

APPENDIX F – HOMEBUILDERS AND DEVELOPERS MEETING

**Phase III of the Northwest Reliability Project
Homebuilders and Developers Meeting Invitees**

Village	Name of Development	Developer
Gilberts	Gilberts Town Center	Ryland Homes
Rutland Twp	Ridgefield Subd	Planned Development
Gilberts	Clublands of Gilberts	Neumann Homes
Gilberts	Riemer Centre	J.S. Riemer, Inc.
Gilberts	Gilberts Corporate Center	
Huntley	Northbridge	Concord Homes
Huntley	Northbridge Single Family	Lennar Homes
Huntley	Del Webb's Sun City	Pulte Homes
Huntley	The Estates and Lyons Chase	Richmond American Homes
Huntley		Zwick Developments???
Huntley	Heritage of Huntley	Town & Country
Huntley	Huntley Meadows	Loeb (?) (Pasquinelli)
Huntley	Tom's Farm	Tom Halat
Huntley	Bernat Industrial Center and Bernat Industrail Condominiums	Bernat Industrial
Huntley	Rosenwinkel Farm	Neumann Homes
Huntley	Covington Lakes	Sullivan / Livingston (Cambridge)
Huntley	Covington Lakes	Meier
Huntley	Fox Ridge	Town & Country
Huntley	Southwind	Cambridge
Huntley		Par Development (O'Grady)
Huntley		US Shelter
Huntley	Prairie Oaks	
Huntley	Eva Estates	Eva Estates
Huntley	Franklin Estates	Kirk Homes
Huntley		FRS Development
Huntley		Centerville Properties
Huntley		Ken Bakley
Huntley	Regency Square (commercial and Business park)	Regency Square
Huntley		Tucker Development
Huntley		Rubloff Development
Huntley		Horizon Group
Huntley	Prime Outlets	Prime Outlets
	Homebuilders Association of Greater Chicago	

Invitation to Participate in **PHASE III OF THE NORTHWEST RELIABILITY PROJECT DEVELOPERS AND HOMEBUILDERS' MEETING**

**From: Allan Armstrong, ComEd External Affairs
allan.armstrong@exeloncorp.com, (630) 723-2311**

**Developers and Homebuilders' Meeting
Wednesday, March 22, 2006
9:30 a.m. – 11:30 a.m.**

**Huntley Park District Rec Center
Multipurpose Room
12015 Mill Street
Huntley, IL 60142**

History of Northwest Reliability Project

In the mid-1990s, projections forecasted rapid growth in the southeastern McHenry and northeastern Kane County area. At that time, ComEd began identifying alternatives to ensure reliable electric service while supporting the area's growth. With community involvement, a three-phase plan now known as the Northwest Reliability Project was launched to build transmission lines and substations to meet the area's rapidly growing needs. As part of the project's first two phases, ComEd completed construction of a new substation north of Huntley in 1999, and a second substation was built near Algonquin in 2001. ComEd also built the necessary transmission lines to distribute power from the substations. While initial siting for the Phase III work was identified in the mid-1990's, ComEd believes that it is now appropriate to take a fresh look at siting.

ComEd has been collecting data for Phase III of the Northwest Reliability Project, which will include the proposed construction of a distribution substation near Interstate 90 and Route 47. This substation would be supplied by a transmission line extending from ComEd's Gilberts Substation to an existing transmission line in southern McHenry County that was a component of the two initial phases. The proposed transmission line will be constructed using single-pole steel structures with two circuits, similar to those used in the first two phases. ComEd anticipates filing for approval for the proposed facilities to the Illinois Commerce Commission in June 2006.

A map of the Project Study Area is included on the back.

Objectives of the Developers and Homebuilders' Meeting

ComEd has incorporated data from comprehensive land use plans and housing forecasts into its comprehensive siting study. By convening the March 22 meeting, ComEd wishes to further engage industrial, commercial, and residential developers and homebuilders in the route development process. At the meeting, participants:

- ❖ Will be briefed on the Project's need and benefits, scope and schedule, and development of preliminary substation sites and transmission line route corridors; and
- ❖ Can provide input on the preliminary substation locations and transmission line route alternatives by providing additional information associated with planned developments.

Please RSVP for the meeting by calling
1-877-491-0112 and providing the name of your attending representative. You may
also call the number if you have questions regarding this Project.

Invitation to Participate in **PHASE III OF THE NORTHWEST RELIABILITY PROJECT DEVELOPERS AND HOMEBUILDERS' MEETING**

From: Don Westfall, ComEd External Affairs
donald.westfall@exeloncorp.com, (815) 490-2789

Developers and Homebuilders' Meeting
Wednesday, March 22, 2006
9:30 a.m. – 11:30 a.m.

