

# Siting and Zoning in Illinois

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**CENTER FOR  
RENEWABLE ENERGY**  
*Illinois State University*

# IL Wind Working Group



The IWWG is an organization whose purposes are to communicate wind opportunities honestly and objectively, to interact with various stakeholders at the local, state, regional and national levels, and to promote economic development of wind energy in the state of Illinois.

# IL Wind Working Group

- Part of the U. S. Department of Energy's Wind Powering America Program
- One of 34 state wind working groups across the country
- Partially funded by a grant from the U. S. Department of Energy
- Comprised of over 150 stakeholders in Illinois wind energy
- Hosted by Illinois State University



# Illinois Wind Working Group

- Website:
  - [www.renewableenergy.ilstu.edu/wind/](http://www.renewableenergy.ilstu.edu/wind/)
- Siting, Zoning, Taxation of Wind Farms Conference, Normal Marriott, February 9, 2011

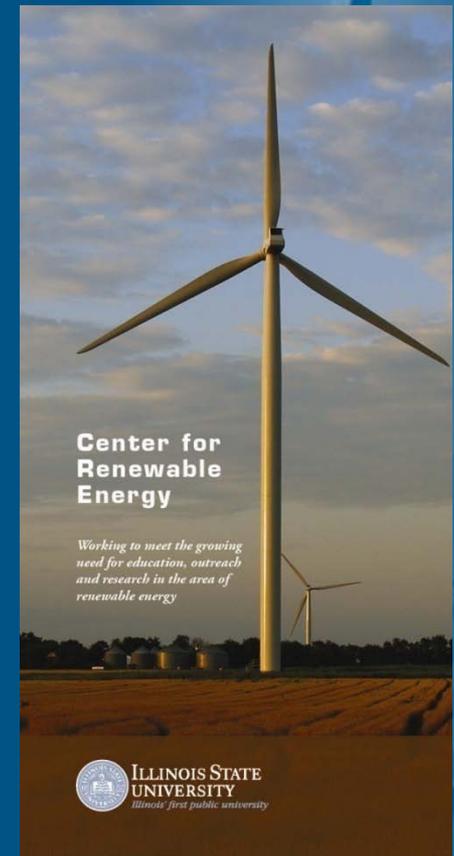


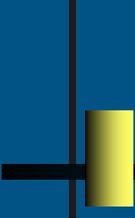


# CENTER FOR RENEWABLE ENERGY

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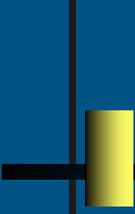
- ...works to meet the growing need for education, outreach and research in the area of renewable energy.
- Three major functional areas:
  - to enhance the renewable energy major at Illinois State University;
  - to serve the Illinois renewable energy community by providing information to the public;
  - to encourage applied research concerning renewable energy at Illinois State University and through collaborations with other universities.





# LARGE WIND FARMS IN ILLINOIS

# Illinois Wind Energy

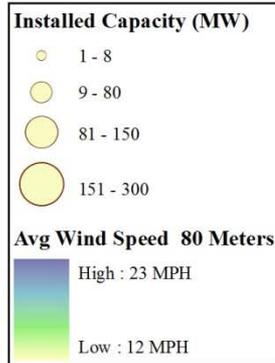
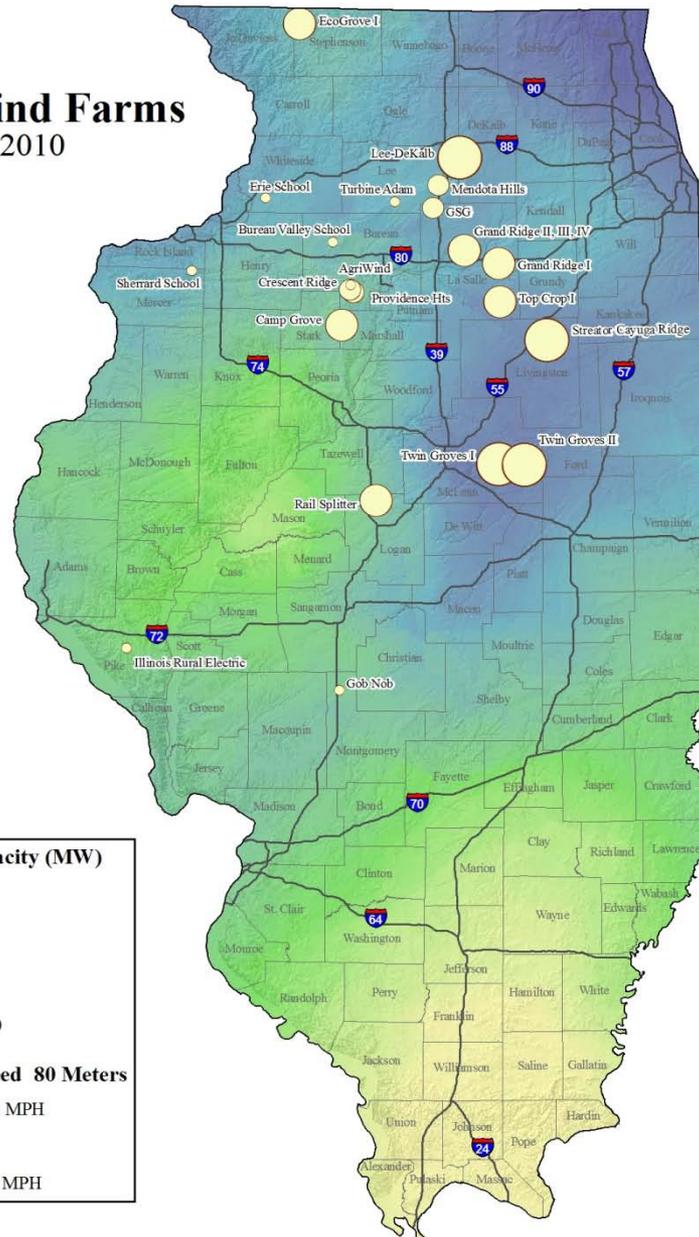


- Started with 50 MW in 2003
  - As of June 2010, Illinois ranked 6th in the United States
  - Illinois was responsible for over half of the 539 megawatts of new generating capacity installed by the U.S. wind industry in the first quarter of 2010
  - Illinois has 21 wind projects online, which account for 1,847.76 MW
- 



# Illinois Wind Farms

May 2010



# Wind Farms by County (MW)

County (IL)	Completed	Construction
McLean	396	150
LaSalle	312	
Livingston	300	
DeKalb	199.5	
Lee	161	121.8
Bureau	135.5	117.6
Stephenson	100.5	
Marshall	90	
Stark	60	
Tazewell	57	
Logan	43.5	
Grundy		198

# