



## MONTHLY ZONING AND PLANNING REPORT

July 12, 2022 – Properties Committee

### ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – July 7, 2022

- Petition 22-P-1591, Petitioner GSG Wind. Petitioner is requesting a Special Use for the proposed Repowering of the existing GSG Wind Farm, ("WECS").

#### STAFF REPORT

The Zoning Board of Appeals concluded Petition 22-P-1591 hearings on June 27, 2022. The proposed "repowered" GSG Wind farm, located partly in Lee County and partly in LaSalle County, would be an enhancement of the existing and operating GSG Wind farm which Lee County permitted in 2003 and began operation in 2007. This enhancement would be a result of technology advancements allowing the wind farm to produce more energy and efficiency at a reduction in operational costs. Presently, the wind turbines are 80 meters (262 feet) in height and the proposed replacement turbines would be +/- 105 meters (344 feet) tall. The present blades "swept" area has a diameter of 87 meters (285 feet) and the proposed replacement turbine blades would have a "swept" area of a minimum 140 meters (459 feet) in diameter. The power capacity output of the turbines now erected are 2 megawatts and, depending on the make and model that is determined, the proposed replacement turbines would range of output capacity from 3.4 to 4.5 megawatts

### ACTIONS GOING TO THE ZONING BOARD OF APPEALS – August 4, 2022

- None

### ACTIONS COMING FROM THE PLANNING COMMISSION – June 6, 2022

- None

### ACTIONS GOING TO THE PLANNING COMMISSION – August 1, 2022

- Petition 22-PC-67, Text amendment to the Lee County code regulating the development of Pipeline
- Petition 22-PC-68, Text amendment to the ordinance regulating the development of Wind Energy Conversion Systems
- Petition 22-PC-69, Text amendment to the ordinance regulating the development of Solar Energy Systems

#### STAFF REPORT

The Planning Commission will be having a public meeting on three petitions in August. Presented will be Petition 22-PC-67 for a text amendment ordinance regulating the development of pipelines in the county, Petition 22-PC-68 will be the text amendment to the Wind Energy ordinance and Petition 22-PC-69 will be the text amendment to the Solar Energy ordinance. Drafts of all three of these petitions will be in the July County Board packet for review. As required by 55 ILCS 5/5-12014 (Amendment of regulations and districts), no amendment to the text of a zoning ordinance ("text amendment") shall be made without a public hearing. The Planning Commission will make their recommendations on the three petitions and forward onto the County Board for vote at the August County Board meeting.

### OTHER ACTIONS FROM THE ZONING OFFICE

The Renewable Energy Committee has reviewed the ordinance drafts for Pipeline, Wind Energy Systems, and Solar Energy Systems and motioned to send each draft to the Properties Committee in July to be recommended to the Lee County Planning Commission for a public hearing.

The Zoning Office has processed fifty-three (53) building permits for the month of June. Total permit fees collected \$4,276.29.



*Zoning/Planning Department  
Dee Duffy, Zoning/Planning Administrator  
Alice Henkel, Renewable Energy Coordinator*

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A draft of next year's zoning and planning budget has been submitted to the Treasurer and will be reviewed by the Lee County Finance committee.