



MONTHLY ZONING AND PLANNING REPORT
September 11, 2023 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – None

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – None

ACTIONS COMING FROM THE PLANNING COMMISSION – None

ACTIONS GOING TO THE PLANNING COMMISSION – None

OTHER ACTIONS FROM THE ZONING OFFICE –

- Petition 23-P-1616, by Petitioner Wiggins Solar, LLC, PPN# 18-08-11-400-014, requesting a Special Use for a Community Solar Energy System, in South Dixon Township, was previously sent to the Zoning Board of Appeals to be heard starting August 3, 2023. On August 3, 2023, the Zoning Board of Appeals moved to continue the hearing to September 7, 2023 due to Petitioner having an issue meeting the notification requirements. On September 7, 2023, due to a scheduling issue on behalf of the Petitioner, the Zoning Board of Appeals moved to continue the start of the hearing to October 11, 2023, at 7:00 p.m.
- Petition 23-AP-1617, by Petitioner Greg Castello, PPN# 15-07-20-180-002, an appeal of the Zoning Administrator's final decision and determination of a zoning violation dated May 30, 2023 in Nelson Township, was previously sent to the Zoning Board of Appeals to be heard on August 3, 2023. On August 3, 2023, on the agreement of both the Appellant Greg Castello and the Zoning Office, the hearing was continued to September 7, 2023, to allow both parties time to prepare for a hearing. On September 7, 2023, the Zoning Board of Appeal again moved to continue the hearing to October 5, 2023, on the agreement of both parties, to allow time to clarify the initial violation and for the Appellant to appropriately respond.
- Shady Oaks Wind 2, LLC has remobilized their contractor to the project site to energize the substation and circuits. The turbine supplier will be mobilized when the substation is energized to start operating the 22 turbines. They plan to commission and test the week of September 12th and the commercial operation date is set for on or before October 31st, 2023. Shady Oaks Wind 2, LLC petitioned the County for a special use permit for the purpose of constructing and operating a wind energy system under Petition No. 20-P-1552. The County Board voted to approve the petition, with conditions, under Ordinance No. 07-20-006, on July 11, 2020.

- Petitioners Crawford 1 Solar, LLC and Crawford 1A Solar, LLC are in contact with the Zoning Office about the requirements necessary to apply for a building permit. Petitioners petitioned the County for a special use permit for the construction and operation of a co-located community solar energy system under Petition Nos. 22-P-1598 and 22-P-1599. The County Board voted to approve Petition No. 22-P-1598, with conditions, under Resolution No. 2022-12-004, on December 27, 2022. The County Board also voted to approve Petition No. 22-P-1599, with conditions, under Resolution No. 2022-12-005, on December 27, 2022.
- A third-party engineer from Chastain & Associates, working on behalf of the County, has been deployed to the GSG Wind repower project site. The Zoning Office is receiving weekly status updates regarding the project progression and ordinance compliance. Copies of the weekly reports can be found in the “Collective Information for September Meetings” folder in OnBoard. Petitioner GSG Wind, LLC petitioned the County for a special use permit for the purpose of a complete repower of an existing wind farm. The County Board approved this petition, with conditions, under Resolution No. 07-22-008, on July 21, 2022.
- On September 20th and 21st, the Zoning Office will be closed as Renewable Energy Coordinator Alice Henkel will be attending the Illinois Renewable Energy Conference in Bloomington-Normal, while Zoning Administrator Dee Duffy is on vacation. The conference is presented by Strategic Economic Research and sponsors include some familiar names such as Recall Strategies, Invenergy, Leeward Renewable Energy, Enel and SunPower by Legacy Solar. The conference will provide insights into industry trends; opportunities to network with clean energy policy makers/industry leaders/contractors/educators/students; information how new state and federal clean energy legislation will grow renewable energy in Illinois; and information how to equitably grow the clean energy workforce. A copy of the agenda can be found in the “Collective Information for September Meetings” folder in OnBoard.
- Agricultural Areas Conservation and Protection Act (505 ILCS 5). Since 1980, landowners in Illinois have had a tool available to them that can help preserve farmland for at least 10 years. The Illinois Agricultural Areas Conservation and Protection Act allows one or more landowners to voluntarily place their land into a protected district, often called an “ag area,” with the approval of the local county board. Although it is only one tool in farmland protection, it can offer some assistance in maintaining farmland for farming purposes. Ag areas may also help protect farmers from some aspects of the encroachment of nearby development and possibly assist them in responding to any complaints from residents new to the rural area. A copy of the “Ag Areas Introduction” flyer from the Lee County Farm Bureau can be found in the “Collective Information for September Meetings” folder in OnBoard.
- The Zoning Office has processed thirty-six (36) building permits for the month of August.
- Total permit fees collected in August - \$6,529.50