of property characteristics, and for each of
 2 them, I want you to tell me if you think they're
 3 important in predicting residential property values.
 4 And they're actually divided into three different
 5 areas. The first one is improvement data. Do you
 6 think living area is important in predicting
 7 residential property values?
 8 **A. It's a factor, yeah.**
 9 Q. How about construction quality or key
 10 components of construction?
 11 **A. Sure.**
 12 Q. Effective age or condition?
 13 **A. Sure.**
 14 Q. Building design or style?
 15 **A. Yes.**
 16 Q. Secondary areas, including basements,
 17 garages, covered porches and balconies?
 18 **A. Sure.**
 19 Q. Building features such as bathrooms and
 20 central air conditioning?
 21 **A. Sure.**
 22 Q. Significant detached structures, including
 23 guesthouses, boathouses and barns?
 24 **A. Could be a factor, yeah.**

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1 Q. Okay. Second one is land data. Is lot
 2 size important in predicting residential property
 3 values?
 4 **A. Sure.**
 5 Q. Available utilities?
 6 **A. Yes.**
 7 Q. And the third one would be location data.
 8 Is market data important in predicting residential
 9 property values?
 10 **A. I'm not sure I follow you.**
 11 Q. Market area. I'm sorry, market area. If
 12 I said data --
 13 **A. Market area.**
 14 Q. Yes, market area.
 15 **A. Okay, sure, yes.**
 16 Q. Okay. How about the submarket area or
 17 neighborhood, is that important?
 18 **A. That will have an effect.**
 19 Q. All right. Site amenities, like
 20 particular views, let's say water views for example,
 21 would that be important?
 22 **A. That would have an effect.**
 23 Q. Okay. All right, on your slide 26 you
 24 said, "Counties across the state are making their

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1 wind ordinances more restrictive to protect property
 2 values and guard against other issues." Did I quote
 3 you correctly on that one?
 4 **A. Sounds close. I can --**
 5 Q. Okay, all right. Who told you that?
 6 **A. Just from what I've seen.**
 7 Q. Where have you seen it?
 8 **A. I've seen several counties in our**
 9 **surrounding area that have made their zoning more**
 10 **restrictive.**
 11 Q. Okay. And which counties are those?
 12 **A. I believe Iroquois County has made changes**
 13 **in their ordinance, I believe Champaign has, and I**
 14 **can't -- I'd have to look back and see exactly which**
 15 **ones. I couldn't give you a good list at this**
 16 **point.**
 17 Q. Okay. You also said on your slide 26 as
 18 your second bullet, "Perception of wind farms will
 19 be a key factor in how much more loss could be
 20 realized before the market stabilizes." Does that
 21 sound right? That's what you said?
 22 **A. Sure.**
 23 Q. Okay. And I think you said when you were
 24 talking about that statement in your slide that

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1 until we find a way to change the perception, then I
 2 think you said the impacts will continue or
 3 something like that. Does that sound like what you
 4 said?
 5 **A. Yeah.**
 6 Q. I was trying to write as fast as what
 7 you --
 8 **A. Yeah, basically what I'm saying is if my**
 9 **report is based -- the effects are because of the**
 10 **wind farm, then we do have some adverse effects from**
 11 **that and we would need to address that somehow.**
 12 Q. So you need to address the perception.
 13 **A. Well, perception is a key element, yeah.**
 14 Q. Right. So, for example, if somebody
 15 provides false information that leads potential
 16 buyers to believe their investment in property near
 17 a wind farm is a bad idea, property values can go
 18 down, right?
 19 **A. Could you repeat the question?**
 20 Q. Sure.
 21 **MR. BLAZER:** June, would you mind reading
 22 that one back? I don't know if I would do it
 23 justice again.
 24 (Requested portion of the deposition was

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1 read by the court reporter.)
 2 **A. Yes, that would be correct.**
 3 **MR. BLAZER:** That's all I have, Mr.
 4 Chairman.
 5 **CHAIRMAN CORNALE:** Mr. Luetkehans.
 6 **QUESTIONS BY**
 7 **MR. LUETKEHANS:**
 8 Q. If over 2,000 people sign a petition
 9 against a wind farm, does that in -- would that in
 10 your mind affect value?
 11 **MR. BLAZER:** Objection, assumes facts not
 12 in evidence.
 13 **MR. LUETKEHANS:** It's a hypothetical as is
 14 your statement that there were false statements that
 15 were relating to -- false statements of wind farms.
 16 It's the same thing.
 17 **MR. BLAZER:** We've been through this
 18 multiple times, Mr. Cornale. That assumes facts not
 19 in evidence. There's no evidence in this record of
 20 any such petition signed.
 21 **MR. LUETKEHANS:** There will be.
 22 **CHAIRMAN CORNALE:** All right, can you
 23 restate the question without using the premise of a
 24 petition?

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1 **BY MR. LUETKEHANS:**
 2 Q. If over 2,000 people in the area of the
 3 proposed wind farm believe that it was going to be
 4 harmful, would that affect the value of -- the
 5 perception and value of real estate in the area?
 6 **MR. BLAZER:** Again, assumes facts not in
 7 evidence. We have no evidence that over 2,000
 8 people anywhere have any opinion about this wind
 9 farm.
 10 **MR. LUETKEHANS:** You're going to, I
 11 promise you that.
 12 **MR. BLAZER:** Okay.
 13 **MR. LUETKEHANS:** I have over 2,000
 14 signatures.
 15 **MR. BLAZER:** All right. Well, then you
 16 know what, let's swear Mr. Luetkehans in because now
 17 he's testifying.
 18 **MR. LUETKEHANS:** Oh, and you haven't
 19 testified about 16 times in this hearing?
 20 **CHAIRMAN CORNALE:** Okay, all right. We're
 21 striking the question. Move on to the next one.
 22 Q. If a large number of people believe that
 23 wind farms were improper or affected home values,
 24 would that actually affect home values?

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1 **MR. BLAZER:** Same objection.
 2 **MR. LUETKEHANS:** It's the exact same
 3 question he asked three minutes ago.
 4 **MR. BLAZER:** No, it's not.
 5 **MR. LUETKEHANS:** It's the same premise.
 6 It's just the exact opposite.
 7 **MR. BLAZER:** Same objection.
 8 **CHAIRMAN CORNALE:** Move on. Move on to
 9 another question.
 10 **BY MR. LUETKEHANS:**
 11 Q. Do people's -- do people's perception of
 12 whether a wind farm is good or bad in your opinion
 13 affect value?
 14 **A. Yes, it does.**
 15 Q. How?
 16 **A. If people have a perception of something,**
 17 **be it a wind farm or be it -- I'll give you an**
 18 **example of a house that's been on the market for two**
 19 **to three years. It can have an image that there's**
 20 **an issue with that house. And by having that, it**
 21 **creates that perception that there's something wrong**
 22 **and it's going to draw people away from that.**
 23 **And the same would be true, that if people**
 24 **have a misperception or a negative opinion of what a**

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1 **wind farm is going to do, they're going to steer**
 2 **clear of that or they may not be as willing to put**
 3 **themselves out to purchase property in that area.**
 4 Q. How many people live in Livingston County?
 5 Approximately 38,000?
 6 **A. Approximately 38,000 I'm guessing.**
 7 **Somewhere in that area.**
 8 Q. Okay. And of those, a certain percentage
 9 are under 18, et cetera.
 10 **A. Sure.**
 11 Q. Okay.
 12 **MR. LUETKEHANS:** Nothing further.
 13 **CHAIRMAN CORNALE:** Any other interested
 14 parties, parties in the audience, that would like to
 15 ask Mr. Steidinger any questions? Anybody out
 16 there? I don't see anybody. Do we have any
 17 questions for Mr. Steidinger? Chuck, do you have
 18 questions? Okay. All right. Okay, why don't
 19 you --
 20 **QUESTIONS BY**
 21 **MR. SCHOPP:**
 22 Q. Going to the bottom of page 19 of your
 23 report, your slides, your last sentence stated that
 24 Streator, Odell and northwest rural brings the

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1 highest and only double digit losses, et cetera.
 2 And the last sentence says, "These three areas are
 3 all located within the footprint of the Streator
 4 Cayuga Ridge project." Could you clarify how you
 5 consider Streator and the northwest area as part of
 6 the Streator Cayuga Ridge footprint?
 7 **A. Well, as I said before, I'm not**
 8 **specifically talking about an exact footprint.**
 9 **We're talking in the general vicinity. And you can**
 10 **do the same thing with the different townships that**
 11 **I mentioned and kind of come to that same**
 12 **conclusion.**
 13 Q. So it's not in the footprint itself you
 14 talked about.
 15 **A. I don't believe that the northwest rural,**
 16 **Streator and Odell addresses would match the exact**
 17 **footprint of that wind project, no.**
 18 Q. Okay. So can you kind of clarify exactly
 19 what you're trying to get at?
 20 **A. Okay, sure. As I said before, this is not**
 21 **a -- it's a target for the northwest part of the**
 22 **county in where that Streator Cayuga Ridge project**
 23 **is. Now, in order to get the exact footprint, that**
 24 **would take some extensive work because you have to**

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1 **take each community and get their exact areas.**
 2 **If you go to the -- I'm sorry, I thought I**
 3 **had it on one of the previous slides. But the**
 4 **Streator Cayuga Ridge wind project, there is certain**
 5 **townships that it is encompassed in, and I think you**
 6 **would find a very similar overlay of those townships**
 7 **in the communities that I mentioned.**
 8 **Do you have another question, Mr. Schopp?**
 9 **MR. SCHOPP:** No, I have no more questions.
 10 **CHAIRMAN CORNALE:** Okay. Any other
 11 members of the ZBA with questions? All right, I
 12 just have two.
 13 **QUESTIONS BY**
 14 **CHAIRMAN CORNALE:**
 15 Q. Have you -- have you listed any homes
 16 within, within the footprint?
 17 **A. No. As I said before, if somebody did**
 18 **come to me from that market, I'd probably refer them**
 19 **to someone else.**
 20 Q. Okay. So I can assume -- currently,
 21 though, I can assume you haven't sold any homes
 22 within the footprint either, be it Cayuga Ridge or
 23 any other developments?
 24 **A. I've sold homes in, you know, Fairbury,**

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1 **Forrest, Strawn, Chatsworth, Chenoa, Pontiac. I**
 2 **don't do a lot of business on the northwest side of**
 3 **the county. Basically what I'm presenting here is**
 4 **not any market data. It's more a history of what's**
 5 **been done over the last ten years.**
 6 Q. Okay. All right.
 7 **CHAIRMAN CORNALE:** That's all I've got.
 8 All right, we're good.
 9 **AUDIENCE VOICE:** I've got one.
 10 **CHAIRMAN CORNALE:** Nope, you missed your
 11 opportunity. All right, thank you, Mr. Steidinger.
 12 I've got 7:33. Why don't we go ahead and
 13 take ten minutes real quick, and we'll get going?
 14 We've got some people on the agenda to provide some
 15 testimony this evening. So 7:43 we'll get going
 16 again.
 17 (Recess at 7:33 p.m. to 7:43 p.m.)
 18 **CHAIRMAN CORNALE:** One quick announcement.
 19 I just want to let everybody know, last night I made
 20 reference to Standards for Special Use. It's a
 21 single page sheet. There are some available on that
 22 table back there if you guys want to grab one.
 23 There's a few more left. Looks like we delivered
 24 about 80 of them last night. I do appreciate

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1 everybody listening and really trying to hold your
 2 testimony around this so that we can have testimony
 3 that's kind of focused on how we look at the issue.
 4 All right. With that, we're going to call
 5 Dan Bieck, actually Mr. Luetkehans can call Dan
 6 Bieck, but Dan B-I-E-C-K, if you're here, you can
 7 come forward.
 8 **MR. LUETKEHANS:** For the record, Mr. Bieck
 9 is not one of my clients. We're not calling him.
 10 He's asked to testify, so --
 11 **CHAIRMAN CORNALE:** Very good. Okay, all
 12 right.
 13 All right, Mr. Bieck, could you please
 14 raise your right hand?
 15 (Dan Bieck was duly sworn.)
 16 **CHAIRMAN CORNALE:** All right, can you
 17 please state your name and address for our court
 18 reporter and then you may go ahead.
 19 **DR. BIECK:** My name is Dr. Dan Bieck. I
 20 am the veterinarian at Happy Tails Pet Hospital in
 21 Blackstone, Illinois. Address is 29205 North 1100
 22 East Road, Blackstone, Illinois, 61313.
 23 I would just like to take the opportunity
 24 first and foremost to provide a bit of a -- kind of

