



Attached please find emails from Graeme



Graeme Agate <Graeme.Agate@patternenergy.com>

Thursday, October 19, 2023 at 5:07 PM

To: Grant VanVoorst



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This message is flagged for follow up.

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Grant,

Thanks for you time today. Following up with two items:

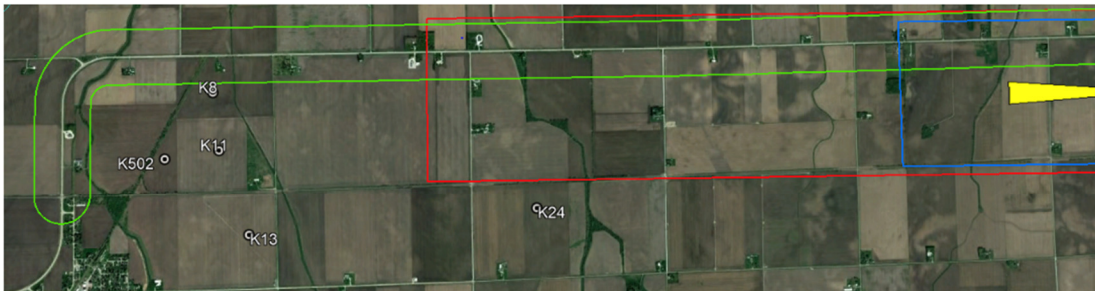
1. A summary of the community benefits to Union Hill for the 6 proposed turbines. This just summarizes the terms of the CBA into dollar figures so it's easy to see what we're offering.
2. Below are two maps (east and west of Union Hill) that show our turbine locations around the negotiated airstrip setbacks. We've made sure that we've sited turbines to be consistent with the setbacks in the agreement that you worked on with Kelly.

Please let me know if you have any questions.

Thanks,  
Graeme

Turbine locations to the West of Union Hill, including airstrip setbacks:

This message is flagged for follow up.



Turbine locations to the East of Union Hill, including airstrip setbacks:



**Graeme Agate**  
Business Development Director  
Direct: +1 415-277-3414  
Mobile: +1 415-592-4985  
[Graeme.Agate@patternenergy.com](mailto:Graeme.Agate@patternenergy.com)  
1088 Sansome St  
San Francisco, CA 94111

## CBA Benefits Summary

**Proposed by Pattern Energy**

Turbines within Union Hill 1.5 mile boundary	6
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Union Hill CBA Benefits		\$
Supplementary Donation		\$10,000.00
Guaranteed Donation		\$150,000.00
Annual Donations Total		\$698,846.86
<b>Total Community Benefits</b>		<b>\$858,846.86</b>

Annual Donations		\$
1		\$12,000.00
2		\$12,240.00
3		\$12,484.80
4		\$12,734.50
5		\$12,989.19
6		\$13,248.97
7		\$13,513.95
8		\$13,784.23
9		\$14,059.91
10		\$14,341.11
11		\$14,627.93
12		\$14,920.49
13		\$15,218.90
14		\$15,523.28
15		\$15,833.75
16		\$16,150.42
17		\$16,473.43
18		\$16,802.90
19		\$17,138.95
20		\$17,481.73
21		\$17,831.37
22		\$18,188.00
23		\$18,551.76
24		\$18,922.79
25		\$19,301.25
26		\$19,687.27
27		\$20,081.02
28		\$20,482.64
29		\$20,892.29
30		\$21,310.14
31		\$21,736.34
32		\$22,171.07
33		\$22,614.49
34		\$23,066.78
35		\$23,528.11
36		\$23,998.67
37		\$24,478.65
38		\$24,968.22
39		\$25,467.59

**Reviewed by Village of Union Hill**

**Potential Benefit to Village**

		Turbines placed within 1.5 miles of Village						
		0	1	2	3	4	5	6
<b>Union Hill CBA Benefits</b>								
Supplementary Donation		10,000	10,000	10,000	10,000	10,000	10,000	10,000
Guaranteed Donation	25,000	-	25,000	50,000	75,000	100,000	125,000	150,000
Annual Donations	2,000	-	116,474	232,949	349,423	465,898	582,372	698,847
<b>Total Benefit</b>	<b>2.0%</b>	<b>10,000</b>	<b>151,474</b>	<b>292,949</b>	<b>434,423</b>	<b>575,898</b>	<b>717,372</b>	<b>858,847</b>
Discounted future pmts	4.0%	-	53,107	106,214	159,322	212,429	265,536	318,643
<b>Total Benefit Considering Time Value of Money</b>		<b>10,000</b>	<b>88,107</b>	<b>166,214</b>	<b>244,322</b>	<b>322,429</b>	<b>400,536</b>	<b>478,643</b>

