

11 Lilac Ct.	2003	2009	-4.90%	-0.30%	Worse
19 Lilac Ct.	2001	2003	8.20%	8.00%	Better
15 Locust Ct.	2003	2010	-0.80%	-1.80%	Better
25 South Conway Ct.	2008	2011	-4.10%	-8.80%	Better

As indicated in the table above, homes either backing up to the right-of-way or with clear views of power lines appreciated at a rate either equal to or better than non-ROW homes in Sugar Ridge and River Ridge in 13 of the 16 sale/resale comparisons. In other words, homes immediately adjacent to the power lines outperformed the rest of the market in Sugar Ridge and River Ridge.

#### **ANALYSIS OF SALES DATA AT COVENTRY IN LAKE IN THE HILLS**

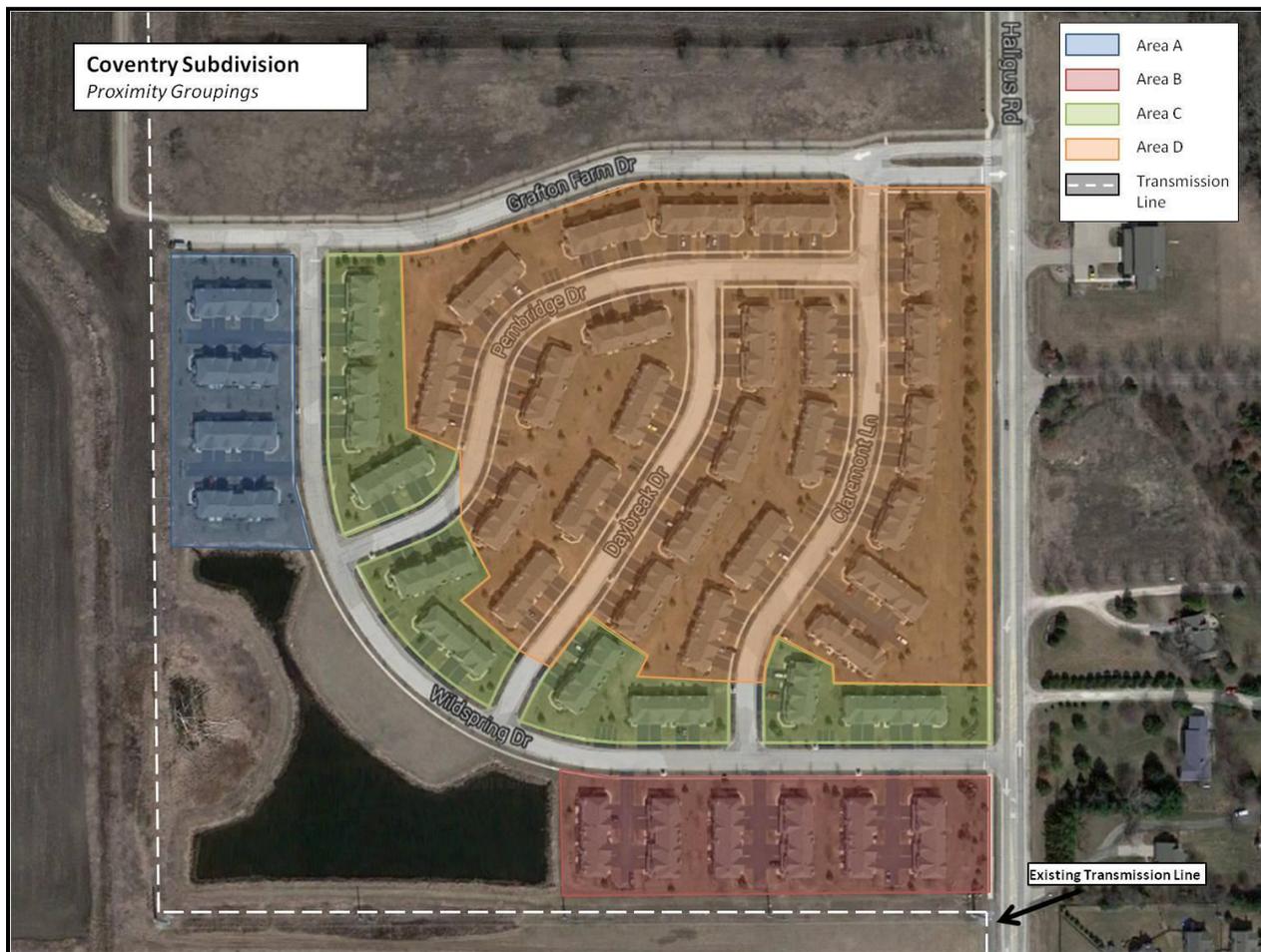
30. We also investigated development along the McHenry Count transmission line corridor between Huntley and Algonquin that was acquired and developed by ComEd and energized in 2001.<sup>27</sup> It is one of the most recent transmission line corridors developed in the Chicago metro area. The corridor contains a 138kV double circuit line on 64 to 99 foot monopoles. When it was developed, there was considerable undeveloped land adjacent to the right-of-way. Much of the land has subsequently been developed with new residential housing since the date of completion of the power line installation.

31. We investigated the route of that Huntley to Algonquin line that was the subject of the prior 1996 proceeding<sup>28</sup> in which we testified and identified the Coventry development as a townhouse project at the northwest corner of the intersection of Haligus Road and Wildspring

<sup>27</sup> Application of COMMONWEALTH EDISON COMPANY for a Certificate of Public Convenience and Necessity, under Section 8-406 of the Illinois Public Utilities Act, and for an Order, under Section 8-503, of the Illinois Public Utilities Act, authorizing and directing ComEd to construct, operate, and maintain new electric transmission lines in Kane and McHenry Counties, Illinois, Docket No. 96-0410.

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33. The average price for the Wildspring Road townhouses was 8.3% higher than for townhouses in the rest of the development. And townhouses on the south and west side of Wildspring Road located immediately adjacent to the transmission line right of way sold at an average price about 8.6% higher than in the rest of the development. There has been no adverse impact from proximity to the transmission line on the townhouse sale prices at Coventry.

#### **ANALYSIS OF SALES DATA AT CONCORD POINTE IN CAROL STREAM**

34. Intervenors in the 1995 Illinois Commerce Commission proceeding involving the transmission currently adjacent to Sugar Ridge in South Elgin filed an expert report related to townhouse prices at the Concord Pointe development in Carol Stream. That report stated that the