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1 a view from a medical aspect as far as wind energy's
 2 viewpoint of their multiple doctors they brought in
 3 early in the ZBA hearings and also bring up a couple
 4 other points that they failed to bring up.
 5 First off, and I fail to remember the
 6 doctors' names, the first two doctors they brought
 7 in had made the comment that the medical community
 8 as a whole cannot agree that the wind turbines are
 9 not a health risk. Some say they are; some say they
 10 are not. But that also means the medical community
 11 does not totally agree that they are not a human
 12 health hazard. From the numbers that have been
 13 thrown away during the ZBA hearings, and sometimes
 14 they're throwing out 15 percent of people do suffer
 15 from wind turbine syndrome, to 5 percent, 1 percent,
 16 even if we just say 1 percent of people actually
 17 have a medical condition secondary to wind turbine
 18 syndrome.
 19 We had two people within the Pontiac
 20 hearing just last week talk about the problems that
 21 they were having. Do we really want to have
 22 something that the medical community can't agree is
 23 safe? Do we really want to start building and
 24 adding more things that the medical community cannot

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1 consider to be safe? Do we do that with anything
 2 else?
 3 Cars. Are we going to approve a car that,
 4 okay, 1 percent of the time the brakes don't work?
 5 Well, maybe they only work a little bit, okay, but
 6 it's just in your head, okay? Are we going to allow
 7 that to occur as a society, as a community? No,
 8 we're not. Then why are we going to allow something
 9 that we can't even agree that is safe to come up in
 10 our neighborhoods?
 11 Second. The first doctor, medical doctor
 12 that came up from the wind turbines, he reported
 13 that their complaint with -- a lot of these people
 14 that are complaining of sickness due to the wind
 15 turbines is likely due to what is called the placebo
 16 effect. They thought the wind turbines would cause
 17 sickness; thus they made themselves sick. The point
 18 is they still felt sick, okay?
 19 The purpose of a placebo -- the purpose of
 20 an experiment is you have a control. In the medical
 21 community, we use that control to find out whether a
 22 certain drug has a certain effect or not. The way
 23 we use the control is we give a certain percentage
 24 of the people, animals or whatever the situation is,

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1 the drug, but actually we don't give it to them. It
 2 looks like the drug, it's a pill, but there's
 3 nothing in it. It's called a placebo.
 4 And a very small percentage of those
 5 people really want to feel better, so they take it
 6 thinking it's an actual drug and they make
 7 themselves feel better. It's called the placebo
 8 effect, it's a very small percentage of people, but
 9 to use that to go against the actual drug and the
 10 other group that actually got the medicine and did
 11 it make a statistical significant difference.
 12 Here's the major problem though. During
 13 an experiment, the stimulus, the pill that caused
 14 the placebo effect, goes away. You put the turbines
 15 up; they're not going away. So whether it's a
 16 placebo effect or not, the people still feel bad.
 17 Whether they truly have an increased pressure on
 18 their ears, whether they're really having vertigo or
 19 whatever their complaint is, they're still having
 20 that placebo effect. So unless wind energy wants to
 21 start hiring thousands of psychologists to convince
 22 these people it's still in their head, the problem's
 23 still there.
 24 And once again, do we want to have

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1 turbines coming in, whether it's a truly medical
 2 condition or not, or a placebo effect, does that
 3 still make it okay? It's just in their head. Okay,
 4 it's just in their head for the next 20 years, 30
 5 years, 40 years. Is that healthy? No, it's not.
 6 Is that fair? No, it's not.
 7 Second -- or third. The second doctor
 8 mentioned that a study showed that there's no direct
 9 effect, direct medical effect on people, but both
 10 doctors agree that 15 to 45 percent, depends on the
 11 study they looked at, of the people near the
 12 turbines were annoyed by them. Here's the problem.
 13 It comes into the same group. They're annoyed. I
 14 sure as heck would be annoyed if I had wind turbines
 15 by me, and I think the majority of the folks in here
 16 would feel that way.
 17 To me, every day I go home and my sunset
 18 is ruined, my sunrise is ruined -- that's why I
 19 moved here. 2009, you know where I was living?
 20 Five minutes from the frigging beach. I moved to
 21 the Midwest for morals and ethics for my
 22 six-year-old son, and I come smack dab into the
 23 middle of this, okay? I could have moved to
 24 Streator, Pontiac, but I wanted to live out in the

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1 country for the view, to look at God's country not
 2 wind turbines. And now I'm potentially going to
 3 lose that, okay.
 4 Sure -- excuse me, sure it's going to
 5 annoy me to say the least, okay? I relate it to an
 6 abusive relationship. Husband's mentally abusing
 7 his wife. Is he poking her in the middle of the
 8 night waking her up? No. Is he giving her any
 9 physical abuse? No, he's mentally abusive. What's
 10 probably going to happen to her? Well, you can ask
 11 anyone that's in that relationship: headaches,
 12 sleepless nights, potentially chronic diarrhea,
 13 other fun enjoyable things like that. Is he doing
 14 that to her physically? No, he's not. Is the
 15 emotional stress of being annoyed and irritated by
 16 him chronically, is that doing that to the woman?
 17 Sure as heck is.
 18 Along the same lines of that, they also
 19 had a speaker, a woman speaker, that came up and
 20 said that people's quality of life is not damaged,
 21 and they used certain markers to determine whether
 22 the quality of life was damaged or not. Talked
 23 about whether they maintained their house, was their
 24 income changed, did they lose their job, did they

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1 get divorced?
 2 Now, I don't know if this is for sure so I
 3 can't say a hundred percent whether it's in that
 4 study or not, but they never mentioned did they like
 5 the windmills or the wind turbines I should say?
 6 Did they appreciate them being there? Did they want
 7 them there? Well, obviously 15 to 45 percent
 8 chronically annoyed.
 9 So for me, from a medical standpoint and
 10 from a personal standpoint, being chronically
 11 annoyed in your own house, how is that not a
 12 decrease in your quality of life? My income didn't
 13 change, I have the same job, I didn't get divorced,
 14 my kid's still in school. I don't see how that can
 15 tell me whether I'm having a good quality of life or
 16 not.
 17 And then it comes into more of a personal
 18 standpoint for me from a veterinarian aspect.
 19 Wildlife, okay. Unfortunately when I moved out here
 20 I was expecting to see a lot more wildlife, but
 21 there's few and far between pheasants out here
 22 because all the hedgerows are gone, okay, so our
 23 habitat is already diminished out here.
 24 One of the speakers talked about wildlife

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1 and the effects of the wind turbines on them. He
 2 mentioned a Polish study that showed that the geese
 3 raised near the turbines had lower growth rates and
 4 higher levels of cortisol. The elevated levels of
 5 cortisol was evidence of stress in the body, thus
 6 lower growth rates. He mentioned that the farther
 7 the geese were away, the less the effect was.
 8 A couple things that he failed to mention.
 9 This was done over just a few weeks. How about
 10 years of exposure? We don't have any studies like
 11 that, okay? The negative effects would continue.
 12 How about a newborn baby? If it's going to cause an
 13 effect on a goose, how about a child? We don't have
 14 any research on that, measuring cortisol levels in
 15 people, okay?
 16 He also failed to mention specifically the
 17 cortisol levels, which is unhealthy when it becomes
 18 elevated. The cortisol levels in both reached --
 19 progressively increased with time, no matter whether
 20 they were within 50 meters or 500 meters from the
 21 turbines. There's some very scary things for me
 22 from a medical aspect.
 23 Between week five of exposure and week 17
 24 of exposure, the cortisol levels in the geese from

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1 50 meters -- I know that's close, okay, but it's
 2 wildlife. They don't care how close they are;
 3 sometimes they do. In this case, they're confined
 4 there. Fifty meters away, in just 12 weeks their
 5 cortisol level tripled. Tripled. That's crazy.
 6 An interesting point wind energy failed to
 7 mention also was that even the geese 500 meters away
 8 in the same period of time, their cortisol levels
 9 doubled.
 10 So yes, there is a direct effect on the
 11 turbines that causes stress on animals. Human
 12 beings are animals also. It was not in the geese's
 13 heads. They actually had physical stress cortisol
 14 levels go up.
 15 Another fun little tidbit that the
 16 gentleman neglected to point out, and if this
 17 doesn't raise a red flag to the ZBA or the county
 18 board, then they need to check themselves for a
 19 pulse. This is directly from the abstract and I
 20 quote, "Lower activity and some disturbing changes
 21 in behavior of animals from group one was noted."
 22 It changed their behavior. If that doesn't send
 23 chills up your spine, I don't know what will. We're
 24 putting something in the ground that's never going

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1 to go away that's actually changing behavior in
 2 birds. How about in people?
 3 Okay, yes, give us a footprint. How far
 4 away is truly safe? Do we really have enough
 5 research to say this is okay for my six-year-old
 6 son? I sure as heck, I don't have enough
 7 information for me to say that. If it's going to do
 8 this to birds, how about a life-long living in a
 9 farm that's been in there four generations and the
 10 family doesn't want to sell? That's my greater
 11 concern.
 12 From a medical aspect, we don't have
 13 enough information. I'm not necessarily against
 14 conservative energy or alternate energy or windmills
 15 or wind turbines. There's just not enough evidence
 16 here to continue to do it. Every other month
 17 there's a new study coming out that scares the
 18 dickens out of me.
 19 Earlier a witness from the research felt
 20 that there was no significant birds by the wind
 21 turbines. I guess it was day one or day two of the
 22 ZBA hearings and they were trying to prove whether
 23 the wind turbines were actually damaging birds,
 24 bats, whatnot. Personally, from a medical aspect, I

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1 think it depends on the bird. Some birds will avoid
 2 it; some will not. Their point was there's very
 3 little bird action by the wind turbines as proof in
 4 the pudding. There's no birds; not going to cause
 5 that much damage. Red flag. Why are there no birds
 6 by the wind turbines? They're avoiding them, okay?
 7 Give you guys an abstract, Avoidance
 8 Behavior By Prairie Grouse: Implications For
 9 Development of Wind Energy. This is by conservative
 10 biology of the journal -- the journal of Society for
 11 Conservation Biology. I'll read you a quick
 12 abstract. I have the whole thing if you want to
 13 look at it.
 14 New wind energy facilities and their
 15 associated power transmission lines and roads are
 16 being constructed at a rapid rate in the Great
 17 Plains of North America. Nevertheless, little is
 18 known about the possible negative effects these
 19 anthropogenic features might have on prairie birds,
 20 one of the most threatened birds in North America.
 21 We examined radiotelemetry tracking
 22 locations of Lesser Prairie-Chickens and Greater
 23 Prairie-Chickens in two locations in Oklahoma to
 24 determine whether these birds avoided or changed

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1 movement behaviors near power lines or paved
 2 highways. We tracked 463 Lesser Prairie-Chickens,
 3 216 Greater Prairie-Chickens for seven and three
 4 years respectively. Individuals of both species
 5 avoided power lines by at least a hundred meters,
 6 and Lesser Prairie-Chickens avoided one of the two
 7 highways by a hundred meters. The Prairie-Chickens
 8 crossed power lines less often than expected if
 9 birds moved randomly, but did not appear to perceive
 10 highways as a movement barrier.
 11 In addition, home ranges of Lesser
 12 Prairie-Chickens overlapped power lines less often
 13 than would be expected by chance placement of home
 14 ranges. This result was supported by kernel-density
 15 estimation of home ranges. It is likely that new
 16 power lines, and other tall structures such as wind
 17 turbines, will lead to avoidance of previously
 18 suitable habitat and will serve as a barrier to
 19 movement. These two factors will likely increase
 20 fragmentation in an already fragmented landscape if
 21 wind energy development continues.
 22 So one of the big pushes for wind energy
 23 is it's very green, no CO2 emissions. It's not very
 24 green when you're reducing the habitat of an almost

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1 endangered species, let alone all of the potential
 2 wildlife there. Potentially the reason why they
 3 didn't find any birds in that one study is all the
 4 birds were running for the hills to get away from
 5 them.
 6 One last thing. A new report came out
 7 from Wind Council for Nature. Peer-reviewed study
 8 shatters claim that wind turbines are safe. In a
 9 groundbreaking study at Pacific Hydro's Cape
 10 Bridgewater farm in the state of Victoria,
 11 Australia's leading acoustical engineer, Steven
 12 Cooper, found a unique infrasound pattern, which he
 13 had labeled wind turbine signature in previous
 14 studies, correlates with the occurrence and severity
 15 of symptoms of residents who have complained of
 16 often unbearable sensations. These include sleep
 17 disturbance, headaches, heart racing, pressure in
 18 the head, ears or chest as described by residents,
 19 symptoms generally known as wind turbine syndrome.
 20 The wind turbine signature cannot be detected using
 21 traditional measuring indices. Narrowband analysis
 22 must be used instead. He suggests that medical
 23 studies be conducted using these new measurements in
 24 order to determine the threshold of what is

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1 unacceptable in terms of sound pressure level.
 2 Another conclusion of this study is that
 3 the Danish method used for the measure of low
 4 frequency noise annoyance near wind farms is
 5 inadequate. So are the wind turbine noise standards
 6 applied to wind farms in Victoria, Australia, and
 7 New Zealand, known as the New Zealand standard.
 8 Just as inadequate are all other standards
 9 regulating annoyance near wind farms around the
 10 world. They simply do not take -- they simply do
 11 not take infrasound into account. And there's a
 12 list of doctors here. You know, there's about ten
 13 different doctors on the research study here.
 14 In closing, from a medical aspect,
 15 cortisol level is not -- it's just not healthy.
 16 It's just not healthy to cause the cortisol levels
 17 in anything to go up, okay? And for anyone to say
 18 that's wrong, then they need to make sure they have
 19 the right letters behind their last name. And mine
 20 says DVM. I'm a Doctor of Veterinarian Medicine.
 21 No, it's not an M.D., but we're veterinarians, so
 22 we're not simply just restricted to one species, we
 23 do them all. Thank you.
 24 **CHAIRMAN CORNALE:** ZBA have any questions?