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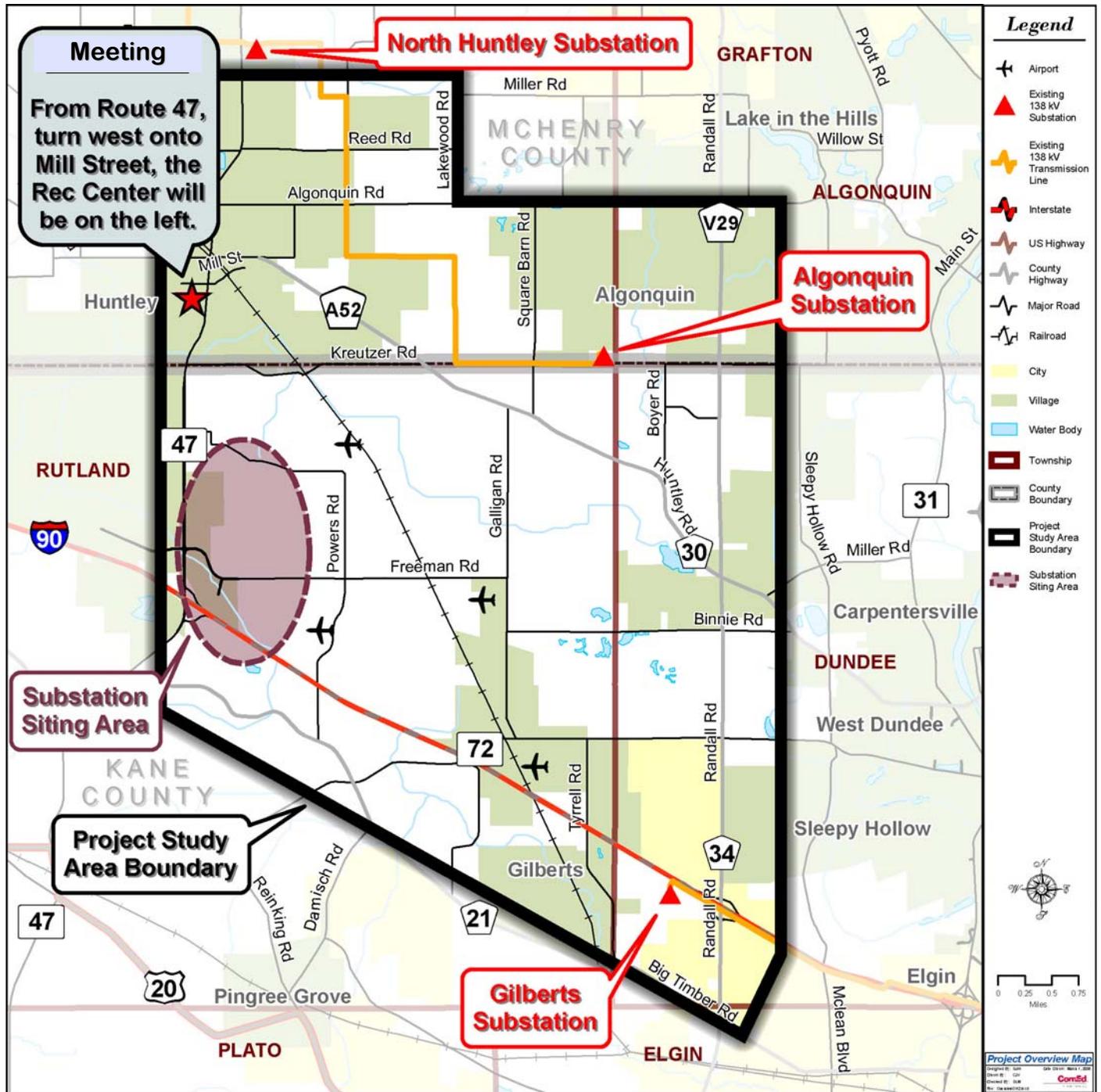
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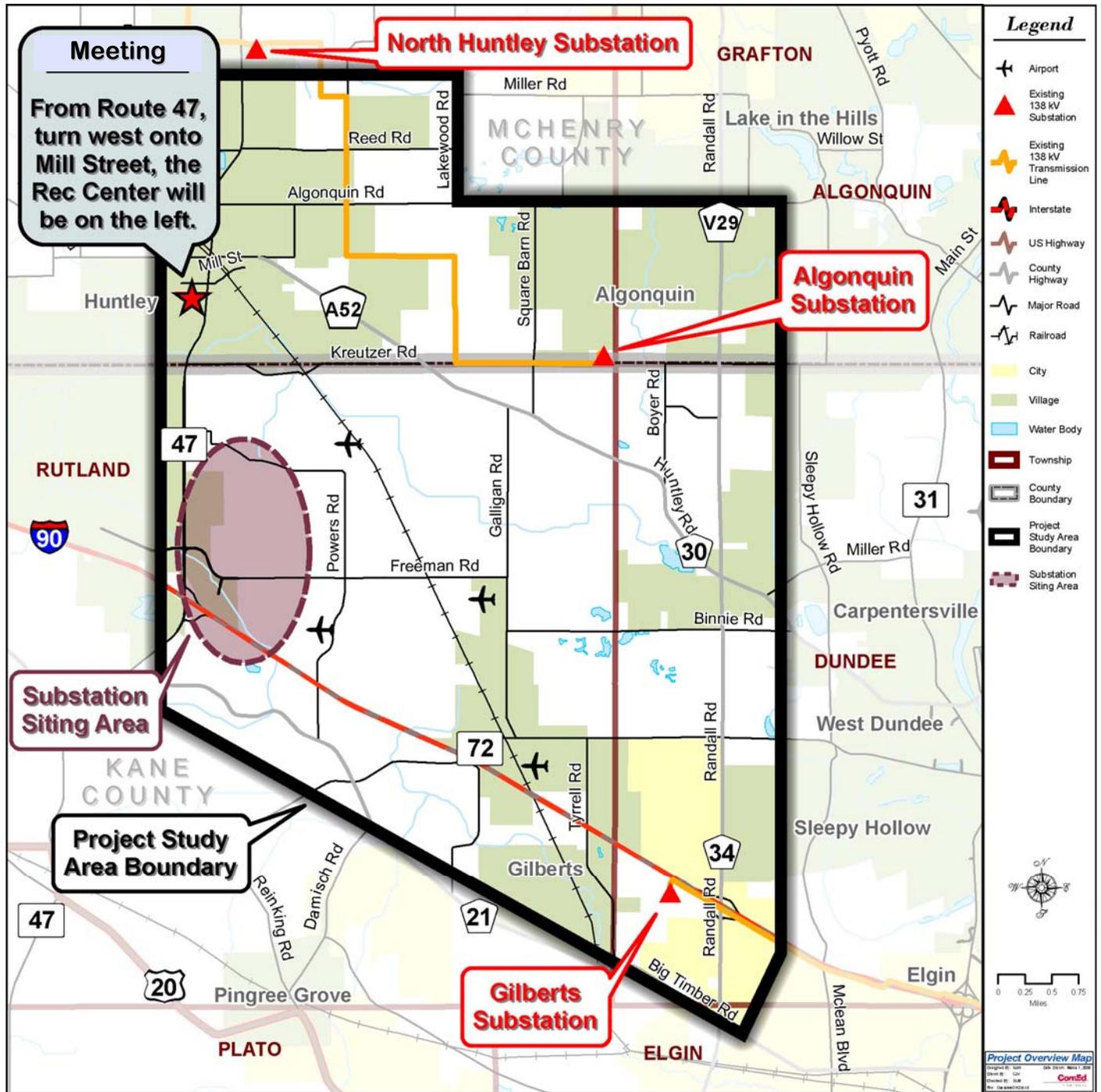
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Project Study Area for Phase III of the Northwest Reliability Project

