

Application for SPECIAL USE under the regulations of the Woodford County Zoning Ordinance

DATE 9/30/2020

CASE# _____

Applicant

Owner

A. Name: Panther Grove Wind, LLC

B. Name: SCHNEIDER, LOUIS TRUSTEE

Address: 412 West 15th Street, 15th Floor

Address: 104 E SOUTH ST

City: New York State: NY

City: FLANAGAN State: IL

Zip: 10011 Phone: 318-401-0378


Zip: 61740 Phone: _____

e-mail: cgreen@triglobalenergy.com

e-mail: _____

Printed name Chris Green

Printed Name _____

Signature 

Signature: See attached wind lease signature page

C. Legal description of property must be attached.

D. Zoning District in which property is located: AG

E. What type of Special Use is desired? Installation of wind turbine # 48 and associated roads and electrical/communication cabling as part of Panther Grove Wind Energy Facility.

F. Section of the Ordinance allowing Special Use: Sections 28 (WECS)

G. Attach documentation verifying that the proposed use meets all criteria described for granting a Special Use in the District where the use is requested.

H. Additional information may be requested on a case by case basis.

I. Attach a site plan containing a minimum of the following:

1. Scaled drawing.
2. Title block showing owner, developer, engineer and date of drawing.
3. All property lines and structures existing and proposed.
4. Utility easements and sewer and water systems, existing and proposed.
5. Drainage, existing and proposed.
6. Erosion and storm water control plan.
7. All setbacks, yards, and buffer strips as required for the type of Special Use requested.
8. Additional information may be required on a case by case basis.

J. That all Special Use requests which require sewage disposal be accompanied by results of at tests that must be taken according to the rules and regulations specified by the County and/or State Health

Department. Borings must be taken in an area where the septic system is proposed to be located.

Township: Clayton

Permanent Parcel No. 525300006 Acreage: 123.73

Present Use: Agriculture

Has a previous Special Use been requested for this property? Unknown

Attach a narrative, detailing how your application conforms to the following:

“The Zoning Board of Appeals shall make a finding that the granting of the Special Use:”

- A. Will not be detrimental to the public health, safety, and welfare;
- B. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility;
- C. Will not be injurious to the district in which it shall be located;
- D. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;
- E. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public roads;
- G. Is consistent with the Woodford County Comprehensive Long Range Plan.

I (we) certify that this proposed Special Use will conform to the standards for Special Uses in the Woodford County Zoning Ordinance, and that all of the above statements and the information contained in any attachments, documents or plans submitted herewith are true to the best of my (our) knowledge and belief.



Applicant Signature _____ Date 9/30/2020

Unless otherwise provided, I understand commencement of the special use must begin within 90 days of approval or such grant shall expire.

FOR OFFICIAL USE ONLY

FILING FEE \$ _____

RECEIPT # _____

PUBLICATION COST \$ _____

RECEIPT # _____

HEARING DATE _____

DECISION DATE _____

SIGNATURE PAGE TO
MEMORANDUM OF WIND LEASE AND EASEMENT AGREEMENT

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF WIND LEASE AND EASEMENT AGREEMENT as set forth below.

LANDOWNER

Signature: Louis Schneider

Printed Name: Louis Schneider

Louis Schneider
Trust Memo

ACKNOWLEDGEMENT

STATE OF Illinois §

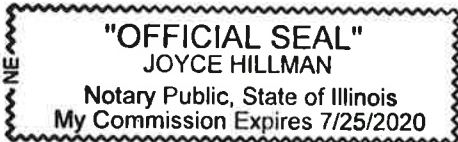
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COUNTY OF Livingston §

§

The forgoing document was acknowledged before me this 11th day of October, 2018, by Louis Schneider, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in his/her authorized capacity(ies).

WITNESS my hand and official seal.



Joyce Hillman
Notary Public

Commission Expires: 7-25-2020

SIGNATURE PAGE TO
MEMORANDUM OF WIND LEASE AND EASEMENT AGREEMENT

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF WIND LEASE AND EASEMENT AGREEMENT as set forth below.

LANDOWNER

Signature: *Gary Schneider*

Printed Name: GARY SCHNEIDER

ACKNOWLEDGEMENT

STATE OF Illinois §

§

COUNTY OF Livingston §

§

The forgoing document was acknowledged before me this 11 day of October, 2018, by GARY SCHNEIDER, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in his/her authorized capacity(ies).



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LANDOWNER

Signature: 

Printed Name: Steve Schneider

ACKNOWLEDGEMENT

STATE OF Illinois

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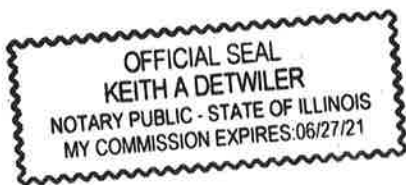
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COUNTY OF Livingston

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The forgoing document was acknowledged before me this 13 day of October, 2018, by Steve Schneider, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to the forgoing instrument and acknowledged to me that ~~he~~she executed the same for the purposes and consideration therein expressed in his/her authorized capacity(ies).

WITNESS my hand and official seal.




Notary Public

Commission Expires: 06/27/21

LEGAL DESCRIPTION FOR THE PROPERTY THAT TURBINE 48 IS TO BE LOCATED ON: T28N - R1E - S25
SW1/4 & PT E1/2 SW1/4 SEC 25