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1 Anything? Just one question I had. Do humans have
 2 cortisol?
 3 **DR. BIECK:** Yes.
 4 **CHAIRMAN CORNALE:** Okay, I wasn't sure.
 5 **DR. BIECK:** Yes, all mammals are basically
 6 the same in that aspect.
 7 **CHAIRMAN CORNALE:** All right. Any units
 8 of local government out there? Nothing. Either one
 9 of you guys? Mr. Blazer, you don't have any?
 10 **MR. BLAZER:** No, sir.
 11 **CHAIRMAN CORNALE:** Mr. Luetkehans?
 12 **MR. LUETKEHANS:** No, sir.
 13 **CHAIRMAN CORNALE:** Nothing. Audience?
 14 Any questions from the audience?
 15 **MR. STEIDINGER:** I've got one. Brad
 16 Steidinger.
 17 QUESTIONS BY
 18 **MR. STEIDINGER:**
 19 Q. Mr. Bieck, you said you moved here in
 20 2009; is that correct?
 21 **A. August 2010.**
 22 Q. August of 2010, okay.
 23 **A. Yes.**
 24 Q. Were you aware of any discussion of wind

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1 turbines at that time?
 2 **A. Not at all.**
 3 Q. Would it have influenced your decision to
 4 move and to open or assume the practice -- I'm not
 5 sure whether you opened a practice or assumed one.
 6 Would that, knowing that then, influence your
 7 decision?
 8 **A. There's no way in you-know-what I would**
 9 **have bought Happy Tails if I knew we would have been**
 10 **surrounded by wind turbines.**
 11 **MR. STEIDINGER:** Thank you.
 12 **CHAIRMAN CORNALE:** Any other members from
 13 the audience have any questions? Yeah, I've got one
 14 back here.
 15 **MR. CAVAZOS:** Ambiro Cavazos, Strawn.
 16 QUESTIONS BY
 17 **MR. CAVAZOS:**
 18 Q. I guess I had a question with pheasants.
 19 **A. Yes.**
 20 Q. In your opinion, you're a veterinarian, if
 21 windmills were put up around a habitat, would that
 22 affect the pheasant population?
 23 **A. The pheasant and the prairie grouse are**
 24 **very similar from a bird standpoint. If the prairie**

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1 **grouse were going to avoid them, to me medical logic**
 2 **would say any other low-lying birds like pheasants,**
 3 **quail, yes, they would probably run for the hills,**
 4 **yes.**
 5 **MR. CAVAZOS:** Okay, thank you.
 6 **CHAIRMAN CORNALE:** Any other members of
 7 the audience have any questions for Dr. Bieck?
 8 Anybody? County staff, anything? Thank you.
 9 All right, at this time, I'd like to get
 10 Lance Yednock to come forward. I believe he's here
 11 this evening.
 12 Mr. Yednock, if you could please raise
 13 your right hand.
 14 (Lance Yednock was duly sworn.)
 15 **CHAIRMAN CORNALE:** Please state your name
 16 and address for our court reporter.
 17 **MR. YEDNOCK:** I'm Lance Yednock. It's
 18 spelled Y-E-D-N-O-C-K. I am from Champaign
 19 Street -- I'm sorry, Circle Drive in Ottawa,
 20 Illinois. I obviously can't speak about the values
 21 of homes or anything like that, I'm not an expert on
 22 that, but what I am is I represent construction
 23 workers, specifically heavy equipment operators.
 24 And I myself was on a few wind projects in LaSalle

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1 County, Living -- or Bureau County, Lee County over
 2 the years, especially during the recession, that was
 3 really good for a lot of us, and I only want to
 4 speak about some of the events in LaSalle County and
 5 my own personal experience on that and for members
 6 of my trade association.
 7 In general, I'll say this. I just took
 8 off the top of my head eight members of -- eight
 9 members of Livingston County who I worked with in
 10 2009 through let's say 2011 on a couple of wind
 11 projects north, and those eight, like I say, they
 12 live down here in Livingston County and I did a
 13 total of their hours on these projects. Some of
 14 them had a lot of hours, some of them had not quite
 15 as many, but in total, \$850,000 was their total
 16 wages and fringe benefits, et cetera, on a couple of
 17 those wind projects. Obviously it was a very large
 18 amount of money for the members of, you know, my
 19 trade association that worked there, and again I'm
 20 only speaking about the economics of it.
 21 It meant a lot to many of us up there
 22 because that was during the recession when they
 23 started building these, and it was really important
 24 for all of us because I was traveling myself

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1 personally to Michigan, to Iowa and Wisconsin to
 2 find work during that time. And many of your
 3 members that live down here, members I should say of
 4 my local that live down here, they were having to
 5 travel just as well as I was. I just live in
 6 LaSalle County to the north.
 7 Also, one or two of the contractors down
 8 here, they had some work on some of the wind farms,
 9 the Cayuga Ridge, his revenue himself was about
 10 \$400,000 on that one particular project, and it was
 11 a very small part of it and he has six or seven
 12 employees. And I might add that on a typical wind
 13 farm project, I was a -- what they call a steward on
 14 a couple of them, kind of responsible for making
 15 sure the guys do their job and all that on top of
 16 running machinery. I had I think about 45 to 50
 17 total operating engineers under me at that point,
 18 and there's about an equal number of ironworkers,
 19 equal number of laborers and electricians on those.
 20 They're very good projects for income for us, and,
 21 you know, we're proud of the work that we have done
 22 on those over the years.
 23 LaSalle County specifically, to more of
 24 the economics of them, they have 221 turbines up

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1 there. I spoke with some county officials. The
 2 fees alone up there for -- it was \$25 per linear
 3 foot and that came out to about 1 and-a-half to \$2
 4 million, somewhere in that area, for their fees, for
 5 just the permit fees. And obviously you guys all
 6 know that tax per megawatt hour, et cetera, et
 7 cetera, the tax assessor's office said that they
 8 bring in about \$3 million per year right now in
 9 total tax revenue. Now, that depends on what your
 10 tax rate is and what taxing body, you know, I'm not
 11 an expert on that, but that's what the tax
 12 assessor's office told me.
 13 And so I mean mainly I just wanted to get
 14 up here and say that another side of this is the
 15 income that is generated for local people, part of
 16 those eight people. There was more of them. But
 17 the pits and quarries, if they supply the rock for
 18 these projects, they might have a million tons of
 19 rock that go into, you know, some of the aggregates,
 20 and it's like a dollar -- we figure a dollar per ton
 21 of stone goes into the local economy or through --
 22 he was telling me through like the salaries and
 23 that, so there's a lot of added value.
 24 And I know the pits and quarries down here

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1 that I have members working at, I think Prairie has
 2 like 15 out of the 16 workers down there are from
 3 Livingston County, and of course the other
 4 gentleman's quarry, they're all from Livingston
 5 County, so there's a big contingent of Livingston
 6 County that will work down here.
 7 I know there was some questions that came
 8 up way back when we started these hearings. So to
 9 be fair, I wanted to point out some of that also,
 10 that the economics of it do matter to a lot of us
 11 that do that type of thing for a living. That's all
 12 I really have.
 13 **CHAIRMAN CORNALE:** All right. Do we have
 14 any questions for Mr. Yednock? Anything? Nothing,
 15 okay. Mr. Blazer, do you have any questions?
 16 **MR. BLAZER:** No, sir.
 17 **CHAIRMAN CORNALE:** All right, Mr.
 18 Luetkehans?
 19 **MR. LUETKEHANS:** Yeah, just a few.
 20 **QUESTIONS BY**
 21 **MR. LUETKEHANS:**
 22 Q. Thank you for coming, Mr. Yednock.
 23 **A. Sure.**
 24 Q. I just had a couple general questions. Do

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1 you have -- Local 150, is that who you're with?
 2 **A. Correct.**
 3 Q. Okay. Local 150 is a very large local as
 4 far as area of the state of Illinois, correct?
 5 **A. Correct.**
 6 Q. I know it goes up into the Chicago area.
 7 Do you know how -- can you give me an idea how big
 8 it is or what counties it covers, I mean, or area?
 9 Whatever is easiest for you, I'm not sure.
 10 **A. Yeah. Well, let's say the southern end**
 11 **here is Livingston -- Kankakee County, Livingston**
 12 **County, Putnam County, then it gets over into the**
 13 **Moline area, and just about everything there north,**
 14 **with a little carve out of Bureau County and Henry**
 15 **County, so just about everything here north and then**
 16 **we end into Indiana. And we divide that up into**
 17 **districts, geographical districts.**
 18 Q. Okay, but -- so pretty much I-80 north and
 19 then all the way down to Livingston and north from
 20 there.
 21 **A. Yes.**
 22 Q. With some exceptions, and I'm not trying
 23 to hold you to it.
 24 **A. Correct, yeah.**

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1 Q. You said you've worked in -- first of all,
 2 Ottawa is in LaSalle County, am I correct?
 3 **A. Correct.**
 4 Q. It's been a while, I apologize. You said
 5 you worked on wind turbines in numerous counties.
 6 **A. Yes.**
 7 Q. Could you --
 8 **A. LaSalle County I was on a project, Lee**
 9 **County and Bureau County.**
 10 Q. Okay. So for the Lee County and Bureau
 11 County projects, you still lived in Ottawa, correct?
 12 **A. Correct.**
 13 Q. And you traveled it daily I assume --
 14 **A. Yes.**
 15 Q. -- for each project and came home at
 16 night.
 17 **A. Correct.**
 18 Q. Your family still bought their groceries
 19 in the Ottawa area.
 20 **A. Sure.**
 21 Q. Okay. You said that eight members of the
 22 Livingston County part of Local 150 worked on a
 23 project with you over -- have worked on projects
 24 with you over the years.

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1 **A. Yeah, but that was off the top of my head**
 2 **that I could think of.**
 3 Q. There may be more. I'm not -- I'm just
 4 trying to set up --
 5 **A. Right, I understand.**
 6 Q. -- my next question.
 7 **A. Yes.**
 8 Q. And those projects, were those projects in
 9 LaSalle, Bureau and -- I forget the last one you
 10 told me.
 11 **A. Lee County.**
 12 Q. I apologize. So those Livingston County
 13 union people were traveling there by the day just
 14 like you did.
 15 **A. Absolutely.**
 16 Q. Okay. And I heard you say that the Cayuga
 17 Ridge project, one or two of the contractors for the
 18 project came from Livingston County I think you
 19 thought.
 20 **A. Repeat that, I'm sorry?**
 21 Q. And maybe I wrote this down wrong, so
 22 please, I'm not trying to put words in your mouth.
 23 On the Cayuga Ridge project, I believe you said that
 24 one or two of the contractors, the subcontractors

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1 worked -- were from Livingston County on that
 2 project.
 3 **A. Yeah, I know of one. There's probably**
 4 **more of them, but the one that I know the best, he**
 5 **had -- his company had some work on that, and I**
 6 **asked him, you know, about what his revenue stream**
 7 **was for the little bit he did there.**
 8 Q. Okay. So his contract amount was about
 9 400,000 you thought?
 10 **A. He thought that he had revenues in the**
 11 **area of \$400,000 just for his part. And it was kind**
 12 **of a smaller part he said, but he thought it was**
 13 **pretty good.**
 14 Q. Okay. But there were a lot more than --
 15 there were a number of contractors on that project,
 16 correct?
 17 **A. Yeah, there's tile, you know, there's tile**
 18 **contractors, there are road contractors, obviously**
 19 **there's some suppliers. In general, I'll say I**
 20 **worked for a construction contractor that did a lot**
 21 **of the work. We still -- they did the general and**
 22 **self performed, but they still subbed out some of**
 23 **the work, so it was the same situation that he was a**
 24 **subcontractor to a general contractor.**

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1 Q. And who did you work on that project for?
 2 A. **I worked for White Construction.**
 3 Q. And they're located in Indiana?
 4 A. **Yes.**
 5 Q. Okay. And you don't know whether
 6 Invenegy has sent out bid packets to anybody to
 7 general contract this project that is a Livingston
 8 County contractor, do you?
 9 A. **I wouldn't know.**
 10 Q. Okay.
 11 **MR. LUETKEHANS:** Thank you, Mr. Yednock, I
 12 really appreciate it.
 13 A. **Sure.**
 14 **CHAIRMAN CORNALE:** All right, any members
 15 from the audience have any questions for Mr.
 16 Yednock? Anybody out there with questions?
 17 **MR. HAYES:** John Hayes.
 18 **QUESTIONS BY**
 19 **MR. HAYES:**
 20 Q. Just a couple quick questions.
 21 A. **Sure.**
 22 Q. Do you know personally these people that
 23 you're referring to? I mean do you know like where
 24 they live, know their names?

