TAB 1
INTRODUCTION AND PROJECT SUMMARY

1.1. INTRODUCTION

Livingston Wind Project, LLC ("LWP"), a wholly owned subsidiary of EDF Renewables Development, Inc. ("EDFR-Dev."), is applying for approval of a Special Use Permit for a Wind Energy Conversion System ("WECS") in accordance with the provisions of the Livingston County Zoning Ordinance (the "Zoning Ordinance") and, in particular, Article VIII of Chapter 56 governing Wind Energy Conversion Systems (the "WECS Article"), and for siting approval of the WECS. EDFR-Dev. is wholly owned by EDF Renewables, Inc. ("EDFR"), which is a leading wind energy company with expertise in the development, finance, construction, and operation of wind power projects throughout the United States. The WECS that LWP seeks to construct in Livingston County (the "Project") is the result of more than four years of collaborating with Livingston County landowners, farmers, other residents, and governmental staff and officials.

This "Application Binder" is structured with numerous tabs setting apart various categories of information and documents for ease of reference. This Application Binder includes LWP's application for special use on the Livingston County zoning office form, and all documents, studies, reports, and other information contained in this Application Binder are incorporated into and should be considered as part of LWP's formal Application for a Special Use Permit for a Wind Energy Conversion System (collectively, the "Application"). **TAB 30**, found at the end of this Application Binder, includes a list of all applicable Zoning Ordinance requirements and a cross-reference to the location of the material supporting compliance with each requirement in this Application. The following section of this Application Binder—**TAB 2**, titled, *Wind Farm Description and Information*—provides a detailed description of the Project, energy cultivation from the wind generally and the Project's compliance with the Zoning Ordinance and the WECS Article. **TAB 2** also summarizes the various documents, maps, plans, and studies that follow in subsequent **TAB**s and that we hope will assist in the County's review of the Project. The submission of this Application Binder and the subsequent review and approval by the County are important steps in working together to bring the economic and environmental benefits of clean and renewable energy to the Livingston County community.

LWP and its affiliates feel strongly that wind energy is an important resource—domestic, free, and infinite—and Illinois is requiring more of it. In 2020, wind energy generation capacity in the United States grew to 121,985 megawatts ("MW") of electricity.[1] Illinois saw 1,059 MW of wind capacity installed in 2020, bringing cumulative capacity for wind energy production in Illinois to 6,409 MW, comprising about 10% of the in-state energy generation. About 13% of in-state

[1] *Land-Based Wind Market Report: 2021 Edition*, United States Energy Information Agency, available at https://www.energy.gov/sites/default/files/2021-08/Land-Based%20Wind%20Market%20Report%202021%20Edition_Full%20Report_FINAL.pdf (the "2021 Wind Market Report").

energy sales are of wind-generated energy.[2] With the passage of the Climate and Equitable Jobs Act in 2021, Illinois targets using 25% renewable energy as a percentage of its total energy consumption by 2025, 40% by 2030, 50% by 2050, and 100% by 2050. The growth of wind energy in Illinois and throughout the country, provides the following benefits, among others: additional income for farmers; a significant new source of revenue to taxing bodies; new jobs in rural areas; and a source of renewable electric generation that does not pollute the air or water, is not subject to the price volatility of fossil fuels, and is not subject to the volatility inherent in reliance on foreign-controlled energy sources. Cultivating electricity from the wind produces no carbon, sulfur, nitrogen, or mercury emissions and generates no radioactive waste. In addition, no water resources are required for wind-generated electricity.

The project description that follows briefly summarizes the Project and provides key data points. The Project is the culmination of years of in-depth engineering and environmental studies as well as consultations with local landowners and public officials. To successfully develop a wind energy facility, not only must the wind resource be sufficient for economic energy production, but the locations of wind turbines and related facilities must be carefully chosen to ensure compatibility with the environment and existing land uses in the area. As part of this determination, LWP and its affiliates spoke to hundreds of landowners and engaged noted engineering and environmental experts to ensure that the Project will provide benefits to the community and the environment and can comply with all applicable federal, state and local laws. Community members living in the townships where this Project will be located—Broughton, Sullivan, Union, and Round Grove—engaged in the democratic process by approving advisory referenda in 2016 that authorized lesser setbacks for wind towers than the rest of the County. The County Board amended the WECS Article to adopt the lesser setbacks for those townships in 2018. Based on research and analysis, by LWP and its affiliates, and input from community stakeholders—including a significant majority of landowners in the two central townships participating in this Project, Broughton and Sullivan Townships—LWP and its affiliates strongly believe that energy cultivation from wind in Livingston County is feasible and will benefit the community. After reviewing this Application Binder, we hope that you will agree.

