

Council Minutes

January 25, 2000

MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 25, 2000, AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Taylor, Rogers, Bennett and Mayor Harrison. Commissioner Monk arrived at 6:03 p.m.

ANNEXATION - 5600 9TH STREET

It was moved by Commissioner Rogers, seconded by Commissioner Taylor, that Agenda Item 4, "Consideration of an ordinance annexing certain territory to the City of Zion, 5600 9th Street", be tabled.

The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

Mayor Harrison explained that consideration of the ordinance was placed on the agenda inadvertently. This meeting is to be an informational meeting only for the purpose of receiving a presentation from Carlton Power on the North Shore Power Project and answering citizen questions.

PUBLIC MEETING - CARLTON POWER

Mayor Harrison opened the public meeting and introduced John Notch, owner and President of Carlton Power. Harlan Dam, Community Relations Manager for ComEd, Mike Adelman, attorney, and Joe Macak, environmental consultant with Mostardi Platt, were also present to assist Mr. Notch with his presentation. Mr. Notch proceeded with his presentation. Mr. Dam read a letter from Steven T. Naumann, Transmission Services Vice President for ComEd.

Following the presentation, Mayor Harrison stated that the City will retain its own professionals, experts in the field, to advise the City Council on all related peaker plant issues. The Council will make no decisions until all the facts and figures have been received.

Mayor Harrison asked for questions from the public.

Alice Marshall, 2322 Horeb, Zion, asked why the City would tolerate the building of any power facility that has anything to do with ComEd. The response was that ComEd has no plans to build a generating plant itself, however, ComEd is the distribution center in our area and any power facility built will be using their grid. Ms. Marshall also asked why Carlton Power wants to annex to Zion. The response was because Carlton Power needs the G1 Zoning. Their "fall back" position may be to approach the County to have the property rezoned.

Susan Zingle, Yorkhouse Road, Wadsworth, asked Mr. Notch, where Carlton Power is located, how many employees it has, and if he has built other peaker plants. The response was that Carlton Power is located in Mr. Notch's home in Wilmette, he is the only employee, and that he has built one 50MW peaker plant in England two and a half years ago. Ms. Zingle asked if two separate sets of generators were submitted as part of the EPA permit; the GE generators which use little water, and the alternate set which uses 1 million gallons of water per day and at what point it would be decided which generators would be used. The response was, yes, two sets of generators were submitted on the permit. The generator type would be named as part of the pre-annexation agreement. Ms. Zingle suggested that the City Council amend the Zoning Ordinance to require that peaker plants secure a Special Use Permit from the City.

Verena Owen, 421 Ravine Drive, Winthrop Harbor, asked if the proposed peaker plant is comparable to the Whitewater, Wisconsin plant visited by the City Council, and the response was no. She asked if the turbines used would be new, and the response was yes. She asked if the emissions calculations were based on a manufacturer's guarantee. The response was that a manufacturer's warranty was not available because it is not received from the manufacturer until the engine is purchased. Ms. Owen asked if Carlton Power is aware of the Clean Air Act and they responded that they will have a Title IV operating permit being considered a minor polluter during new source construction and a major polluter when up and running.

Bob Brooks, 1342 North Jackson, Waukegan, expressed concern about the creation of ozone and asked what the NOx output would be on a 100 degree summer day when operating at 440MW. The response was 91.2 lbs. per hour, 145.8 MW per unit.

Paul Franzen, 2215 Joanna, Zion, congratulated Carlton Power on its explicit presentation. He asked if Zion is the first peaker plant in the area or are they being used elsewhere. The response was that two or three are operating in the Chicago area, two being, one in Elwood, Illinois operated by People's Energy, and the Dynergy Project in East Dundee.

Larry Melvin, 4203 Heather Court, Zion, asked if the Skygen project is still being actively pursued and the response was that that project must be addressed as a completely separate issue.

Bob Flores, 2307 Joppa, Zion, asked what will happen to the generators when they become obsolete and the response was that, at the end of the useful life of the turbines, they could be hauled out by truck the same way they were hauled in, the foundations could be broken up and removed, and the land could be returned to its original state. He also asked what would happen to any chemicals used to clean the turbines and the response was that any chemical cleaning waste would be collected in drums and hauled off the premises. Mr. Flores asked if additional turbines would be added at a later date. The response was that there are no current plans to do so. Additional turbines could be added, however, Carlton Power would have to go through the permitting process again. Mr. Flores asked the Council what else could be put on the property as it is currently zoned (Country which includes farming). Mayor Harrison stated that residential development certainly is not an option. Light manufacturing is preferred, however, the City needs sewer service from the North Shore Sanitary District in order to service light industry or manufacturing, however, all sewer negotiations thus far have failed.

