

CASE#2024-009
RESOLUTION NUMBER 8-1

FILED

MAR 29 2024

**GRANTING A SITING APPROVAL PERMIT
FOR CERTAIN PROPERTY LOCATED AT
3300-3400 BLOCK OF MT. PULASKI RD & 18500-18600 BLOCK OF BORDEN RD.
ILLIOPOLIS, IL 62539
SANGAMON COUNTY, ILLINOIS**

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Recommendation that the Sangamon County Board **grant a Siting Approval Permit** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Pivot Energy IL 60 LLC**, has petitioned the Sangamon County Board requesting **pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **March 21, 2024** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Recommendation that the Sangamon County Board **grant a Siting Approval Permit**; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **8th Day of April, 2024** that the following request(s) on the above described property is hereby approved:

- **Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**

Signed and passed by the Sangamon County Board in session on this **8th day of April, 2024.**

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 10; THENCE SOUTH 00° 15' 05" EAST ALONG THE POINT OF EAST LINE OF SAID SOUTHEAST QUARTER 314.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 15' 05" EAST 813.48 FEET TO A FOUND PIN; THENCE SOUTH 89° 44' 48" WEST 307.70 FEET TO A FOUND IRON PIPE; THENCE NORTH 62° 43' 11" WEST 157.90 FEET TO A FOUND IRON PIPE; THENCE NORTH 78° 54' 27" WEST 121.86 FEET TO A FOUND IRON PIPE; THENCE NORTH 89° 55' 22" WEST 280.92 FEET TO A FOUND IRON PIPE; THENCE NORTH 89° 56' 38" WEST 200.51 FEET TO A FOUND IRON PIPE; THENCE NORTH 89° 53' 46" WEST 283.29 FEET TO A FOUND IRON PIPE; THENCE SOUTH 71° 20' 42" WEST 283.49 FEET TO A FOUND IRON PIPE; THENCE SOUTH 22° 10' 29" WEST 117.19 FEET TO A FOUND IRON PIPE; THENCE SOUTH 00° 35' 51" EAST 215.99 FEET TO A FOUND IRON PIPE; THENCE SOUTH 89° 54' 28" WEST 653.20 FEET TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTH 26° 07' 41" WEST ALONG SAID DITCH CENTERLINE 637.78 FEET; THENCE NORTH 00° 05' 53" EAST 779.68 FEET TO THE CENTERLINE OF T. R. 3.45N; THENCE SOUTH 89° 55' 49" EAST 910.81 FEET ALONG SAID CENTERLINE TO A FOUND IRON PIN; THENCE SOUTH 00° 13' 36" EAST 550.00 FEET; THENCE SOUTH 89° 55' 42" EAST 577.59 FEET; THENCE NORTH 00° 13' 30" WEST 335.00 FEET; THENCE SOUTH 89° 55' 53" EAST 1082.81 FEET TO THE TRUE POINT OF BEGINNING, SITUATED IN SANGAMON COUNTY, ILLINOIS.

PIN# 17-10.0-400-022

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: **David Mendenhall**

DOCKET NUMBER: **2024-009**

ADDRESS: **3300-3400 Block of Mt. Pulaski Rd & 18500-18600 Block of Borden Rd.
Illioopolis, IL 62539**

PETITIONER: **Pivot Energy IL 60 LLC**

PRESENT ZONING CLASSIFICATION: **“I-2” General Industrial District**

REQUESTED ZONING CLASSIFICATION: **Pursuant to Chapter 17.37, a Commercial
Solar Energy Conversion Facility Siting Approval Permit.**

AREA: **50.98 acres**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. Staff reviewed the materials submitted by the applicant and determined that the proposal complies with Sangamon County’s Commercial Solar Energy Conversion Facility Siting Approval Permit regulations.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2024-009**
Pivot Energy IL 60 LLC)
)
) PROPERTY LOCATED AT:
) **3300-3400 Block of Mt. Pulaski Rd &**
) **18500-18600 Block of Borden Rd.**
) **Illioopolis, IL 62539**

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **Siting Approval Permit** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **March 21, 2024** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **3300-3400 Block of Mt. Pulaski Rd. & 18500-18600 Block of Borden Rd., Illioopolis, IL 62539** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **“I-2” General Industrial District.**
4. That the present land use of said property is **cropland.**
5. That the proposed land use of said property is **Commercial Solar Energy Facility and cropland.**
6. That the request(s) for the subject property **is pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**
7. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **Siting Approval Permit** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) **is hereby approved:**

- **Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Richard Thompson**, which was duly seconded by **Anthony Mares**, to concur with the recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

- **Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**

The vote of the Board was as follows:

YES: **Richard Thompson, Anthony Mares, Don Wulf, George Petrilli**

NO: **Phil Sidles**

PRESENT:

ABSENT: **Charlie Chimento**


RECORDING SECRETARY