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1 A. **Yeah, there's a couple of them here**
 2 **tonight that are here with us and I knew -- I knew**
 3 **all of them. Going through my list here of the**
 4 **guys, yeah, I know all of them.**
 5 Q. Okay. Of these people, how many of them
 6 live in a wind farm?
 7 A. **Well, let's see. Live in a wind farm?**
 8 Q. Yeah, that live, let's say, within a
 9 quarter mile of a turbine.
 10 A. **I couldn't answer that. I'm not sure. I**
 11 **know they're from -- spread around this area, over**
 12 **to Pontiac, even towards Flanagan. I see a couple**
 13 **from there. So I would be -- I wouldn't be telling**
 14 **the truth if I told you exactly where they lived at**
 15 **because I don't know exactly where or how close they**
 16 **are.**
 17 Q. Do you know of any that do not live in a
 18 wind farm?
 19 A. **There are probably at least two or three**
 20 **on my list here of your -- of Livingston County guys**
 21 **that live in Pontiac proper I'll say.**
 22 Q. Okay.
 23 **MR. HAYES:** Well, thank you.
 24 A. **You're welcome.**

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1 **CHAIRMAN CORNALE:** Anybody else have any
 2 questions for Mr. Yednock? County staff? Counsel?
 3 Nothing? All right, thank you.
 4 A. **Okay, thank you.**
 5 **CHAIRMAN CORNALE:** All right, at this time
 6 I would like to call Ambiro Cavazos. He was already
 7 up once. Call him up.
 8 Mr. Cavazos, please raise your right hand.
 9 (Ambiro Cavazos was duly affirmed.)
 10 **CHAIRMAN CORNALE:** All right, please state
 11 your name and address for our court reporter and
 12 give her the spelling again.
 13 **MR. CAVAZOS:** Okay, Ambiro Cavazos,
 14 Strawn, rural Strawn. A-M-B-I-R-O, C-A-V-A-Z-O-S.
 15 Okay. Well, this won't be too long.
 16 Basically I want to talk about experiences I had
 17 going up to Odell. I've been there three times.
 18 And just wanted to say I was -- really had no
 19 opinions on windmills either way, and I do now
 20 obviously, you know. It's only from my experience.
 21 I want to talk about wind turbine
 22 syndrome, I guess basically my experience. And I
 23 just first want to say, too, that I was very
 24 skeptical about it. I did hear of some people that

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1 had some effects from it. And later on I found out
 2 that there will be a windmill about a quarter mile
 3 from my home. Now, it's a little bit further. I
 4 think it changed now. And I have another one about
 5 half a mile and I think four others within a mile
 6 and a half.
 7 So I guess I went up to Odell just to see
 8 what it would be like to be around these windmills.
 9 And I took -- it was me, my wife and my mother and
 10 my three little girls. The adults knew why we were
 11 going and the children didn't. We were just -- we
 12 were just on a road trip.
 13 Anyways, I'll get to the point. I'm here
 14 to say that there are effects from these windmills.
 15 I'm one of them that is affected by them. Could
 16 tell you all the effects and it might not matter. I
 17 guess what matters is it is real, and because it's
 18 new doesn't mean it's not real. You know, people I
 19 think are skeptical and rightfully so.
 20 I am more concerned about my children.
 21 One of my little girls did talk about feeling --
 22 basically she said her brain felt mushy, that was
 23 her way of explaining it, and it kind of made sense
 24 to me because I was feeling something similar that

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1 day. That was just the first day. I didn't take --
 2 I didn't take them the second time I went. I did
 3 take them the third time.
 4 Children have no voice in any of this, you
 5 know. I was reluctant to speak, but I am speaking
 6 for my children and for anyone else who has
 7 children. And as the doctor said earlier, what
 8 about the babies who don't have a voice, you know.
 9 People might find out they have a fussy baby and
 10 don't know why. That's my concern. I don't know if
 11 that's going to happen or not.
 12 You know, I've heard of people abandoning
 13 their homes, and I'm here to say I have a home that
 14 is going to be in the footprint of this Invenergy
 15 project. And I'm not going to give up, I'm not just
 16 going to abandon my home, but I will say that I'd
 17 leave for my children's health. If they are
 18 complaining to me about health problems, I would
 19 have to do something different. I don't want to
 20 move from my house, I've been there almost five
 21 years now, I've been in the area 14 years, and I
 22 just want to ask everyone, who really wants to leave
 23 their home? Nobody does, you know.
 24 And I recently found out -- I don't do

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1 just a lot of study on where the windmills are going
 2 to be located, and I guess I was kind of selfish.
 3 When I found out it was going to be near me is when
 4 I really took notice. I found out there's going to
 5 be some windmills close to the school in Forrest
 6 which my girls will attend and probably a lot of
 7 people here too, and I'm not sure exactly how far.
 8 It was around a mile I think is what it is. And to
 9 me, that's pretty serious because I know this is
 10 real.
 11 If I had a choice to move into an area
 12 with windmills or without, and this is not because
 13 of something Mr. Steidinger said or anybody else, I
 14 will not move into an area with windmills. Not on
 15 purpose.
 16 Without giving all the details on my three
 17 experiences, you know, pressure in the head, in my
 18 ears, headaches and things like that, I mean you can
 19 ask anything you want and I'll tell you, but when it
 20 pertains to this application, I feel -- I feel that
 21 this application is in violation of the Standards of
 22 Special Use. No. 2 on the Standards of Special Use
 23 states that the application will not be detrimental
 24 to or endanger the public health, safety, morals,

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1 comfort or general welfare. And I know -- due to my
 2 experience, I know that it will.
 3 And No. 5 in the Standards of Special Use
 4 states that the application will not be injurious to
 5 the use and enjoyment of other property in the
 6 immediate vicinity for the uses already permitted or
 7 substantially reduce the value of neighboring
 8 property. From what I understand, it will.
 9 And No. 6 in the Standards of Special Use
 10 states that the application will not impede growth,
 11 development and improvement of surrounding
 12 properties for those uses permitted in the zoning
 13 district. If my property values are reduced, it
 14 could keep me from making improvements or doing any
 15 expansion of my property. Therefore, again, I
 16 believe this application is in violation of the
 17 Standards of Special Use.
 18 If permitted, my health and the health of
 19 my family would be in jeopardy. My property values
 20 are almost certainly to be reduced, which can cause
 21 undue financial stress. We may not be able to enjoy
 22 our property as we do now due to the adverse health
 23 effects, nuisance, noise and flicker. If permitted,
 24 this development will impede potential growth and

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1 improvements to my property as any changes would
 2 need to consider the impacts of the neighboring
 3 turbines.
 4 In my opinion, the special use will
 5 substantially, potentially and permanently injure
 6 the appropriate use of my property and will most
 7 likely be detrimental to my family, convenience and
 8 welfare. I respectfully request that you consider
 9 these violations when you make your recommendations
 10 to the county board. Thank you very much.
 11 **CHAIRMAN CORNALE:** Thank you, Mr. Cavazos.
 12 Do we have any questions? Anybody from the ZBA?
 13 All right. Units of local government, any questions
 14 for Mr. Cavazos? All right. Mr. Blazer?
 15 **MR. BLAZER:** No, sir.
 16 **CHAIRMAN CORNALE:** All right. Mr.
 17 Luetkehans?
 18 **MR. LUETKEHANS:** Yeah.
 19 **QUESTIONS BY**
 20 **MR. LUETKEHANS:**
 21 Q. How old are your daughters, Ambiro?
 22 **A. My oldest is 11 and I have two**
 23 **nine-year-old twins.**
 24 Q. And which one of the three said that she

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1 was -- her brain was feeling mushy?
 2 **A. My 11-year-old.**
 3 Q. Okay. And you did not give her any more
 4 information about the reason for going to this wind
 5 farm, et cetera, than you did the two
 6 nine-year-olds?
 7 **A. No, they knew nothing.**
 8 Q. And the two nine-years-olds did not
 9 mention that they had any problems?
 10 **A. No. Actually my wife, my mother and my**
 11 **two nine-years-olds didn't say they had no -- no**
 12 **effects from it.**
 13 **MR. LUETKEHANS:** Okay, thank you.
 14 Appreciate it.
 15 **CHAIRMAN CORNALE:** Anybody from the
 16 audience have any questions for Mr. Cavazos? Any
 17 questions out there? Anybody? County staff?
 18 County counsel, anything? Thank you, Mr. Cavazos.
 19 **MR. CAVAZOS:** Thank you.
 20 **CHAIRMAN CORNALE:** All right, at this time
 21 is Dan Betts here this evening? Dan Betts. Dan
 22 Betts. Going once --
 23 **MR. BLAZER:** We understand he had some car
 24 trouble, Mr. Chairman.

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1 **CHAIRMAN CORNALE:** All right. Patrick
 2 Harms. Patrick Harms, are you here this evening?
 3 **MR. PATRICK HARMS:** I'm Patrick Harms.
 4 **CHAIRMAN CORNALE:** All right, Mr. Harms,
 5 hold on. Can you please raise your right hand?
 6 (Patrick Harms was duly sworn.)
 7 **CHAIRMAN CORNALE:** All right. Please
 8 state your name and address for our court reporter.
 9 **MR. PATRICK HARMS:** Patrick Harms,
 10 Forrest, 26596 East 1000 North Road.
 11 I'm a landowner. I own and operate ground
 12 in the townships of Forrest, Charlotte, Pleasant
 13 Ridge, Avoca, Odell, Esmen and Union Township. I
 14 got the opportunity at a young age to be able to
 15 farm with my dad, be on the tractors, combines,
 16 equipment at a very young age, and have a major
 17 passion for farming and expanding my operation.
 18 My young son Cole, he's seven years old,
 19 he was combining this fall with me, we were doing
 20 beans and we were dumping on the wagon and he goes,
 21 you know, "Dad, why is that sign in the white window
 22 with your name on it?" And I said, you know, keeps
 23 the elevators keeping the farms separate as we take
 24 it in. We make a few more rounds in the field and

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1 he goes, "Dad, boy, I'd like to have my name on that
 2 sheet some day." Makes me proud that my dad, his
 3 dad, myself and my kids maybe want to farm down the
 4 road.
 5 In 1984 I bought my first piece of
 6 property, and on that piece of property, it used to
 7 be that there'd be realtor signs out in front of
 8 them. And then about two or three of them that I
 9 bought had them realtor signs on it. My point is
 10 people had opportunities to buy ground and do what
 11 they want with it.
 12 I drove this fall around and I seen these
 13 signs around that have "our land" on it. You know,
 14 that's nice for people to say, but on my property, I
 15 pay the principal and interest payments, I pay my
 16 property taxes, you know, it's mine and my family's
 17 ground.
 18 I've got four kids in Prairie Central. I
 19 got one in eighth grade, one in sixth grade, and I
 20 got twins in the second grade. On an average of
 21 them, straight A's. Two of them right now have B's,
 22 but the rest are straight A's. I owe this to the
 23 Prairie Central teachers. They're fantastic. I
 24 can't say enough about Meadowbrook and the kids that

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1 I have in the lower end, you know, area. They're
 2 going into high school next year, so we'll see how
 3 that goes.
 4 But I've got a little -- I've got a
 5 daughter that's seven and she was diagnosed with
 6 autism. And I got to say we went in, it was one of
 7 the first meetings in Pontiac, the next day we went
 8 into it. And it consists of the homeroom teacher,
 9 the principal in Meadowbrook, a speech therapist and
 10 a lady out of Heartland that helps with special
 11 needs kids. And the passion that these people have,
 12 it just goes up. I couldn't be prouder of being
 13 involved with Prairie Central schools. You know,
 14 our teachers, they're really amazing how they really
 15 care. And it was a good situation for us because
 16 she graduated. At that time they were going to keep
 17 an eye on her. But I'll get to my point on some of
 18 this stuff here in a second.
 19 The extra money that somebody can bring
 20 into the area, you know, an art -- you know, people
 21 don't think school things can get cut. Well, our
 22 art, you know, art in Meadowbrook has been cut. You
 23 know, the extracurricular activities, music, band,
 24 marching band, depends upon community, you know,

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1 cooperation and sponsors. You know, I've got band,
 2 you know, things that people, you know, donate a lot
 3 of money to, you know, to keep them going. And I'll
 4 say our music programs are fantastic. If people
 5 went to them and heard the band play and our music,
 6 it's fantastic. You know, the teachers are great.
 7 I went to the Prairie Central spaghetti
 8 supper the other night, that donations went to the
 9 band and chorus, you know, so they could go out and
 10 do some other things, expand their things. And, you
 11 know, they sang the national anthem, the band
 12 played, you know, did a fantastic job, just a great
 13 job. And, you know, what can we do in the future
 14 with that?
 15 Singing. You know, I hate to see some of
 16 these programs get cut out. You know, we sing in
 17 church, there's musical instruments played in
 18 church, in ours anyway, I'm not saying about
 19 everybody's church, I don't want to get into
 20 religion please, but in our church, you know, we do
 21 do it and people do it. It's a neat thing.
 22 You know, a gentleman brought up here a
 23 few nights ago, you know, up north the average
 24 income for a household was \$178,000. For Livingston