Pete Zappa, 2531 Elisha, Zion, asked how many cubic feet of natural gas are consumed per unit. The response was 1,785,1110 cu.ft. per hour or 7.86 billion cu. ft. per year which equates to approximately 19,000 home furnaces.

Julie A., 1155 Silo Hill, Grayslake, asked Mr. Notch how often the water storage tank needs to be refilled on a hot summer day based on his experience with the peaker plant in England. The response was that the climate is not the same in England. The plant is a winter peaking plant due to the high usage of electric heat in the winter. Water could be stored on site for 5 days. She expressed concern regarding noise at varying intervals and was informed that a detailed noise analysis is forthcoming.

Glenn Stewart, 1707 Galilee, Zion, asked why the used water couldn't be recycled and reused. The response was that the minerals in the water condense at the bottom. The solids could be settled off and the clean water reclaimed.

T. J. Saye, 1108 Cardinal, Zion, stated that Carlton Power says it wants to be a good neighbor. He asked, if so, why didn't they distribute correct information to the residents in the neighborhood nearby via phone calls, mailings, door to door visits, or flyers in the very beginning. The response was that this public meeting is their attempt to inform the public. Mr. Saye asked what a peaker plant in their neighborhood would do to the property values and if any information or research was available on the decline in value. The response was that residents should experience very little property value decline if any. Mr. Saye asked if Carlton Power could provide to every resident a written guarantee that they will not hear, see, feel, or smell any effects from the plant. The response was that Carlton Power can offer a written guarantee that residents will not smell any odor emitting from the plant.

Kelly Schroeder, 1103 Lorelei Drive, Zion, asked what guarantee she will have that she can raise her windows without being adversely affected by particulate matter in the air. The response was that the plant emits 26 tons of particulate matter annually. The Pleasant Prairie plant is a greater polluter than North Shore will be. It was suggested that North Shore could reduce the operation of local oil and coal fired plants and thus reduce the emission of particulate matter.

Dale Nagel, 13153 21st Street, Wadsworth, asked why Carlton Power can't lease 7 acres at the Zion Nuclear Plant from ComEd since the land is tied up for a long time anyway. No response was offered by ComEd. Mr. Nagel also insisted that 38,000 gallons of water will create fog under the proper weather conditions which will block sunlight from the residents in the area. The response was that the water is used for cooling the turbines and will not create a fog.

Richard Krukan, 10584 W. Chaplin, Beach Park, asked what the benefits of a peaker plant in Zion will be five to ten years from now. The response was that the assessment on the turbines has not yet been determined.

Jim Booth, Hickory Road, Zion, stated that he contacted the Township Assessor and she stated that the turbines would be assessed as personal property and the annual tax benefit to the City of Zion would be approximately \$7,760 as opposed to \$2.8 million if assessed as real property.

Doug Jaeger, 10468 Wadsworth Road, Beach Park, asked what the criteria were for determining the size of the plant - three turbines on 7 acres. The response was that the decision was based on the Illinois Air Permit threshold limits of controlled pollutants. The smaller plant makes the permit process more straightforward and easier to meet the requirements. Mr. Jaeger asked if there would be any guarantees that electricity will not be sold to the highest bidder. The response was that the demand will dictate that the electricity remains local.

Nancy Martinez, 1812 Sunshine Lane, Zion, asked if Carlton Power purchased 43 acres when they only needed 7 for the purpose of becoming contiguous to Zion so they could annex. The response was that the property owner would not sell only 7 acres. Carlton Power also feels that they need the additional acreage to provide adequate screening.

Jenny Saben, Beach Park, asked, if the electricity automatically goes where it is needed, how will Carlton Power make money. The response was that the flow is metered at the plant which records the amount of electricity which passes from the generating facility to the distribution grid.

Mayor Harrison asked that anyone who still has unanswered questions or comments to submit them in writing to the Mayor's Office, City Hall. He recommended that the members of the City Council meet with Mr. Notch

and his associates on a one on one basis to discuss their questions and concerns.

Mayor Harrison stated that, in regard to procedure, the Council is trying to keep all negotiations above board keeping all issues before the public. The Council will comply with the Open Meetings Act. He also stated that this meeting was called legally as, in the Commission Form of Government, the Mayor or two Commissioners may call a special meeting of the Council provided that 48 hours notice is given.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Rogers, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 9:45 p.m. Motion carried.