You may also visit the Project website at www.NWReliability-ComEd.com.



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Phase III of the Northwest Reliability Project

Developers and Homebuilders Meeting
March 22, 2006
9:30 – 11:30 a.m.
Huntley Park District Recreation Center
Multipurpose Room
12015 Mill Street
Huntley, IL 60142

<u>Time</u>	<u>Activity</u>	
9:30 – 9:45	Welcome and Introductions	Don Westfall
9:45 – 10:05	Overview of Project, Need and Benefits	John Prueitt
10:05 – 10:25	Overview of Siting Study, Development of Preliminary Substation Sites and Transmission Line Route Corridors	Doni Morgan
10:25 – 10:40	Questions and Answers	Don Westfall John Prueitt Doni Morgan
10:40 – 10:50	Break	
10:50 – 11:30	Discussion Session	

PHASE III of the NORTHWEST RELIABILITY PROJECT

Developers and Homebuilders Meeting

**March 22, 2006
9:30 a.m. – 11:30 a.m.**

Welcome and Introductions

- **Project Team**
 - **ComEd**
 - **Greystone - ARCADIS**
- **Meeting Attendees**

Overview of Agenda

- **Overview of Project**
 - **Background**
 - **Need and Benefits**
- **Overview of Siting Study Process**
 - **Development of Preliminary Substation Sites and Transmission Line Route Corridors**
- **Discussion Session**