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1 County, an average was 58 -- \$53,000 per household.
 2 You know -- and I'll get back to that point in a
 3 second too.
 4 Prairie Central district, you know, our
 5 schools, 2014-'15, got this from the newsletter at
 6 the beginning, not myself but my wife pulled it off
 7 the Internet, 2,153 students registered at school.
 8 969 are low income. 45 percent of the people, you
 9 know, are low income in our area. No matter what,
 10 if you're for windmills or not, if you don't think
 11 there's issues -- it opened my eyes. And I would
 12 have never looked into this stuff if it wasn't for
 13 the windmill company coming in, but we do have
 14 issues in our area. You know, it saddens my heart
 15 that we have that many people on low income.
 16 You know, the teachers' contracts, they're
 17 coming up this year. You know, there's going to be
 18 things with the schools that people are going to do,
 19 want more money, just like I do selling my crops,
 20 and I understand that, so the school is going to
 21 have to bring in some more money.
 22 And at one of the meetings here, the
 23 picture was in the Fairbury Blade of the zoning, and
 24 then they had Prairie Central district \$4.3 million

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1 for a bond. And the only reason I'm bringing the
 2 bond up, a gentleman came and said, boy, they don't
 3 need your windmills, you know, the bills will be
 4 paid with the bond. Well, if I understand right,
 5 from -- the bonds are paying the existing bills, you
 6 know. There are not more out there. We expanded it
 7 through and we're already starting to pay for that.
 8 He didn't even realize that it was basically a loan.
 9 A bond's a loan and we got to pay them, you know,
 10 the taxpayers. So just another issue, you know.
 11 You know, I've brought this because
 12 there's people that know that me and my family's for
 13 it. They came to me and said why aren't more people
 14 speaking out, because there's 30,000 acres that
 15 signed up for this program that people are committed
 16 to it, you know, and there's X amount of people
 17 against it I understand, but there is people for it.
 18 I got some instances that I've talked to people that
 19 the reason they haven't, people have talked to them
 20 and pushed them away from it and don't want to talk.
 21 So that's their prerogative. You know, it's too bad
 22 it's got to be that way, but it is.
 23 I want to wrap up because I want to keep
 24 it short, everybody's sick of these meetings too,

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1 but, you know, I think this is a good opportunity
 2 for a lot of people. I know there's issues that
 3 need to be talked about and -- but the doctor just a
 4 couple minutes ago that talked, you know, I'd like
 5 to say, you know, for myself, during the day or
 6 evening I poke my wife around quite a bit, and I
 7 tell you, you know, she always says she's got a
 8 headache. So, you know, very interesting, you know,
 9 you can't get your cha-cha when you want it. But
 10 anyway I'm done. Thanks.
 11 **CHAIRMAN CORNALE:** Any questions for the
 12 ZBA?
 13 **QUESTIONS BY**
 14 **MS. IVERSON:**
 15 Q. Mr. Harms, 45 percent of the people that
 16 are low income will still be low income even if the
 17 windmills come in, correct?
 18 A. Yes.
 19 Q. They won't be the ones earning the money
 20 from the wind company.
 21 A. No, but the taxpayers are going to help
 22 pay that because they help pay for the low income
 23 people.
 24 Q. It's still not going to benefit them,

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1 their income. It's going to benefit the school;
 2 it's not going to benefit the families.
 3 **A. You know, but still, what I'm coming from**
 4 **with there -- I understand where you're coming from,**
 5 **but for extra income, it's going to help pay for**
 6 **their meals and stuff. The taxpayer pays for it,**
 7 **no?**
 8 Q. Well, they're going to pay for it one way
 9 or the other whether the wind power is coming or
 10 not, correct?
 11 **A. I guess you're right, yeah.**
 12 **CHAIRMAN CORNALE:** Any other questions
 13 from the ZBA?
 14 **QUESTIONS BY**
 15 **MR. VITZTHUM:**
 16 Q. Mr. Harms, do you live next to any of
 17 these wind turbines?
 18 **A. Yes. I'm not -- I'm not -- we did sign up**
 19 **our home where it is on our piece of property, but**
 20 **approximately -- and I don't know the exact footage,**
 21 **I didn't do the research on it, but it's north of**
 22 **us. I can't say the definite figure, but it's the**
 23 **neighbor right across the road that's getting them,**
 24 **and they're around us on the other side too.**

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1 Q. Will you have any on the ground you own?
 2 **A. Ground I own? Yes.**
 3 Q. So you do have something to lose if they
 4 don't come through.
 5 **A. Yes, I've got a --**
 6 Q. And you --
 7 **A. -- potential four turbines, yes.**
 8 Q. Earlier you talked about owning your
 9 ground and the pride of owning it and everything
 10 else. So how do you feel about a person that only
 11 owns a house and five acres that has no say-so where
 12 they come in? And that's their same pride and
 13 they've got their livelihood in that also. Am I
 14 correct?
 15 **A. Yeah, there's no doubt about it.**
 16 Q. And really they don't have much to say
 17 about this if you want to put one up or Joe Blow
 18 wants to or whoever outside of going to the meeting
 19 and voicing their opinion. Am I correct?
 20 **A. Yes.**
 21 Q. And you would lose a certain amount of
 22 percentage if they did not go through, you did not
 23 have the wind towers, correct?
 24 **A. Right.**

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1 Q. But if they could not live in their house,
 2 they could lose everything they have. Am I correct?
 3 **A. If they can't live in their house --**
 4 Q. If the turbines bother them the way some
 5 people have talked about and they have to move out,
 6 basically they're losing what they've worked for,
 7 everything they have, everything they worked for.
 8 **A. I don't get -- you're saying like the**
 9 **turbines are going to tear the house up --**
 10 Q. No.
 11 **A. -- or just people moving out?**
 12 Q. If they had to move out, they could not
 13 stand it, they're basically losing what they worked
 14 for. Am I correct?
 15 **A. Yes, I guess so.**
 16 **MR. VITZTHUM:** That's the only question I
 17 had. Thank you.
 18 **CHAIRMAN CORNALE:** Units of local
 19 government out there?
 20 **MR. MARK SLAGEL:** I do.
 21 **CHAIRMAN CORNALE:** Again, please identify
 22 yourself and the unit of local government you
 23 represent.
 24 **MR. MARK SLAGEL:** Mark Slagel, Prairie

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1 Central School Board.
 2 **QUESTIONS BY**
 3 **MR. MARK SLAGEL:**
 4 Q. Are you aware that the reason that we are
 5 in the financial shape we are is because of the
 6 State of Illinois?
 7 **A. So the State of Illinois?**
 8 Q. Because of the State of Illinois is the
 9 reason we're in the shape we're in.
 10 **A. Okay.**
 11 Q. And with some of these studies we've seen,
 12 that if our assessed values drop, that we could be
 13 more dependent on the state for our income?
 14 **A. Okay.**
 15 Q. And so could you explain how that's going
 16 to help add all these programs that, you know, they
 17 cut if we're more dependent on the state and we're
 18 relying on them right now?
 19 **A. Because you're saying -- as a school board**
 20 **member right now, you're saying that -- are they up**
 21 **on all their payments then, too, is that what you're**
 22 **saying? So they're up --**
 23 Q. I'm asking you the question, if you're
 24 aware that the reason we're in the shape we're in is

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1 because of the lack of funds from the State of
 2 Illinois?
 3 **A. No, I guess not, you know. That the**
 4 **state's not keeping up with their payments I guess**
 5 **is what you're saying.**
 6 Q. Yes, I just wondered if you were aware of
 7 that.
 8 **A. Okay.**
 9 **MR. MARK SLAGEL:** Okay, no more questions.
 10 **CHAIRMAN CORNALE:** All right. Mr. Blazer,
 11 do you have any questions?
 12 **MR. BLAZER:** No, sir.
 13 **CHAIRMAN CORNALE:** Mr. Luetkehans, any
 14 questions?
 15 **MR. LUETKEHANS:** No, sir.
 16 **CHAIRMAN CORNALE:** All right. Any other
 17 members from the audience have any questions?
 18 Please state your name for the record.
 19 **MR. BOOMGARDEN:** David Boomgarden,
 20 Chatsworth, Illinois.
 21 QUESTIONS BY
 22 **MR. BOOMGARDEN:**
 23 Q. Good evening, Patrick.
 24 **A. Okay, hello.**

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1 Q. You mentioned a little bit about your son
 2 and how he wanted to farm, and then you own quite a
 3 bit of farmland I think, wouldn't you say?
 4 **A. Yes.**
 5 Q. And you have made the decision to put wind
 6 towers on your farm.
 7 **A. Proposed to, yes.**
 8 Q. Proposed to. So you went through some
 9 kind of evaluation to decide whether there was a
 10 benefit to you or not --
 11 **A. Yes.**
 12 Q. -- is that right? Could you explain some
 13 of the things that you looked at as to whether or
 14 not it was a benefit or not in your mind?
 15 **A. Right. I would say what we looked at**
 16 **first, you know, for myself is a financial**
 17 **situation, no doubt about it. You know, three,**
 18 **three fifty corn. You know, I bought a lot of**
 19 **property at some higher dollar prices, you know,**
 20 **9,000. That's my doing, nobody else's, you know,**
 21 **but the extra income sure would help when farming is**
 22 **a -- a tough industry is what it is. It's like an**
 23 **example is a guy went to a meeting the other day and**
 24 **they used to call agriculture a family business and**

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1 **now it's called agribusiness. You know, it's sad**
 2 **that that's the way it's going, but agribusiness is**
 3 **where we're at.**
 4 Q. So you're saying, then, that the financial
 5 payment from Invenergy was a positive for you, one
 6 of the positive things that --
 7 **A. One of my factors for making my decision,**
 8 **yes.**
 9 Q. Right. And did you find some -- did you
 10 look and consider some of the potential negative
 11 impacts on your farm?
 12 **A. There is some things we've got to work on**
 13 **there's no doubt, you know.**
 14 Q. Would one of those -- would one of those
 15 be drainage potential?
 16 **A. There's no doubt about it, no doubt about**
 17 **it. You're going to have to be out there watching**
 18 **and taking care of it and hope the people that get**
 19 **the bid -- I know some other area people had -- one**
 20 **of our area tile people bought some tile in one of**
 21 **the programs that were around, so --**
 22 Q. Well, excuse me, what about tile that are
 23 going to be crushed by the crane that you can't
 24 identify, have you -- did you consider that?

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1 **A. Well, in talking to the people, that, you**
 2 **know, they'll come back and fix it, you know. I**
 3 **know --**
 4 Q. How would you identify it if they're just
 5 driving over it and they're crushing it and, you
 6 know, there is no water flow in it at that time?
 7 You don't have any way of knowing that it was
 8 crushed.
 9 **A. You're saying down the road, if there's an**
 10 **issue down the road?**
 11 Q. Yes.
 12 **A. You know, I farm by the Vermilion River,**
 13 **we're fixing tile all the time, but, you know, I'm**
 14 **not going to leave it sit, I want to fix it, so --**
 15 **and probably with the added money, maybe we'll start**
 16 **tiling all our farms --**
 17 Q. So you would use some of the money from
 18 Invenergy's payments, then, to make those repairs?
 19 **A. I'm hoping that they're going to come in**
 20 **and fix them.**
 21 Q. But they would be -- they would be
 22 reimbursing you --
 23 **A. One way or the other.**
 24 Q. -- hopefully. Okay, all right, but you

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1 have a lot of drainage on your farms; is that right?
 2 **A. Yes.**
 3 Q. And some of that drainage is mutual aid
 4 tile that crosses from an upstream property, right?
 5 **A. Some of it, yeah.**
 6 Q. Well, now what about that producer? How
 7 is he going to get compensated for damage on the
 8 tile that's on your property if it's affecting the
 9 drainage on his property if he's not a participant
 10 on the wind farm?
 11 **A. Well, I would say probably on the tile**
 12 **part of it it's going to become my problem first.**
 13 **If where the tile breaks and it starts backing up,**
 14 **I'm going to want to fix that as fast as I can so**
 15 **I'm not hurting other people up the road or not.**
 16 Q. But if there is damage up there, how would
 17 they be compensated?
 18 **A. What?**
 19 Q. In other words, if that -- if your tile
 20 collapses and your upstream landowner had a pothole
 21 there with a drainage inlet on it -- you're familiar
 22 with that I'm sure.
 23 **A. Right, yeah.**
 24 Q. And your tile plugged up and -- because of

