

LEE COUNTY RENEWABLE ENERGY COMMITTEE

Ad Hoc Meeting

July 5, 2022, at 9:00 AM

County Board Room
Old Lee County Courthouse, Dixon, Illinois

Zoom Video- & Tele-conferencing

Meeting ID: 828 7215 0974

Password: 797986

YouTube

<https://www.youtube.com/watch?v=J5rUevyHYyY>

Appointed Committee Members

Chris Norberg – Chair
Marilyn Shippert
Tom Kitson
Tom Wilson
Danielle Allen
Dave Bally
Bob Olson

Advisory Members

Dee Duffy, Zoning Administrator
Alice Henkel, Renewable Energy Coordinator/Clerk
Charley Boonstra, State's Attorney

At 9:00 AM, Chair Chris Norberg called the meeting to order.

Acting Chair Norberg called for roll call of members of the committee and county staff.

Appointed Members present: Norberg, Shippert, Kitson, Bally

Appointed Members absent: Allen, Wilson, Olson

Advisory Members present: Duffy, Henkel

Advisory Members absent: Boonstra

The next order of business was the approval of the minutes for the May 26, 2022 meeting. The minutes were approved as written.

Chair Norberg proceeded the review of the draft of the revised wind energy conversion systems ordinance.

Chair Norberg recently met with Anthony Neve, a consultant working on behalf of Enel, to discuss some concerns. Enel is working towards petitioning the County for a Special Use Permit for a proposed wind energy conversion system project by the name of Bison Meadows.

There was some concern that the County was considering increasing the setbacks to 1,400 feet or 3.5 times the height of the wind turbine generator, whichever is greater. The current setback is 1,400 feet or 3.1 times the height of the wind turbine generator, whichever is greater. The County has no intentions of changing the setbacks as part of this revision. Mr. Neve relayed a request for a setback

of the greater of 1,400 feet or 3.0 times the height of the wind turbine generator. Chair Norberg said that would be for this committee to discuss.

Mr. Neve also inquired about the \$100,000 per turbine decommissioning financial security. Chair Norberg said the Mr. Neve relayed that Enel would be willing to pay for an engineer to prepare a decommissioning cost estimate every 5 years. Initially a cost estimate would be prepared, and the developer would then provide financial security in the amount of 125% of the estimated cost. Every 5 years thereafter, a new cost estimate would be prepared, at the expense of the developer, and any additional fund required as a result of the new estimate would be provided.

The developers want the salvage value and resale value included in the cost estimate. Ms. Henkel feels this should not be allowed. Chair Norberg said that it's negotiable and that maybe the County would reduce the setback multiplier to 3.0 times the height of the wind turbine generator if the developer is willing to exclude salvage and resale values from the decommissioning cost estimate.

The engineer preparing the decommissioning cost estimate would be a third party, agreed upon by the developer and the County zoning administrator.

Discussion was held regarding the reduction of the setback multiplier, in exchange for the developer provided financial security in the amount of 125% of decommissioning cost estimate, prepared every 5 years by a third party, engineer, chosen by both the developer and the County, with no salvage and/or resale values being included in the decommissioning cost estimate. While not everyone liked the proposal, the committee agreed as a whole that it was acceptable and should be added to the draft.

Chair Norberg pointed out the section involving LESA (land evaluation and site assessment). The County intends for the same language to be included in the revised solar energy systems ordinance. This section points out that LESA encourages the development of municipalities and doesn't work for renewable energy projects because that type of development should occur away from municipalities. The County is proposing a system where each parcel in a petition will be looked at individually as to its soil scores, the parcel's proximity to the grid, whether the soils are considered prime or important, the productivity index ("PI") for the parcel, the historical value, its natural resources, endangered species, etc.

The committee reviewed spreadsheets for each of the solar farms the County has already approved showing the breakdown of each parcel as to the percentage of prime, important and other soils, as well as the PI. The spreadsheets show how the County will be considering the soils of a project going forward, and Mr. Norberg noted that the subjectivity of the LESA has been removed by this process. The data the County will be using comes from established databases within the State of Illinois.

While the County will be considering each individual parcel in a project, it will not be requiring individual petitions for each parcel in a project as Bureau County currently does.

Scott Reamer with Hexagon Energy was on Zoom. He said the path the County is considering makes sense. He agrees that Lee County has a lot of good farmlands so he appreciates the County proposing a policy that allows for consideration as opposed to hard and fast scoring system that prohibits the development of high PI parcels.

The next meeting of this committee will be Monday, July 11, 2022, at 10:00 a.m. The changes discussed today will be incorporated into the draft revised wind energy conversion systems

ordinance. On Monday, the committee will review the final draft of the proposed pipeline ordinance, the updated revised wind energy conversion systems ordinance, and the initial draft of the revised solar energy systems ordinance.

There was no other comments from any visitors present either in person or by ZOOM.

There was no other old business.

There was no new business.

There was no other business.

There was no executive session.

At 9:27 a.m., Marilyn Shippert made a motion to adjourn. The motion was seconded, and there was no debate. A vote was taken, and all were in favor. Motion passed, 4-0.

*Live feed can be viewed on **YouTube** at [Lee County Renewable Energy Committee – 07/05/22](#).*

Respectfully submitted,

Alice Henkel