Key Messages

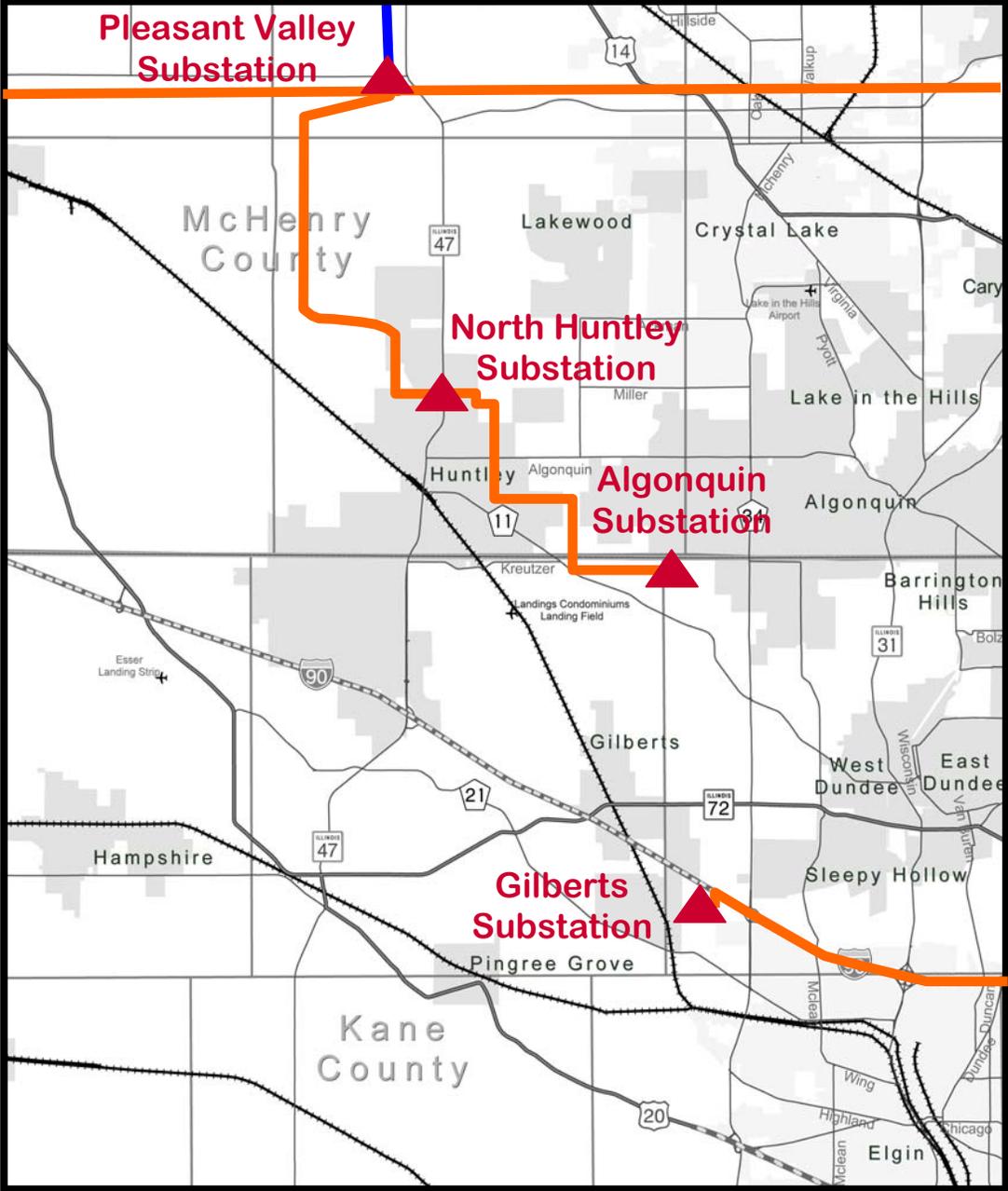
- The rapid residential and commercial growth in the area requires this Project to be in service by June 2009.
- This Project provides significant benefits by meeting capacity needs and improving reliability to the local area.
- Route development is a methodical and detailed process that includes consideration of a number of factors.
- The final proposed substation site and transmission line route will be presented at a final Open House prior to being submitted to the ICC for approval in June.