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1 the crossing of the crane, and the pothole on your
 2 neighbor filled up with water and drowned his crop.
 3 He definitely would have damages; is that correct?
 4 **A. Well, I'd hope I can fix it before the**
 5 **problem would be there, but I guess it could happen.**
 6 Q. It could.
 7 **A. It could.**
 8 Q. In two days time, it could drown the crop
 9 out, right?
 10 **A. Yeah. Well, we farm 800 acres -- there's**
 11 **a lot of acreage by the Vermilion River where when**
 12 **we get five inches of rain, we got 8, 900 acres**
 13 **underwater three or four feet deep.**
 14 Q. But the example I was giving on mutual aid
 15 tile, that would affect the upstream land.
 16 **A. I -- I guess it could, yeah.**
 17 Q. Okay. What about was another concern you
 18 looked at of aerial spraying? Did you look at some
 19 of the increased cost maybe by having wind farms in
 20 your -- on your property?
 21 **A. I don't think it's that big a difference**
 22 **talking to FS because there's turbines on some of**
 23 **the ground in Odell and they're not charging any**
 24 **difference at this time. Maybe they will be with**

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1 **more, but at this time, no.**
 2 Q. But would you think that the -- another
 3 landowner that wasn't participating that had to pay
 4 an additional amount of money, do you think he would
 5 be comp -- should be compensated in some way?
 6 **A. That he doesn't have a turbine on it?**
 7 Q. Yeah.
 8 **A. I don't think -- I don't think they'll**
 9 **charge anything if they don't have a turbine on it,**
 10 **no. There won't be any price difference --**
 11 Q. But that --
 12 **A. -- I wouldn't think.**
 13 Q. -- the adjacent property could be closer
 14 to the turbine than some of your property that the
 15 turbine is on; is that right?
 16 **A. So your opinion. Yeah, I guess so.**
 17 Q. So there would be no -- you know, you're
 18 getting reimbursed a large amount of money for
 19 putting that tower up. You can handle some
 20 additional costs for wind spraying or aerial
 21 spraying and you can pay it from the amount of
 22 revenue that you're getting from Invenergy; is that
 23 correct?
 24 **A. Yeah, but I don't understand. A person**

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1 **without a turbine, they're not going to up the price**
 2 **to spray that I guess. I don't -- I don't get it.**
 3 Q. Well, if there's turbines in an area and a
 4 person only owns 40 acres --
 5 **A. Right.**
 6 Q. -- and there's turbines completely around
 7 it --
 8 **A. Okay.**
 9 Q. -- those turbines will affect the --
 10 **A. I've talked to a couple farmers up by**
 11 **Odell that have ground, and they said their aerial**
 12 **fees did not go up at this time. I'm not saying**
 13 **they won't.**
 14 Q. But my example was, if they did, how would
 15 those other people be compensated in your opinion?
 16 **A. Well, you know, they probably wouldn't be.**
 17 Q. They wouldn't be?
 18 **A. Right. I would guess. I don't know.**
 19 Q. Okay.
 20 **MR. BOOMGARDEN:** No other questions.
 21 Thank you.
 22 **CHAIRMAN CORNALE:** Any other questions
 23 from the public? Anybody else? Please state your
 24 name and address for our --

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1 **MR. GILLETT:** Warren Gillett, Fairbury,
 2 Illinois.
 3 **CHAIRMAN CORNALE:** Thank you.
 4 **QUESTIONS BY**
 5 **MR. GILLETT:**
 6 Q. Patrick, I just wondered, you talked about
 7 low income, 45 percent. How many low income people
 8 do you have working for you?
 9 **A. None.**
 10 Q. Would you share with us your average
 11 amount of --
 12 **A. That I know of, I'm sorry.**
 13 Q. Okay, thank you. Would you share with us
 14 your average hourly rate of pay roughly?
 15 **CHAIRMAN CORNALE:** Yeah, hold on.
 16 **MR. GILLETT:** No? Can't do that?
 17 **CHAIRMAN CORNALE:** Not relevant.
 18 **MR. GILLETT:** Okay, thank you.
 19 **CHAIRMAN CORNALE:** Anybody else, questions
 20 for Mr. Harms? County staff? Counsel? All right.
 21 Thank you, Mr. Harms. Did we have anything else?
 22 No? Okay, thank you, Mr. Harms.
 23 All right, Donald Harms. All right, Mr.
 24 Harms, could you please raise your right hand?

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1 (Donald Harms was duly sworn.)
 2 **CHAIRMAN CORNALE:** All right, please state
 3 your name and address for our court reporter.
 4 **MR. DONALD HARMS:** Donald Harms, Fairbury,
 5 Illinois. Duke is my nickname.
 6 **CHAIRMAN CORNALE:** You're going to have to
 7 speak into the microphone, Mr. Harms.
 8 **MR. DONALD HARMS:** Excuse me, Donald
 9 Harms, Fairbury. Duke is my middle name. I mean
 10 nickname, excuse me.
 11 First, I'd just like to make one point on
 12 the noise issue. My granddaughter Megan and her
 13 husband just recently several months ago moved up to
 14 Midway Airport, and recently I just asked her, "How
 15 do you stand the noise of the jets taking off?" And
 16 her reply to me was, "After you're here a while, you
 17 don't even notice it."
 18 And on the illness issue, my wife missed a
 19 year -- her eighth grade year in grade school, she
 20 missed that with pneumonia, and about 20 years later
 21 she had most of one lung removed, and after that it
 22 was her appendix, and a couple years later it was a
 23 melanoma the size of a silver dollar and -- excuse
 24 me, and later she got -- she became dizzy, top heavy

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1 and became weak. And after diagnosing her and so
 2 forth, she had a nonmalignant brain tumor. And the
 3 last few months ago, she went and got checked again,
 4 and she had a heart -- a valve in her heart that was
 5 leaking. My point is this. If we live near a wind
 6 farm, the people that are opposed to wind farms
 7 would say it's the turbines that are causing that
 8 problem.
 9 My pet project is education. It always
 10 has been since my first child was born and it will
 11 be to the day I die. I served 15 years on the first
 12 Forrest-Strawn-Wing Board of Education. I have
 13 eight children, seven finished college, one of them
 14 a two year program. I've got 21 grandchildren, 6,
 15 7 -- or, excuse me, 16 graduated from college, one
 16 is in college, and Patrick's four are still in
 17 junior high and grade school.
 18 At one of the first meetings, when I was
 19 leaving I heard a group of people talking and I
 20 heard someone say it's only money. And so -- but,
 21 folks, I'm telling you this is a lot of money, and
 22 what I'm telling you today is going to be facts.
 23 I know the assessor's office and I talked
 24 to him and asked him if he could come up with some

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1 figures for me that would -- that I could repeat
 2 that was fairly accurate and so forth, and this is
 3 what he told me. It's information provided from the
 4 county assessor's office. The information presented
 5 is an estimate because the levy has not been set.
 6 The figures may be higher or lower.
 7 The income assumes 136 towers. 136
 8 towers, the Prairie Central Unit 8 is going to
 9 receive approximately \$1,633,254 a year the first
 10 year. Forrest Fire District, 70 towers, it's going
 11 to receive \$67,994. The Forrest Library, 73 towers,
 12 \$56,187. 40 towers, Pleasant Ridge Township,
 13 \$52,750. After the Blade -- after my article came
 14 out in the Blade, one of the opponents came over to
 15 me and said, "How in the world is Pleasant Ridge
 16 Township ever going to spend a thousand dollars a
 17 week?" Well, folks, that's a pretty good -- that's
 18 a pretty good problem to have.
 19 Rural SELCAS, the entire wind farm, 136
 20 towers, \$18,860. Livingston County, 136 towers --
 21 136 towers, \$396,914. Multi townships, 70 towers,
 22 \$57,061. 136 towers, Parkland Community College,
 23 \$176,143. Fayette Township is a half a township, 70
 24 towers, will get \$7788. The PC bond, the Prairie

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1 Central and Chenoa bond and the Vermilion River
 2 outlet drainage district is not on here. He only
 3 gave me nine -- nine taxing bodies. Not taxing
 4 bodies but revenue coming in to them.
 5 The income to landowners. They have a
 6 contract of 25 years with an additional ten year
 7 option. 30,000 acres is committed at \$25 an acre.
 8 That's \$750,000 a year every year. I put 130
 9 turbines on there because I heard that at one time,
 10 but it should have been 136. But I'm still using
 11 130 turbines at approximately \$8,000 average per
 12 turbine. That includes the road and the underground
 13 wire that goes to it. That's another million forty
 14 thousand dollars.
 15 We would receive -- anyone getting a
 16 turbine would receive a one-time construction
 17 start-up of \$10,000 per turbine. That would be a
 18 one-time deal of \$1,300,000. The transmission line
 19 is approximately just over 9 miles in length and
 20 every landowner along that route to receive \$2,000
 21 per pole, which is an estimate of 64 poles, results
 22 in a yearly income of \$128,000.
 23 Back to the Prairie Central School
 24 District. The first year they're going to -- they

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1 would receive \$1,670,000. The second year what I
 2 understand is that the state will depreciate that or
 3 cut about a million dollars off of that, but you
 4 would still be netting 600 and some thousand dollars
 5 over and beyond what they're getting now.
 6 The towers. They depreciate 4 percent a
 7 year, so that would be going down some, the income
 8 from that. But then Invenergy would increase 2
 9 percent a year over COLA, whichever is the most,
 10 cost of living expense, whichever is the largest, so
 11 there's going to be about a 2 percent differential.
 12 One of the ladies had an article in the
 13 Fairbury Blade. She talked about pressure and hoped
 14 that we wouldn't put pressure on the boards before
 15 they learned all the facts and the problems with
 16 this thing. And I'm going to present this.
 17 When I heard what the school board was
 18 going to -- the revenue was going to come into that,
 19 I went home and I said to my wife the school board
 20 has got to be doing cartwheels getting this kind of
 21 revenue coming in every year, and yet they stayed
 22 neutral. I'd like to know why in the world or how a
 23 group of people can put pressure on an individual
 24 could put pressure on a board to keep them from

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1 doing the job that they were elected to do. When I
 2 ran on the school board, I ran on the platform that
 3 I was going to do the very -- provide the very best
 4 education for the students with the money we had to
 5 spend, and I would have thought these people should
 6 have ran on the same platform.
 7 I went to the -- I went to the
 8 superintendent, I wanted to ask -- the
 9 superintendent of schools, I wanted to ask him a
 10 question. And when I went in there to ask him, he
 11 said I cannot answer one thing. They've got my lips
 12 sealed. Boy, I didn't like that one bit.
 13 I went to a man that I knew was going --
 14 was getting a considerable amount of land in the
 15 wind farm and so forth and these landlords, and I
 16 asked him if he would come in and speak. And he
 17 turned around and he said, well, I'm for the wind
 18 farm, but he said I've got some friends that are not
 19 and I don't want to cause any hard feelings. Boy,
 20 that's tough.
 21 Well, I'll tell you this. If I cause some
 22 hard feelings tonight with what I'm going to say,
 23 I'm going to say what I think. And if it causes
 24 hard feelings, folks, I'm going to be 85 years old

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1 in a few more months and I haven't got much time to
 2 last anyways, so I'm going to say what I'm thinking.
 3 I heard a lady from here called up and
 4 talked to Richard Fox. I heard this secondhand, so
 5 I don't like to repeat things secondhanded, so I
 6 went up and -- we went up and we talked to Richard,
 7 a very, very nice man. And he told me the lady
 8 called and asked him several questions about the
 9 wind farm up there at Odell and so forth and he
 10 talked to her, and finally she said, well, I can't
 11 find anything negative from you, so I guess I'll
 12 hang up.
 13 But I tell you this. He said he'd be more
 14 than happy to talk to any person if ever they wanted
 15 to come up and talk to him. If you go up to 47 and
 16 116, you go I believe it's four miles north, and he
 17 lives right on the northwest corner. The
 18 transmission lines go right by his place, so it's
 19 easy to find, and he'd be more than happy. He was a
 20 great guy to talk to.
 21 And when we left his place, we went west
 22 about a mile, mile and a quarter, and that's where
 23 the collection facility was at. And that company
 24 has built a real long building there, I suppose for

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1 office, offices and equipment and so forth, and
 2 there was probably 10, 15 cars sitting parked out
 3 there in the parking lot. I suppose they were
 4 employees. But I kind of wish now I would have
 5 stopped and went in and shot the breeze with these
 6 guys, but we didn't.
 7 We talk about roads and things, you know,
 8 and road commissioners are concerned about roads and
 9 rightfully so, but we -- when Patrick got this
 10 ground up at Odell and so forth, many, many times we
 11 would go up there and I'd take a different road just
 12 to make sure what the condition of the roads were
 13 like and so forth. And you folks, for peace of
 14 mind, you ought to go up there and just drive
 15 through the whole wind farm area, and I think you
 16 would be very, very pleased to see the condition of
 17 their roads.
 18 The other day -- last summer I know that I
 19 was going from Forrest to Fairbury, and when you go
 20 by McDonald's, right along there is the Forrest --
 21 or the Fairbury food pantry, and this was about
 22 4:30, quarter to 5:00, and they had two benches
 23 sitting on the east side of that building and that
 24 building -- those benches was completely full.