Original Email from Graeme Agate to me:

**From:** Graeme Agate <[Graeme.Agate@patternenergy.com](mailto:Graeme.Agate@patternenergy.com)>  
**Sent:** Monday, August 21, 2023 2:42 PM  
**To:** [grant@vanfab.com](mailto:grant@vanfab.com)  
**Subject:** Heritage Prairie Wind - Union Hill

Mr. Van Voorst,

My name is Graeme Agate. I am the lead developer for the Heritage Prairie Wind Project. I believe you were in contact with Kelly O'Brien previously, who has since moved on to a different company.

I am reaching out to introduce myself and to provide you with information regarding turbines we are proposing to be sited within the 1.5 mile boundary of the village of Union Hill. We are offering a community benefit agreement, to provide direct compensation to the Village as well. Kelly provided me with the Turbine Location Agreement that was previously negotiated, and we have sited turbines to stay out of the Exclusion Areas per that agreement.

Do you have a few minutes for an introductory phone call? Alternatively, I live in Chicago and could come meet you in person.

I look forward to connecting.

Thank you,  
Graeme

**Graeme Agate**  
Business Development Director

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1088 Sansome St, San Francisco, CA 94111

**Proposed Resolution** – I changed only the font and formatting and removed the signature pages so that I could succinctly attach it to this memo for the trustees and villagers. Grant

**STATE OF ILLINOIS** )  
 )  
**COUNTY OF KANKAKEE** )  
 )  
**VILLAGE OF UNION HILL** )

**RESOLUTION [REDACTED]**

**APPROVAL OF A WIND ENERGY CONVERSION SYSTEM WITHIN ONE AND A HALF MILES OF THE VILLAGE CORPORATE LIMITS AND STATEMENT OF SUPPORT FOR THE DEVELOPMENT OF A WIND ENERGY CONVERSION SYSTEM IN THE TOWNSHIP OF NORTON AND KANKAKEE COUNTY, ILLINOIS**

RESOLUTION NUMBER [REDACTED]

A RESOLUTION approving development, construction and operation of a wind energy conversion system (“WECS”) project, or any part thereof, within one and a half (1½) miles of the corporate limits of the Village of Union Hill (“Village”) by Illinois Generation LLC a Delaware limited liability company, and its affiliates and assignees (collectively “Developer”) to be located within the area identified on either Exhibit B-1 “Preliminary Project Map – Option 1” or Exhibit B-2 “Preliminary Project Map – Option 2” as such Preliminary Project Map Option may be selected by the Developer, in its sole discretion (collectively, “Exhibit B” the “Preliminary Project Maps”), proclaiming support for the development of a WECS project by Developer within Norton Township and in Kankakee County, Illinois, including without limitation, construction of up to [REDACTED] WECS towers within the one-and-a-half (1½)-mile radius of the Village corporate limits (the “Project”), and authorizing the Mayor of the Village of Union Hill to execute a letter to the Kankakee County Board and Kankakee County Zoning Board of Appeals advising of this Resolution and the Village’s approval of and support for the development of the Project, including without limitation that portion within one and a half (1½) miles of the Village corporate limits.

WHEREAS, the Village is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1 et seq., and its own duly adopted Municipal Code, located in the Township of Norton and the County of Kankakee;

WHEREAS, the Kankakee County, Illinois, Code Part II, Chapter 121 § 121-295 states, “Siting a wind energy conversion system (WECS) as defined in subsection 121-3(b) of the County Code shall be regulated by this section and all applicable state and federal regulations.” and 55 ILCS 5/5-12020 states, “A county may also regulate the siting of wind farms and electric-generating wind devices in unincorporated areas of the county outside of the zoning jurisdiction of a municipality and the 1.5 mile radius surrounding the zoning jurisdiction of a municipality.”