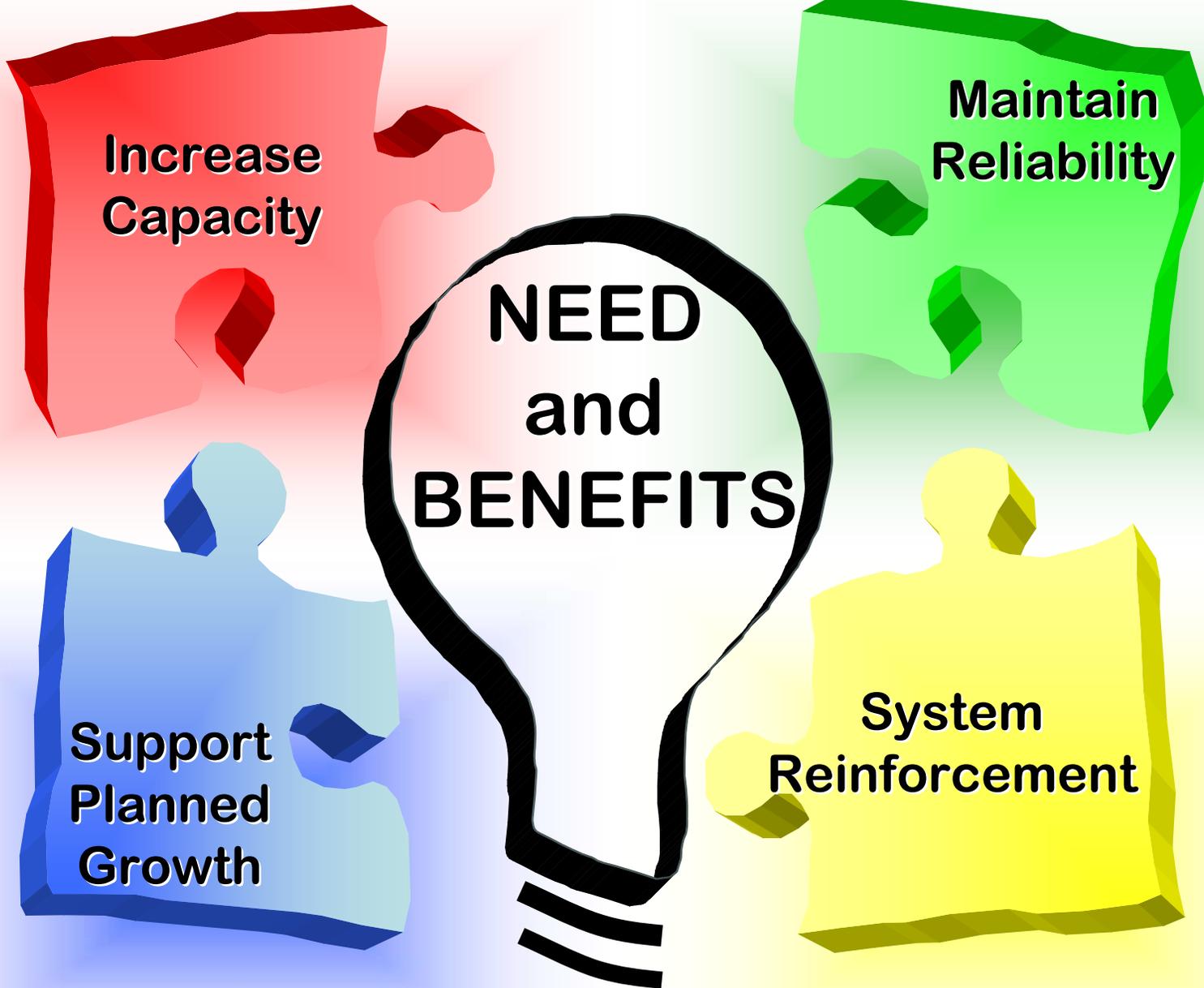
Objectives of this Meeting

- **Review Phase III of the Northwest Reliability Project**
 - Need and Benefits
 - Scope and Schedule
 - Preliminary Substation Sites and Transmission Line Study Corridors

- **Discuss Planned Developments**
 - Planned vs. Approved
 - Unit Size, Location, Construction Schedule, etc.