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1 There was people sitting in cars waiting for that
 2 food pantry door to open to get their supply of
 3 groceries. Now, folks, if you see anybody, go up to
 4 them and say this is only money. I mean I wonder
 5 what they would think of that.
 6 A couple of three months ago, I -- when
 7 this thing was going, I called Joan Bullard up at
 8 Odell, and she wasn't there but I left a message,
 9 and I said what do the people think of the wind farm
 10 up here? And she called back and talked to my wife,
 11 I wasn't home, and she said, well, one thing is that
 12 the wind farm built -- put a new addition, paid for
 13 a new addition onto their school.
 14 We talked about -- Kelly talked about the
 15 drop-off on the road and the sign that he saw up
 16 here. I believe he said Iroquois County. Well,
 17 folks, I've seen those signs, too, every summer, and
 18 that's where road commissioners, they grade the
 19 ditch out and the shoulders and they do have a
 20 drop-off, but that sign is up there because they
 21 have not applied the rock yet along the edge to get
 22 it smooth in case a car runs off the edge, and so
 23 that's why I feel the signs are sitting there.
 24 We're sitting here with the kind of

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1 revenue, if I came up with the right figures and
 2 stuff, folks, we're going to be talking revenue
 3 coming into this community and the county of over 3
 4 million bucks a year. That's spendable income.
 5 Now, part of that money is going to go out of state.
 6 I figure, if I'm right, somewhere around 54
 7 out-of-state landowners in this county, in our area.
 8 And of course the state and the fed is going to get
 9 their share of it. That's still going to leave a
 10 lot of money in here. And I believe, if my figures
 11 are correct, I think my figure is closer to
 12 3,300,000 is going to come here.
 13 Patrick was up here. When I heard -- when
 14 we signed up for this program and so forth, I went
 15 to Patrick and I said, you know what, you are one
 16 high -- on one of the highest hills in Livingston
 17 County, the wind always blows up there, and I said
 18 but you will probably get maybe one or possibly two
 19 turbines up here, but he turns around and he didn't
 20 get any because of setback problems.
 21 **AUDIENCE VOICE:** Oh darn.
 22 **MR. DONALD HARMS:** I think a fair question
 23 to ask, folks, is we're talking a lot of money here
 24 and so forth, and I think if the opponents have some

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1 form of a plan in place to replace part of this
 2 money or all of it, I think that's a fair question
 3 to ask. If you do, I'd kind of -- I think we should
 4 hear about it.
 5 As you know, Livingston County is a very,
 6 very strong area for conservation, soil and water
 7 conservation, and we know -- we all try to do the
 8 very, very best job we can on that and so forth, but
 9 we still have people in -- that do a good job in
 10 soil and water conservation, yet they're against the
 11 wind turbines and that bothers me.
 12 And I'm just going to tell every one of
 13 you people that if you get over to Pontiac, go into
 14 the soil and water conservation building and go in
 15 there in that room, go back into Eric Taggart's
 16 office and take a look at that picture that he's got
 17 hanging on the back of his wall there and so forth,
 18 and what you'll see, it says "Conservation in
 19 Action" under the wind turbine. There's a wind
 20 turbine on that picture.
 21 Many, many years ago a man said to me
 22 everybody gets one big break in their lifetime.
 23 Some people take advantage of it and others let it
 24 pass by. And, folks, this is one big break for the

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1 Prairie Central School District and the taxing
 2 bodies in this thing and the farm owners and the
 3 landowners in this thing, and it's going to bring a
 4 lot of prosperity into this community and I -- I'm
 5 going to say the biggest share of this prosperity is
 6 going to come into Fairbury and Pontiac because
 7 those are the two main shopping centers, and I don't
 8 go to Dwight that much and probably they've got a
 9 shopping center also.

10 But I ask the board to consider this
 11 carefully, and I'm going to ask for a vote or ask
 12 for a yes vote please. Okay.

13 **CHAIRMAN CORNALE:** Thank you, Mr. Harms.
 14 Fellow members of the ZBA, do you have any questions
 15 for Mr. Harms?

16 **MR. VITZTHUM:** I do.

17 **QUESTIONS BY**
 18 **MR. VITZTHUM:**

19 Q. Do you care if I call you Duke because I'm
 20 going to slip up and call you that. Either that or
 21 old-timer. I'm going to ask you like I did Patrick.
 22 You talk about the tax money that we're going to
 23 have here. If it lowers the value of the houses in
 24 the footprint, we will lose tax money. Am I

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1 correct?
 2 **A. For the school?**

3 Q. No, if the value of the property and
 4 the -- if the homes and that close down, there will
 5 be tax money lost there, too, which would go to the
 6 schools and your municipalities. Am I correct?
 7 **A. I don't know. You say with the turbines**
 8 **coming in it's going to lower the value of the**
 9 **property?**

10 Q. If it lowers the value of the property, of
 11 houses around there, which we've heard testimony
 12 both ways, it will and it will not --

13 **A. I don't know -- I don't know that.**

14 Q. -- so there is a chance of losing it.
 15 Okay, another question then. The Odell School
 16 District and the Saunemin School District both put
 17 up new buildings with tax money from windmills. And
 18 I know for sure that one of them has raised their
 19 taxes since the windmills come in, and I think the
 20 other one has too. So you can't guarantee that that
 21 is a -- that the taxes will not go up if they come
 22 in, can you?
 23 **A. No, I can't.**

24 Q. And I think as Mr. Slagel said and they

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1 gave testimony that the tax -- when the windmill
 2 money comes in, the state tax money goes back down.
 3 It's kind of hard to get that back once the state
 4 takes it away from you, isn't it? I mean that's
 5 something that has to be considered, am I correct?
 6 **A. That may be. I don't know.**
 7 Q. Okay.
 8 **A. I don't know.**
 9 **MR. VITZTHUM:** Okay.
 10 **QUESTIONS BY**
 11 **CHAIRMAN CORNALE:**

12 Q. As I look through this sheet that you
 13 handed out to me, it says 30,000 acres committed at
 14 \$25 an acre. Is that a -- is that a payment that
 15 Invenergy makes to everybody in the footprint that
 16 has acreage?
 17 **A. That is correct.**
 18 Q. Okay, all right.
 19 **A. That is correct.**
 20 Q. I wasn't really aware of that figure out
 21 there, so -- and that's just, I guess, my fault.
 22 Okay, we talked about Richard Fox. You made some
 23 reference to speaking to him. How many towers does
 24 he have on his property and how close are they? I

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1 mean we know right where he lives.
 2 **A. Who's this again, sir?**

3 Q. Richard Fox. You talked about Richard
 4 Fox.
 5 **A. I -- I'm going to guess, don't hold me to**
 6 **this, 15 or 18 towers. I think they've got a lot of**
 7 **ground and it's spread around, it's spread around**
 8 **and so forth, but I can't -- but I heard one time**
 9 **15, 18 towers.**

10 Q. Okay.
 11 **A. That would probably be all the family.**
 12 Q. Okay. So it's a safe assumption to say
 13 that he's generating a significant revenue from his
 14 wind turbines.
 15 **A. He's generates a lot of revenue.**
 16 Q. Okay, okay. And when they built that, you
 17 remember and I remember because I was there, he had
 18 the laydown yard too; is that -- that's right.
 19 Richard Fox had the laydown yard where they staged
 20 everything, so he generated additional revenue from
 21 that.
 22 **A. You mean where they set up all the supply?**
 23 **Yes.**
 24 Q. Yeah, okay. All right. So it's fair to

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1 say that he's biased. It's fair to say that Richard
 2 Fox is somewhat biased.
 3 **A. In all honesty, I'm not hearing you real**
 4 **good. Can you --**
 5 Q. It's fair to say that Richard Fox has a
 6 bias towards windmills.
 7 **A. I'm not picking you up. I've got two**
 8 **hearing aids.**
 9 Q. It's fair to say that Richard Fox has a
 10 bias towards windmills.
 11 **A. Oh, I think so.**
 12 Q. Okay. All right.
 13 **A. I think so.**
 14 Q. Okay. And I -- I know that you presented
 15 these figures in wholehearted honesty the way that
 16 they were somewhat given to you, but I think there's
 17 an important thing that -- and I want to be sure
 18 that you understand. Towards the end of the life of
 19 the project, there's a big gap in the end, certainly
 20 for the school district. Are you aware of that?
 21 Where there's actually a year lag where the wind
 22 farm stops and the state doesn't pick up.
 23 **A. There is -- when the wind turbines are**
 24 **going to be depreciating 4 percent a year and**

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1 **they're going to appreciate, what do you want to**
 2 **call it, 2 percent, what the problem -- what I**
 3 **understood when I talked to one of the experts here**
 4 **that presented something about the schools and I**
 5 **can't remember names, but I went up to him and I**
 6 **said as a -- as the income from the wind farm goes**
 7 **down, will the state aid come up? And he thought it**
 8 **would.**
 9 **And I went to the superintendent of**
 10 **schools and that's a question I wanted to ask him,**
 11 **and he couldn't answer nothing because he said his**
 12 **lips were sealed. I wanted him -- he didn't know**
 13 **this, but I wanted him to call the state**
 14 **superintendent of schools at Springfield and come up**
 15 **with that answer.**
 16 Q. Okay.
 17 **A. This is what I --**
 18 Q. Did you review the -- did you review the
 19 testimony from Mr. Malone, though, Mr. -- from
 20 Illinois State --
 21 **MR. BLAZER: MaRous.**
 22 Q. -- where it actually broke that down?
 23 **A. Did I do that?**
 24 Q. Yeah, did you --

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1 **A. No.**
 2 Q. Okay, because there's a hole there, and I
 3 want you to understand this. Moreover, I'm supposed
 4 to be asking you questions, but I do want you to
 5 understand that at the end, the project depreciates
 6 fully and there's a year lag when the school doesn't
 7 receive that revenue, be it from the school, from
 8 the state, nor the wind farms.
 9 **A. Right.**
 10 Q. You do understand that.
 11 **A. I understand that.**
 12 Q. Okay.
 13 **A. That's what I said I expected. What they**
 14 **said, as this goes down, the state aid was supposed**
 15 **to come back up and balance out.**
 16 Q. Okay. There's one year where it doesn't.
 17 **A. Yeah, that's what I --**
 18 Q. Okay. That one year, though, does equate
 19 to about a million and some dollars, so it is
 20 significant.
 21 **A. That first year.**
 22 Q. The last year. The last year not the
 23 first year. The last year. There's almost a double
 24 payment, but there at the end, there's a year 20

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1 years down the road where it goes away.
 2 **A. I didn't know that.**
 3 Q. Okay.
 4 **A. I don't know that.**
 5 Q. All right. You should check out that --
 6 you should check out that exhibit so that you do
 7 understand that, okay?
 8 **CHAIRMAN CORNALE: School districts?**
 9 **MR. MARK SLAGEL: I'll wait until personal**
 10 **comment.**
 11 **CHAIRMAN CORNALE: Mr. Blazer?**
 12 **MR. BLAZER: No, sir.**
 13 **CHAIRMAN CORNALE: Mr. Luetkehans?**
 14 **MR. LUETKEHANS: No, sir.**
 15 **CHAIRMAN CORNALE: All right. Public, any**
 16 **members in the public have any questions for Mr.**
 17 **Harms?**
 18 **MR. MARK SLAGEL: Now I do. Hello, Duke.**
 19 **CHAIRMAN CORNALE: Please state your name.**
 20 **MR. MARK SLAGEL: Mark Slagel, rural**
 21 **Strawn, Illinois.**
 22 **QUESTIONS BY**
 23 **MR. MARK SLAGEL:**
 24 Q. How many of these wind turbines is your

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1 family going to get?
 2 **A. What we're going to get?**
 3 Q. Yes.
 4 **A. Two.**
 5 Q. Total your whole family? Your whole
 6 family total, you're going to get two of them?
 7 **A. Altogether? Seven.**
 8 Q. Okay. Do you know how many acres you have
 9 signed up?
 10 **A. Everything we could.**
 11 **MR. DONALD HARMS:** How many?
 12 **MR. PATRICK HARMS:** You answered pretty
 13 good.
 14 **A. I mean we couldn't sign up the river**
 15 **ground.**
 16 Q. Yeah. Well, thanks for being honest on
 17 that. So you're due to get a pretty good windfall
 18 from this, aren't you?
 19 **A. Should be, yes.**
 20 Q. Okay. And then how close are you? Are
 21 you living in amongst them? Are you going to be
 22 living in amongst them?
 23 **A. Am I going to live amongst them?**
 24 Q. Yes.

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1 **A. I live in town.**
 2 Q. So what's the closest turbine to your
 3 house?
 4 **MR. DONALD HARMS:** Who gets out to your
 5 place, Patrick?
 6 Q. No, your house, the closest one to your
 7 house.
 8 **A. In town here?**
 9 Q. Yes.
 10 **A. I don't know. I never looked at the map**
 11 **to check Fairbury.**
 12 Q. Okay.
 13 **A. I live out by the church. Do you know**
 14 **where I live?**
 15 Q. Yeah, I know where you live. I'm just
 16 checking --
 17 **A. Okay.**
 18 Q. Just checking to see if you knew. You
 19 made a few kind of harsh comments about the job
 20 we're doing as school district board members. Are
 21 you not concerned at all about the children's
 22 welfare and, if there's going to be some fairly
 23 close to the junior high, what kind of effect that
 24 could have on our children?