1.2. PROJECT SUMMARY

The Project will be owned and operated by LWP. The Project will be located primarily in Broughton and Sullivan Townships. The Project may also locate up to three turbines in the northeast quarter of Union Township, all located within a half mile of the Township's border. The Project may additionally locate up to four turbines and a substation, in Round Grove Township, all within a mile of the Township's southern border.

The Project will consist primarily of the following facilities and the infrastructure and equipment that support them: wind turbines, the electrical system including underground collection wires and overhead transmission lines, meteorological towers, access roads, and an operations and

[2] 2021 Wind Market Report at 8.

maintenance building. Planned locations of these facilities are shown on the preliminary Concept Plan and Site Plan at **TAB**s **5** and **6**. The Project will consist of a maximum of 88 wind turbines. The aggregate net generating capacity will be approximately 255 MW of electricity, based on a generating capacity of the individual wind turbines of approximately 3-5.5 MW each. The maximum height of the wind turbines (from the wind turbine foundation to the tip of the rotor blade at its highest point) will be no higher than 500 feet and the maximum rotor diameter will be a maximum of approximately 476 feet (based on a maximum rotor blade length of approximately 233 feet).

LWP and its affiliates will invest approximately $378 million in the community to develop this Project and substantial economic benefits will follow, including an estimated 414 new local jobs during the construction period, and approximately 10 to 15 skilled local permanent operations and maintenance jobs, a new source of property tax revenue averaging $2.6 million per year for the 40-year anticipated life of the Project (see Tables 6 to 9 in **TAB 13** for a breakdown of anticipated tax revenue), and over $150 million in payments to landowners over the anticipated life of the Project. LWP or its affiliates have entered into agreements with more than 230 landowners in Livingston County and each of these landowners has voluntarily agreed to have a portion of the Project developed on their property consistent with this Application. Note that LWP and its affiliates cannot compel landowners to enter into agreements, nor does LWP or its affiliates have a right to condemn land. The Project truly is a cooperative effort between LWP and these landowners. In addition to the local economic benefits, the Project will generate enough electricity for approximately 113,000 homes, and will do this without polluting the air or water or depleting reserves of non-renewable fossil fuels.

Providing an alternative source of income for farmers, ranchers, taxing bodies, and the community adds stability and benefits to farms and surrounding communities without adversely impacting the property values of adjacent properties. The stability of property values of the properties adjacent to this Project is supported by studies and comparisons of other wind farm areas by noted experts and the study of an independent third-party real estate report specifically analyzing potential impacts to Livingston County (see **TAB 29**).

The proposed location of the wind farm is within an area devoted almost entirely to agricultural uses. The proposed location is also adjacent to several other operational wind farms. Wind farms are consistent with and promote the continuance of agriculture. For example, farmers may safely and profitably grow crops and graze livestock within 10 to 15 feet of the tower base. In addition, wind farms enhance the economic stability of farming operations by providing another steady annual income stream to farmers. Unlike other businesses with variable input costs that produce a commodity as the end product, a wind farm's input costs (wind) are fixed forever, thus providing a high degree of economic certainty and stability for decades. Wind turbines, which cultivate energy from natural wind resources and literally “farm” wind, represent a second, drought-proof crop for farmers. The proposed project will not require an extensive construction period (less than one year of active construction), so disruption for the landowner and area properties is minimal. The area permanently occupied by the actual turbines is approximately four acres for all 88 turbines combined. The total Project (including

turbines, access roads, substations, transmission lines, and other facilities) is expected to occupy fewer than 140 acres, or approximately 0.5% of the overall area of the participating parcels. The Project supplements rather than replaces traditional agriculture.

Finally, a wind farm does much to promote the public health, safety and welfare. As stated above, wind farms promote the continued agricultural use of land with minimal impacts in such areas. The proposed Project promotes public health by providing significant electric power without polluting the air or water. It satisfies all County and state requirements to ensure health and safety, including without limitations setbacks (see **TAB 7**), noise requirements (see **TAB 23**), shadow flicker (see **TAB 22**), and more. Additionally, the Project will not interfere with microwave transmission providers or local emergency service providers, as set forth in **TAB 20** and **TAB 21**, respectively. Finally, electricity is essential to all areas of our lives, and the proposed Project will help assure that locally-sourced clean renewable electricity continues to be readily available at a reasonable cost.

LWP appreciates the County's review of this Application for a Special Use Permit to construct a Wind Energy Conversion System and siting approval and looks forward to working with Livingston County to bring this Project online.