Phases I and II of the Northwest Reliability Project





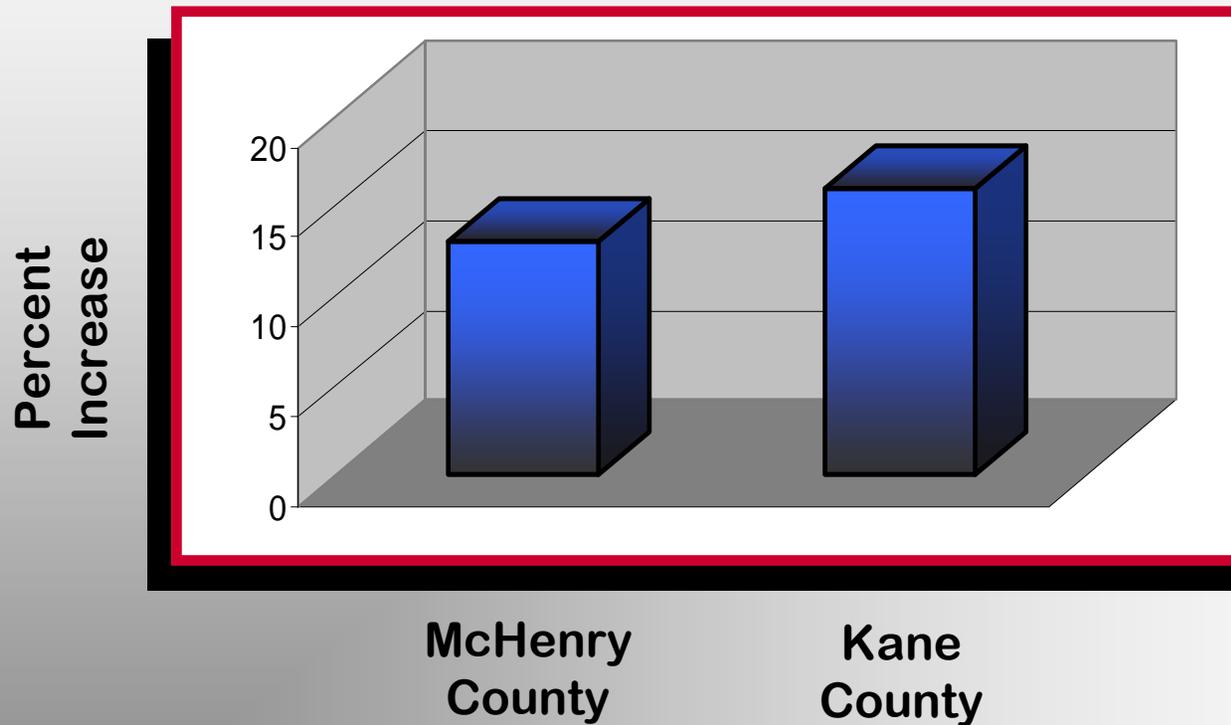
KEEPING THE LIGHTS ON

Increase Capacity to Serve New Customers

- Along the I-90 and Route 47 corridors, ComEd has experienced an annual increase in demand of approximately 6 percent.
- By 2009, growth in this area is expected to increase to 10 percent per year, or five times the average of the rest of the ComEd service territory.
- The new distribution substation will relieve stress on critical electric facilities and support the area's future commercial and residential development.

Growth in the Study Area

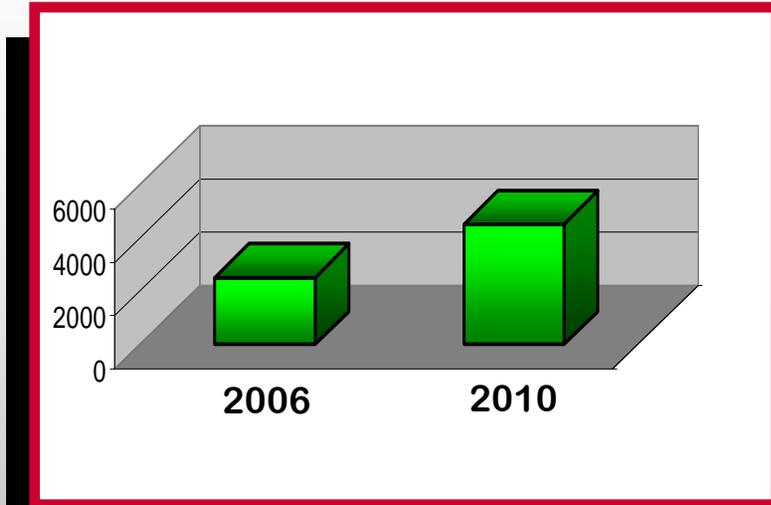
Population Growth from 2000 to 2004



Village of Huntley's population more than doubled during this time.