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1 **A. You know what? When that lady showed the**
 2 **slides the other day and she showed every state in**
 3 **the union or most of them with wind towers every**
 4 **place, you go north, south, east, west, there's**
 5 **turbines all over the place, you know, I mean**
 6 **wouldn't you think somebody would put a stop to this**
 7 **whole thing if they were causing problems?**
 8 Q. Well, a lot of this stuff we're just now
 9 finding out. It's new enough technology. It's like
 10 asbestos was. How many years did they use it before
 11 it got to be known as a health hazard?
 12 But I just wanted to say one of my --
 13 probably my biggest concern as a school board member
 14 is the welfare of our children. Second would
 15 probably be finances. I think the welfare of our
 16 children is more important than the finances.
 17 And like I stated to your son, if this
 18 goes through and our property values drop, we could
 19 be working with less local money and relying on the
 20 state more and --
 21 **MR. BLAZER:** Mr. Chairman, is --
 22 **CHAIRMAN CORNALE:** Mr. Slagel, could you
 23 redirect this into a question? I went off on a
 24 tangent, but I kind of get to. But why don't you

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1 work on a question?
 2 **MR. MARK SLAGEL:** Well, I was just --
 3 **MR. BLAZER:** And also, just to clarify,
 4 can Mr. Slagel again confirm, is he speaking now as
 5 an individual --
 6 **MR. MARK SLAGEL:** I'm --
 7 **MR. BLAZER:** -- or as a member of the
 8 school board?
 9 **MR. LUETKEHANS:** He started off by doing
 10 that.
 11 **MR. MARK SLAGEL:** I'm speaking as an
 12 individual right now. But I just wanted you to be
 13 aware that that's what -- where we could be. I'm
 14 just trying to defend my position since we got
 15 slammed pretty good. Otherwise, I don't have any
 16 more questions.
 17 **CHAIRMAN CORNALE:** All right. Anybody
 18 else in the audience have questions? We've got a
 19 few.
 20 **MR. KAISNER:** Larry Kaisner.
 21 **QUESTIONS BY**
 22 **MR. KAISNER:**
 23 Q. Duke, I've worked with you, you're my
 24 neighbor -- sorry, Larry Kaisner. Duke, I've worked

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1 with you and I've been a neighbor with you for most
 2 of my life. You say there's a lot of revenue coming
 3 into this county. If I'm forced to move out of my
 4 house, where am I going to gain?
 5 **A. Larry, I didn't catch it. I'm having**
 6 **trouble hearing you. Please.**
 7 Q. You say there's a lot of revenue coming
 8 into this county --
 9 **A. Okay.**
 10 Q. -- through the wind farm.
 11 **A. Okay.**
 12 Q. If I have to move out of my house because
 13 of health reasons, where do I gain?
 14 **A. What do you do if you have to move out of**
 15 **your house?**
 16 Q. Yeah. Where do -- where do I gain? What
 17 do I gain?
 18 **A. What do you gain?**
 19 Q. Yeah.
 20 **A. Do you have your farm signed up?**
 21 Q. No, I do not have my farm signed up
 22 because six people within a mile of me own their
 23 house not the property and they have nothing to say
 24 about it. That's not right.

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1 **CHAIRMAN CORNALE:** All right. Can we
 2 focus on the question here? Mr. Harms, the question
 3 is -- give it to me. I'll repeat it so he can get
 4 it loud enough.
 5 Q. If I have to move out of my house --
 6 **A. Okay.**
 7 Q. -- what do I gain?
 8 **A. Probably have to sell your house and buy**
 9 **another home, wouldn't you, Larry?**
 10 Q. I'm forced out of it, right?
 11 **A. Why?**
 12 Q. Haven't you heard the health reasons
 13 that's possible?
 14 **A. You know what, guys? I don't think they**
 15 **look that bad because, you know, I used to -- I used**
 16 **to enjoy going up by Paw Paw on 39 and stuff and I'd**
 17 **look at them and so forth. I never really thought**
 18 **they looked that bad, but some people do.**
 19 Q. You're not living by them either, sir.
 20 **MR. KAISNER:** That's all I have.
 21 **CHAIRMAN CORNALE:** Any other questions?
 22 **MR. STEIDINGER:** Brad Steidinger,
 23 Fairbury.
 24 **QUESTIONS BY**

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1 **MR. STEIDINGER:**
 2 Q. Duke, I got a question. You referenced --
 3 early on you said your daughter moved up by Midway
 4 Airport. Did I hear that right?
 5 **AUDIENCE VOICE:** Granddaughter.
 6 **A. My daughter?**
 7 Q. Your granddaughter maybe. Somebody moved
 8 to Midway.
 9 **A. Moved up by Midway?**
 10 Q. Okay, yes.
 11 **A. Yes.**
 12 Q. Was the airport there when she got there?
 13 **A. Yes.**
 14 Q. So she made a conscious choice to move and
 15 live next to the airport.
 16 **A. Yes.**
 17 Q. Okay.
 18 **A. Because of her husband's job.**
 19 Q. Okay. The people that -- one who
 20 testified here tonight, he lives in his house right
 21 now, and they're going to build the turbines near
 22 his home. Does he have a choice in whether or not
 23 he can live near those turbines or not?
 24 **A. Probably not.**

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1 Q. So his remedy would be to sell his home?
 2 **A. If he couldn't stand the sound of them, he**
 3 **should do whatever he wants.**
 4 Q. Okay.
 5 **A. Or doesn't like the looks of them, I'll**
 6 **put it that way.**
 7 Q. And if he had to sell his home, there's a
 8 chance he would have to sell his home for less
 9 money.
 10 **A. You don't know that.**
 11 Q. The studies have shown that -- I'll
 12 reference one tonight said 25 to 40 percent
 13 potential loss in value in their home.
 14 **A. You're saying what's your house worth?**
 15 Q. No, I'm saying do you believe that there
 16 could be a loss -- if he has to sell his home that's
 17 near a turbine, do you think there's a potential
 18 loss in value in his home?
 19 **A. I don't know that.**
 20 Q. Okay.
 21 **A. I don't know that, sir.**
 22 Q. If -- are you aware of how the funding --
 23 what the EAV has calculated as far as residential
 24 home sales?

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1 **A. I don't know.**
 2 Q. You take the value of the home and you
 3 divide that by three and that gives you the EAV.
 4 **MR. BLAZER:** Mr. Chairman.
 5 **CHAIRMAN CORNALE:** Mr. Steidinger, he
 6 doesn't know the EAV calculations.
 7 **MR. STEIDINGER:** Okay.
 8 **CHAIRMAN CORNALE:** So it's not going to
 9 help to go through this with him.
 10 **MR. STEIDINGER:** I'll move on, that's
 11 fine.
 12 **BY MR. STEIDINGER:**
 13 Q. Funding is generated by taxes, correct?
 14 Property taxes.
 15 **A. That's correct.**
 16 Q. And it's -- in this potential, the wind
 17 farm could generate property taxes as well, correct,
 18 if it's constructed?
 19 **A. I would think that would be right.**
 20 Q. Okay. If we have a loss in one and a gain
 21 in the other, is it a potential that the gain would
 22 be lost?
 23 **A. Repeat that again please.**
 24 Q. If one of the revenue streams is

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1 diminished and another one gains, is it possible
 2 that the gain we think we're going to get could be
 3 diminished?
 4 **CHAIRMAN CORNALE:** He's asking if the wind
 5 turbine income, if the money from the wind turbine
 6 would be greater or less than the potential loss in
 7 property values, the income generated from
 8 properties.
 9 **A. Can you say that again? He wants to know**
 10 **if the house would be less than it would with the**
 11 **income coming --**
 12 **CHAIRMAN CORNALE:** He's asking do you
 13 think it could ever become a wash where there's
 14 never a net gain?
 15 **A. I don't know that. I don't know.**
 16 **BY MR. STEIDINGER:**
 17 Q. Okay. And one last thing. You mentioned
 18 that the schools and how that when you saw the
 19 financial gain you were shocked that they didn't
 20 take that money immediately. What are some of the
 21 aspects of the school board that they need to look
 22 out for with our school district? Would financing
 23 be one of them?
 24 **A. What do they have to look out for you say?**

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1 Q. Yeah. As a school board, what do they
 2 need to do? What do they need to be concerned with?
 3 Is financing one of the areas that they should be
 4 concerned with?
 5 **A. I would think -- I would think what**
 6 **they've got to look out for and so forth is that**
 7 **we've got to see county -- we've got to see growth**
 8 **come into our area in order to get more taxes and so**
 9 **forth, in order to at least maintain the type of**
 10 **program that we've got. I know many, several -- a**
 11 **year or two ago, I had Patrick's father-in-law with**
 12 **me, we came up the high school road and I pointed to**
 13 **the high school and I said there is our high school,**
 14 **it's a very, very strong program, but I said we also**
 15 **pay the bill for that, but I also said it's the best**
 16 **money we could spend.**
 17 Q. You know, we had one fellow that testified
 18 earlier about his family, that he could maybe have
 19 to move out of his home.
 20 **A. I heard that.**
 21 Q. If students move out of the area, is our
 22 funding affected?
 23 **A. Can he be affected, is that what you said?**
 24 Q. No. If -- if we have less students in our

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1 school district, does that -- does that affect how
 2 much money we get from the state?
 3 **A. Yes.**
 4 Q. So if people move out of the area, we
 5 could get less money from the state.
 6 **A. Yes.**
 7 Q. Okay.
 8 **MR. STEIDINGER:** I have no more questions.
 9 **CHAIRMAN CORNALE:** Any other questions
 10 from the audience? Mr. Harms -- oh, county staff?
 11 Very good, thank you.
 12 **A. Thank you.**
 13 **CHAIRMAN CORNALE:** For this evening, it's
 14 getting late, I do have one other person on the
 15 list. I just want to see. Durham, is he here?
 16 **MR. DURHAM:** Yes.
 17 **CHAIRMAN CORNALE:** Are you local? Do you
 18 live around here?
 19 **MR. DURHAM:** I live in Chatsworth.
 20 **CHAIRMAN CORNALE:** In Chatsworth, okay.
 21 No, we're going to -- if you're local, we'll -- it's
 22 late. All right, the next meeting dates are Monday
 23 the 23rd we'll be back here at 6:30; Wednesday the
 24 25th back here at 6:30. All right.

1 **MR. BLAZER:** I believe, Mr. Chairman, for
 2 Monday the 23rd we're starting the completion of the
 3 cross-examination of Jerry Punch. Is that correct,
 4 Phil?
 5 **MR. LUETKEHANS:** Yes.
 6 **CHAIRMAN CORNALE:** Okay. You will have a
 7 decision on Rand, Mr. Luetkehans? Could you please
 8 keep it down? We're still trying to get a little
 9 business done here.
 10 **MR. LUETKEHANS:** I'm sorry, Mr. Chairman,
 11 what was the question?
 12 **CHAIRMAN CORNALE:** Rand.
 13 **MR. LUETKEHANS:** Yes.
 14 **CHAIRMAN CORNALE:** By next week we'll know
 15 what the disposition of Rand is?
 16 **MR. LUETKEHANS:** Yes.
 17 **CHAIRMAN CORNALE:** And James?
 18 **MR. LUETKEHANS:** Yes.
 19 **CHAIRMAN CORNALE:** Okay, all right. All
 20 right, the plan will be we'll get through Punch and
 21 we may have some opportunity for public comment that
 22 evening, so -- all right. With that, we need a
 23 motion to recess.
 24 **MR. VITZTHUM:** I'll make that motion.

1 STATE OF ILLINOIS)
 2 COUNTY OF FORD)SS
 3

4 I, June Haeme, a Notary Public in and for
 5 the County of Ford, State of Illinois, do hereby
 6 certify that the following Livingston County Zoning
 7 Board of Appeals Case SU-7-14 hearing was taken at
 8 the Walton Centre, 100 West Locust Street, Fairbury,
 9 Illinois, on February 18, 2015.

10 That the said testimony was taken down in
 11 stenograph notes and afterwards reduced to
 12 typewriting under my instruction and that the
 13 transcript is a true record of the testimony given.

14 I do further certify that I am a
 15 disinterested person in this cause of action; that I
 16 am not a relative, or otherwise interested in the
 17 event of this action, and am not in the employ of
 18 the attorneys for either party.

19 IN WITNESS WHEREOF, I have hereunto set my
 20 hand and affixed my notarial seal this 27th day of
 21 February, 2015.

JUNE HAEME, CSR
 NOTARY PUBLIC

22 "OFFICIAL SEAL"
 23 June Haeme
 24 Notary Public, State of Illinois
 My Commission Expires:
 September 27, 2016

1 **CHAIRMAN CORNALE:** Vitzthum motions. Can
 2 I get a second?
 3 **MR. KIEFER:** Yes.
 4 **CHAIRMAN CORNALE:** Okay, Kiefer seconds.
 5 All in favor?
 6 **ALL MEMBERS:** Aye.
 7 **CHAIRMAN CORNALE:** Opposed?
 8 (Adjourned at 9:25 p.m.)
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