

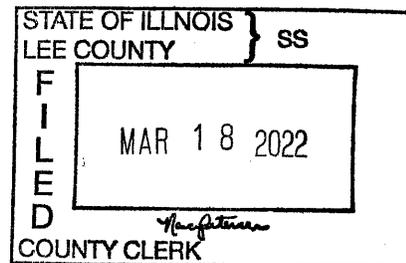
STATE OF ILLINOIS)
) ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)
)
OF)

PETITION No. 22-P-1591

Petitioner's Name: GSG Wind, LLC)
)
Address: 6688 N Central Expressway)
 Suite 500)
 Dallas, TX 75206)

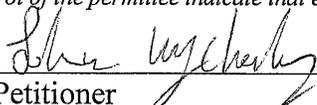


PETITION FOR SPECIAL USE

The Petitioner, GSG Wind, LLC ("Petitioner"), petitions the Lee County Board for a Special Use Permit ("SUP") from Lee County for a proposed Repowering of a Wind Energy Conservation System ("WECS"), the GSG Wind Farm ("Project"), under the Lee County Zoning Ordinance ("Ordinance"). The Project is located in Lee and LaSalle Counties, Illinois and includes a total of 40 wind turbine generators (WTG's). Specifically, the Petitioner requests a SUP for the repower of up to 16 wind turbine generators in Lee County. The Petitioner will submit separate, more detailed documents and materials in the form of a Special Use Permit Application that demonstrate compliance with all requirements for a SUP Petition in the Ordinance. The Petitioner hereby requests that the Lee County Board grant the Petitioner a Special Use Permit pursuant to the provisions in Section 10-15-15 of the Ordinance that allows the Petitioner to construct, install and operate a repowered version of the existing GSG Wind WECS Project.

1. The Petitioner has site control and landowner permissions to file a Petition for a Special Use Permit on the entirety, or portions, of the following listed parcels ("Participating Parcels"), which are described in Exhibit A. Parcel Identification Numbers for each Participating Parcel are as follows: 05-17-34-300-003, 05-17-33-300-002, 05-17-33-200-007, 05-17-33-200-009, 05-17-33-200-010, 05-17-33-400-009, 05-17-33-400-008, 05-17-33-400-007, 05-17-33-400-012, 05-17-33-400-011, 05-17-33-400-010, 05-17-33-400-014, 05-17-33-400-013, 05-17-32-300-004, 05-17-32-300-003, 05-17-32-400-005, 05-17-32-300-008, 05-17-32-300-006, 05-17-32-400-007, 05-17-32-300-009, 11-16-33-400-004, 11-16-35-300-004, 11-16-35-300-006, 11-16-35-300-005, 11-16-35-300-002, 19-22-05-400-009, 11-16-34-400-007, 11-16-34-400-006, 11-16-34-400-005, 11-16-34-400-004, 19-22-03-200-006, 19-22-03-100-004, 11-16-34-300-004, 11-16-34-300-003, 11-16-34-300-006, 11-16-34-300-005, 11-16-33-400-010, 11-16-33-400-008, 11-16-33-400-007, 11-16-33-400-006, 11-16-33-300-006, 19-22-02-200-007, 19-22-02-200-008, 19-22-02-400-005, 19-22-02-400-004, 11-16-34-200-008, 11-16-34-200-007, 19-22-05-400-013, 19-22-09-100-015, 19-22-02-200-010, 11-16-33-300-007, 19-22-03-100-005, 19-22-05-300-023, 19-22-08-200-010, 19-22-09-100-018, 19-22-05-400-011, 05-17-16-300-004, 05-17-16-300-008, 05-17-16-100-009, 05-17-16-100-010
2. The Project is located Northwest of US Route 52 (also known as US Highway 52), South of County Highway 10 (also known as Shaw Road), and West of US Highway 51.
3. The Participating Parcels are presently zoned as AG-1 Rural/Agricultural District. Section 10-15-15 of the Ordinance permits WECS projects as a special use on property zoned as AG-1 Rural/Agricultural District.
4. The Petitioner requests a variance from the applicable ordinance to allow existing collection and generation tie lines to remain in place after decommissioning of the existing project infrastructure. This variance is requested to allow the petitioner the ability to reuse portions of the existing collection system as part of the repowered Project, and minimize impacts of decommissioning to the land and associated farming operations.
5. The petitioner requests the Lee County Zoning Board of Appeals set a date, time, and place for a public hearing on the contents of this petition.

NULLIFY SPECIAL USES: In any case where a special use has not been established (substantially under way) within one year from date of granting thereof, then, without further action by the County Board, the special use or authorization thereof shall be null and void, unless in the opinion of the Lee County Zoning Administrator, circumstances beyond the control of the permittee indicate that establishment of the use has been impossible.