WHEREAS, the Village has determined that the development, construction and operation of the Project by Developer, including the portion within one and a half miles of the corporate limits of the Village, and including but not limited to WECS towers, access roads, overhead transmission lines and underground collection lines, will improve the general welfare of the residents of the Village;

WHEREAS, the Village is authorized and empowered under the Illinois Municipal Code, the Kankakee County, Illinois, Code and the Village Code of Ordinances to approve the development, construction and operation of a WECS project or any part thereof, including but not limited to WECS

towers, access roads, overhead transmission lines and underground collection lines, within one and a half miles of the Village corporate limits;

WHEREAS, to the extent the Village exercises its zoning authority, including under 65 ILCS 5/11-13-1 et seq., either currently or in the future, the Village wishes to waive any authority it has now or may have in the future to regulate construction of WECS towers and other related improvements in the Project pursuant to State statutes or local ordinances including without limitation pursuant to 65 ILCS 5/11-13-26 and 55 ILCS 5/5-12020;

WHEREAS, the Village wishes to communicate its support for the development, construction and operation of the Project to the Kankakee County Board and the Kankakee County Zoning Board of Appeals;

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF UNION HILL AS FOLLOWS:**

Section 1: The Village of Union Hill hereby proclaims its support for the development, construction and operation of the Project by Developer in Kankakee County, Norton Township, and within the one and a half (1½) mile radius from the Village limits, including but not limited to the development, construction and operation of WECS towers, access roads, overhead transmission lines and underground collection lines.

Section 2: The Village of Union Hill hereby approves the development, construction and operation of the Project, or any part thereof, including but not limited to WECS towers, access roads, overhead transmission lines and underground collection lines, by Developer within one and a half (1½) miles of the Village's corporate limits pursuant to the Kankakee County, Illinois, Code Part II, Chapter 121 § 121-295, as set forth on the Preliminary Project Maps, so long as the Project otherwise satisfies County setback requirements pursuant to the Kankakee County, Illinois, Code. The Village acknowledges that the final locations of the WECS towers, access roads, overhead transmission lines and underground collection lines are subject to final engineering. The Village approves the Developer's right to relocate the WECS towers, access roads, overhead transmission lines and underground collection lines identified on the Preliminary Project Maps to any other portion of the Project, provided that WECS towers sited within one and a half (1½) miles of Village corporate limits may shift by one second or more of latitude and longitude only with additional approval by the Village.

Section 3: To the extent the Village of Union Hill exercises its zoning authority including under 65 ILCS 5/11-13-1 et seq. either currently or in the future, the Village hereby waives any authority that it has now or will have in the future to regulate the Project or any part or portion thereof, including but not limited to WECS towers, access roads, overhead transmission lines and underground collection lines constructed within the one and a half (1½) mile radius of the Village limits, pursuant to State statute or local ordinance, including without limitation pursuant to 65 ILCS 5/11-13-16 and 55 ILCS 5/5-12020.

Section 4: The Village of Union Hill hereby authorizes the Mayor of the Village of Union Hill to execute and send the Letters of Support attached as Exhibit A to this Resolution to the Kankakee County Board and the Kankakee County Zoning Board of Appeals.

Section 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

**EXHIBIT A TO RESOLUTION**

**LETTERS OF SUPPORT FOR WECS PROJECT DEVELOPMENT**

May \_\_, 2023

To: Kankakee County Board  
Kankakee County Zoning Board of Appeals

Dear Kankakee County Board and Kankakee County Zoning Board of Appeals:

On \_\_\_\_\_, 2023, the Village of Union Hill Board of Trustees passed Resolution [ ] proclaiming the Village's support for the development, construction and operation of a wind energy conversion system ("WECS") project by Illinois Generation LLC and its affiliates and assigns (collectively, "Developer") in Kankakee County, Norton Township (the "Project"), and within a one and a half (1½) mile radius from the Village limits, including but not limited to the development, construction and operation of WECS towers, access roads, overhead transmission lines and underground collection lines, pursuant to Kankakee County, Illinois, Code Part II, Chapter 121 § 121-295. Further by Resolution [ ] the Village approves and supports the development, construction and operation of the Project by Developer, including but not limited to WECS towers, access roads, overhead transmission lines and underground collection lines, within the one and a half (1½) mile radius of the corporate limits of the Village of Union Hill pursuant to Kankakee County, Illinois, Code Part II, Chapter 121 § 121-295, as identified on either Exhibit B-1 "Preliminary Project Map – Option 1" or Exhibit B-2 "Preliminary Project Map – Option 2" as such Preliminary Project Map Option may be selected by the Developer, in its sole discretion and attached to Resolution [ ] (collectively, "Exhibit B" the "Preliminary Project Maps"), so long as the Project otherwise satisfies County setback requirements pursuant to the Kankakee County, Illinois, Code. The Village acknowledges that the final locations of the WECS towers, access roads, overhead transmission lines and underground collection lines are subject to final engineering. The Village approves the Developer's right to shift the WECS towers, access roads, overhead transmission lines and underground collection lines identified on the Preliminary Project Maps, provided that WECS towers sited within one and a half (1½) miles of Village corporate limits may shift by one second or more of latitude and longitude only with additional approval by the Village.