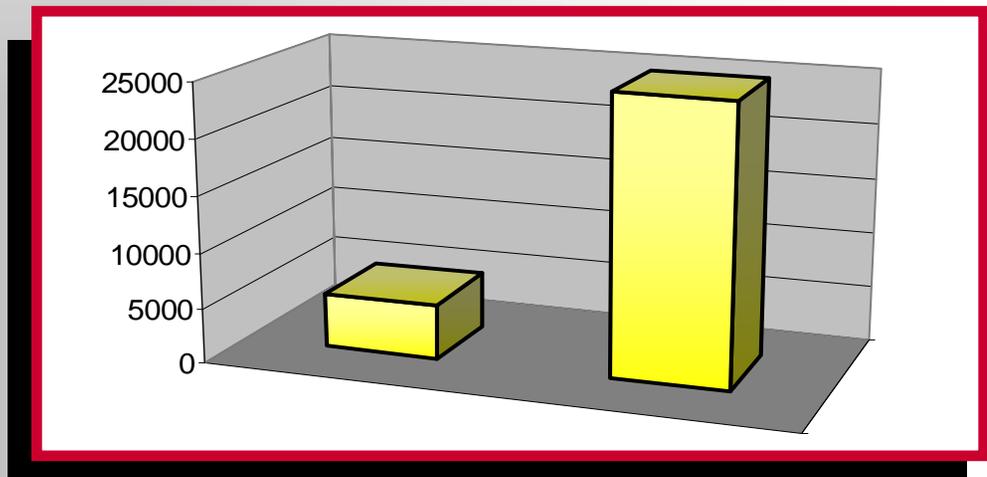
Future Growth in the Study Area

Expected Annual Housing Increase



New Homes

Lots for Future Residential



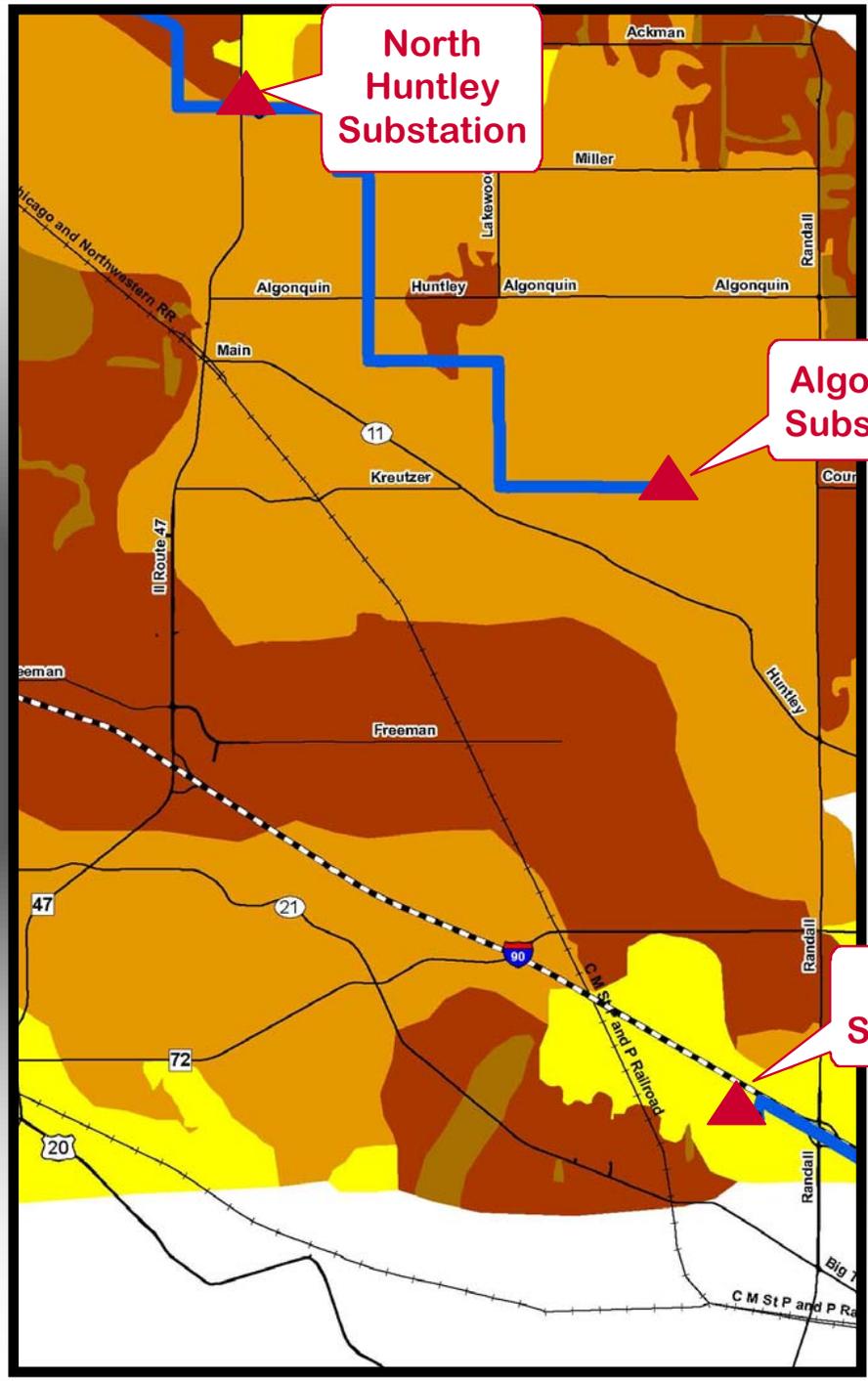
New Lots

Source: MetroStudy Huntley Trade Area Housing Market Forecast, October 2005

Demand on Existing Infrastructure

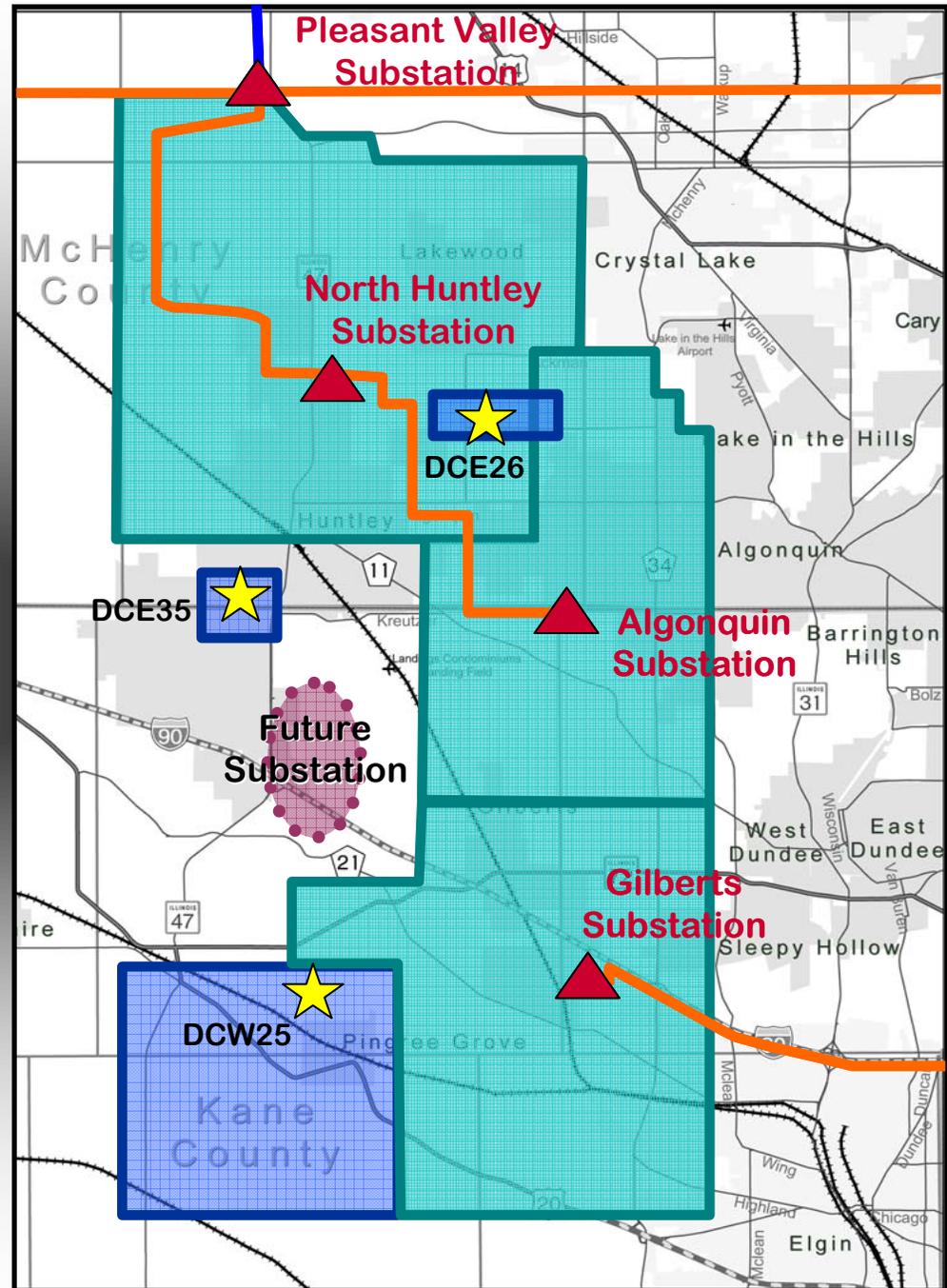
Percent Feeder Use Anticipated Loading in 2006 without Reinforcement

- 100% or Higher - Needs Upgrading
- 90% - 100%
- 70% - 90%
- 45% - 70%
- 45% or Lower



Ultimate Approximate Coverage of Neighboring Substations that Serve the Huntley/Rutland Area

(New TDC Substation to Serve Increasing Load)



Ultimate Approximate Coverage Substation Plan

