

**Putnam County Zoning Board of Appeals
Public Hearing Agenda
Wednesday May 15th, 2024 at 7:00 PM
Putnam County Courthouse
120 North Fourth Street Hennepin II,61327
Attendance is in person.**

ZBA # 24-04 Application for Special use requested by Solentail Energy LLC. On behalf of Corn Belt Energy Corporation to develop a 1.5 MW solar Facility with a 1.5 MW Battery Storage facility on a 6-acre footprint within a 23.3-acre parcel in an AG Zoned district to back up their current Substation. This proposed Facility would be located just under 1.5 miles west of The Village of Mark, along Illinois Highway 71.

The ZBA hearing shall use the following agenda:

1. Pledge of Allegiance
2. Call to Order by the Chairman
3. Administration of Oath to anyone testifying
4. Presentation of petition by Zoning Administrator
5. Statement by petitioner
6. Questions from ZBA members to petitioner
7. Communications received by Zoning Office
8. Testimony or Questions from Others
9. Petitioner's closing statement, if desired
10. Board discussion and identification of finding inconsistent with Standards in the Ordinance
11. Vote by Zoning Board of Appeals Recommending Approval or Denial
12. Adjournment

Putnam County Planning and Zoning Board of Appeals Public Hearing

Wednesday May 15th, 2024, at 7:00 p.m.

County Courtroom

Putnam County Courthouse

120 N Fourth Street., Hennepin IL. 61327

Meeting is in person.

The hearing is to consider the following:

ZBA# 24-04 Application for Special Use requested by Solential Energy LLC. on behalf of Corn Belt Energy to develop a 1.5 Mw Solar Facility with 1.5 MW Battery Storage to back up their existing substation encompassing a 6-acre footprint of an existing 23.3-acre parcel within an AG zoned district.

Parcel Identification number

01-12-020-000

Legal description

The Southeast Quarter of the Northeast Quarter of Section 12, Township 32 North, Range 2 West of the Third Principal Meridian EXCEPT the coal underlying the same together with the right to mine and remove the same through underground passages; EXCEPTING that part of said tract described as follows, to-wit: Commencing at the center of the Northeast Quarter of Section 12, Township 32 North, Range 2 West, thence running East between the North and South halves of the East Half of said Northeast Quarter 67 h rods to a point in the center of the road 1 I rods West of the Section line and 20 links from a butternut tree 12 inches in diameter, bearing South 36^o East, thence on said road South 61^o 30' West 77 rods to the West line of the East Half of said Northeast Quarter, thence North 37 rods 15 links to the place of beginning, containing 7 acres and 149 rods, more or less, and ALSO EXCEPTING that part described as follows, to-wit: A strip of land 138 links wide on the South end of the East Half of the East Half of the Northwest Quarter of Section 12, Township 32 North, Range 2 West, containing 1 70/100 acres, more or less, situated in Putnam County, Illinois, AND EXCEPTING that tract conveyed to Illinois valley Electric corp. Inc. by deed recorded in Book 93, Page 417; ALSO EXCEPTING Lot 5 in the Northeast Quarter of Section 12, Township 32 North, Range 2 West of the Third Principal Meridian otherwise described as follows: Commencing at a stone at the Southwest corner of the East Half of the Northeast Quarter of said Section 12, thence running North 1 chain and 30 links to a stone; thence East 8 chains and 85 h links to a stone, thence South 1 chain and 30 links to a stone; thence West 8 chains and 85 h links to the place of beginning, containing 1.15 acres, more or less; ALSO EXCEPTING

THEREFROM that part of thereof described as follows, to-wit: That part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 32 North, Range 2 West of the Third Principal Meridian described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Northeast Quarter; thence South 89^o 37' 05" West 97.08 feet on the North line of the Southeast Quarter of the said Northeast Quarter to the Point of Beginning; thence continuing South 89^o 37' 05" West 81.50 feet on the North line of the Southeast Quarter of the said Northeast Quarter; thence South 60^o 27' 40" West 400.00 feet; thence South 29^o 32' 30" East 300.00 feet; thence North 60^o 27' 40" East 400.00 feet; thence North 14^o 14' 46" West 269.85 feet to the Point of Beginning, containing 3.00 acres, more or less, all being situated in Hennepin Township, Putnam County, Illinois, pursuant to Plat of Survey thereof by

J. William Shafer, Illinois Registered Land Surveyor No. 2213, dated July 21, 1988, and duly recorded in the Recorder's Office of Putnam County, Illinois.

At this hearing, the Planning and Zoning Board of Appeals will hear evidence for and against the Application for Special Use # 24-04 and make recommendations to the Putnam County Board to grant or deny the Application at the next County Board meeting, which will be held at the Putnam County Courthouse on **Monday June 10th, 2024, at 5:30 p.m.**

The Application is on file and available for review at the Putnam County Courthouse 120 N Fourth Street Hennepin, Illinois 61327.

Submitted by:

Ryan Giacometti
Putnam County Zoning Administrator

APPLICATION FOR SPECIAL USE PERMIT

Putnam County Zoning Department
Hennepin, IL 61327
120 N Fourth Street
P.O. Box 242
(815) 925 9270

Date Filed: _____	Case # _____
Date Paid: _____	Amount: _____

REQUEST FOR HEARING

Fees must be included when application is made.

Petitioner Corn Belt Energy Corporation - Greg Yakle Phone # 309-662-5330

Mailing Address One Energy Way, Bloomington, IL 61705

Current Property Owner Michael and Christopher Holmes Acreage 8.208 of 23.12

Petitioner's Interest in land Commercial Solar Facility with Battery Storage

**A LEGAL DESCRIPTION OF PROPERTY MUST BE INCLUDED WITH THIS APPLICATION.
PLEASE COMPLETE AND RETURN ATTACHED OWNERSHIP STATEMENT WITH APPLICATION**

EXPLANATION

Corn Belt Energy is requesting a special use permit with the intent to build a commercial solar facility with battery storage. Energy produced by the facility will feed the Granville substation and provide power for the surrounding community. This site will feature 1.5 MW of solar energy paired with 1.5 MW of battery storage that will provide power to nearby residents in the event of an outage. This facility will encompass 8.208 acres of the 23.12 total acres on the parcel and will adhere to all local, state, and federal requirements.

Application Fee for Special Use Petition: \$275.00
Application Fee: Commercial Solar Facilities: \$55.00/acre
Application Fee for CWF (Wind) Towers: \$400.00 /Tower

Date: 4/18/2024

Greg Yakle
Signature of Petitioner(s)

APPLICATION WILL NOT BE PROCESSED UNTIL FEES ARE RECEIVED.

Please make checks payable to: Putnam County Treasurer

TOTAL FEES DUE: \$ _____ Check # _____ Receipt # _____