Resolution [ ] is enclosed herein.

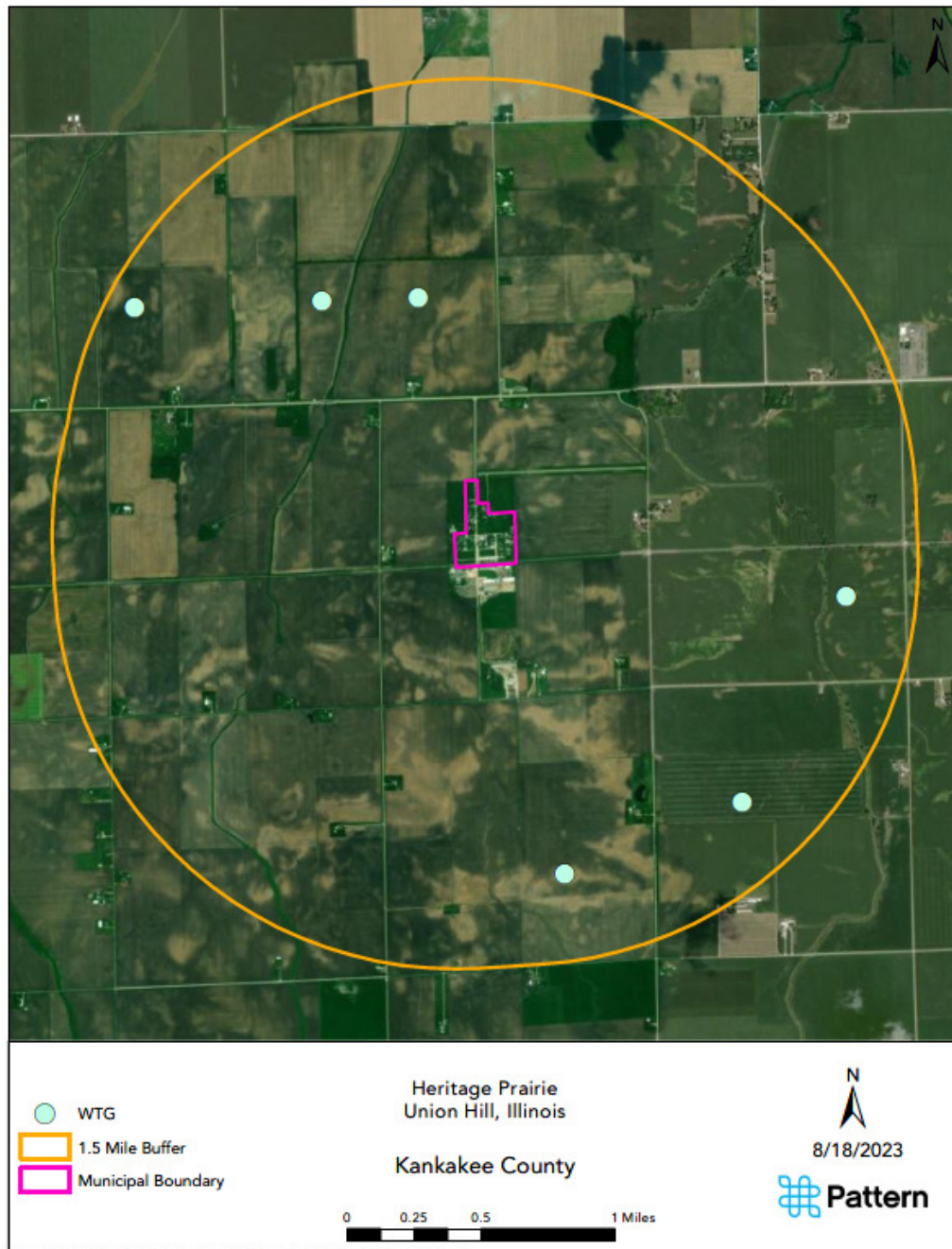
Sincerely,  
VILLAGE OF UNION HILL

\_\_\_\_\_  
Village Mayor



**EXHIBIT B-1**

**PRELIMINARY PROJECT MAP – OPTION 1**





**EXHIBIT B-2**

**PRELIMINARY PROJECT MAP – OPTION 2**