Petitioner

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:
Date: Thursday, April 7, 2022, at 6:00 p.m., 3rd floor, Boardroom
Old Lee County Courthouse, 112 East Second Street, Dixon, Illinois 61021

Exhibit A

Ref #	Property Number	Zoning Class	Owner Name
1	05-17-34-300-003	AG1	ZINKE IRREVOCABLE GIFT TRUST COLLEEN Z & ZINKE FAMILY TRUST HAROLD W
2	05-17-33-300-002	AG1	FOULK GLEN A & FOULK JOSEPH G
3	05-17-33-200-007	AG1	FOULK GLEN A & FOULK JOSEPH G
4	05-17-33-200-009	AG1	FOULK GLEN A & FOULK JOSEPH G
5	05-17-33-200-010	AG1	FOULK GLEN A & FOULK JOSEPH G
6	05-17-33-400-009	AG1	FOULK GLEN A & FOULK JOSEPH G
7	05-17-33-400-008	AG1	FOULK GLEN A & FOULK JOSEPH G
8	05-17-33-400-007	AG1	FOULK GLEN A & FOULK JOSEPH G
9	05-17-33-400-012	AG1	KROMM KIM & KROMM CATHY
10	05-17-33-400-011	AG1	KROMM KIM & KROMM CATHY
11	05-17-33-400-010	AG1	KROMM KIM & KROMM CATHY
12	05-17-33-400-014	AG1	MATHESIUS DALE A
13	05-17-33-400-013	AG1	MATHESIUS DALE A
14	05-17-32-300-004	AG1	TRUCKENBROD JOHN F
15	05-17-32-300-003	AG1	TRUCKENBROD TRUST JOHN F & TRUCKENBROD TRUST ANGELINA A
16	05-17-32-400-005	AG1	OSADNICK CORNELIUS
17	05-17-32-300-008	AG1	ALBERS JAMES D & ALBERS ELIZABETH A
18	05-17-32-300-006	AG1	OSADNICK REVOCABLE TRUST CRAIG
19	05-17-32-400-007	AG1	KROMM STEPHEN D
20	05-17-32-300-009	AG1	OSADNICK CRAIG & SWARD JOYCE
21	11-16-33-400-004	AG1	LEFFELMAN SHAWN
22	11-16-35-300-004	AG1	JONES SYLVESTER G & MARY C JR
23	11-16-35-300-006	AG1	KLEIN GERALD
24	11-16-35-300-005	AG1	KLEIN GERALD L & LINDA L
25	11-16-35-300-002	AG1	JPNW FAMILY TRUST NO. 2006
26	19-22-05-400-009	AG1	COMMONWEALTH EDISON COMPANY C/O EXELON BUSINESS SERVICES
27	11-16-34-400-007	AG1	BEETZ JOHN S & BEETZ DAVID A
28	11-16-34-400-006	AG1	BEETZ JOHN S & BEETZ DAVID A
29	11-16-34-400-005	AG1	BONNELL ALLEN C & MARCELLA
30	11-16-34-400-004	AG1	BONNELL ALLEN C & MARCELLA
31	19-22-03-200-006	AG1	EUGENE A LEFFELMAN REVOCABLE TRUST
32	19-22-03-100-004	AG1	EUGENE A LEFFELMAN REVOCABLE TRUST
33	11-16-34-300-004	AG1	DUNN LIVING TRUST SHAUNA
34	11-16-34-300-003	AG1	DUNN LIVING TRUST SHAUNA
35	11-16-34-300-006	AG1	DUNN LIVING TRUST SHAUNA
36	11-16-34-300-005	AG1	DUNN LIVING TRUST SHAUNA
37	11-16-33-400-010	AG1	EUGENE A LEFFELMAN REVOCABLE TRUST

38	11-16-33-400-008	AG1	DUNN LIVING TRUST SHAUNA
39	11-16-33-400-007	AG1	DUNN LIVING TRUST SHAUNA
40	11-16-33-400-006	AG1	DUNN LIVING TRUST SHAUNA
41	11-16-33-300-006	AG1	EUGENE A LEFFELMAN REVOCABLE TRUST
42	19-22-02-200-007	AG1	KLEIN GERALD L & LINDA L
43	19-22-02-200-008	AG1	KLEIN GERALD L & LINDA L
44	19-22-02-400-005	AG1	KLEIN GERALD L & LINDA L
45	19-22-02-400-004	AG1	KLEIN GERALD L & LINDA L
46	11-16-34-200-008	AG1	BONNELL REVOCABLE FAMILY TRUST EUGENE C & LINDA A
47	11-16-34-200-007	AG1	BONNELL REVOCABLE FAMILY TRUST EUGENE C & LINDA A
48	19-22-05-400-013	AG1	LEFFELMAN REVOCABLE TRUST EUGENE A
49	19-22-09-100-015	AG1	HENKEL GREGORY A
50	19-22-02-200-010	AG1	ERNST FAMILY TRUST
51	11-16-33-300-007	AG1	EUGENE A LEFFELMAN REVOCABLE TRUST
52	19-22-03-100-005	AG1	EUGENE A LEFFELMAN REVOCABLE TRUST
53	19-22-05-300-023	AG1	LEFFELMAN REVOCABLE TRUST EUGENE A
54	19-22-08-200-010	AG1	FPC SERVICES INC
55	19-22-09-100-018	AG1	LEFFELMAN TRUST EUGENE A
56	19-22-05-400-011	AG1	EUGENE A LEFFELMAN REV TRUST & FAYE E LEFFELMAN REV TRUST
57	05-17-16-300-004	AG1	GSG, LLC C/O BABCOCK & BROWN
58	05-17-16-300-008	AG1	ZINKE IRREVOCABLE GIFT TRUST COLLEEN Z & ZINKE FAMILY TRUST HAROLD W
59	05-17-16-100-009	AG1	SHAW KENNETH L & SHAW SHERMAN M
60	05-17-16-100-010	AG1	KROMM ROBERT P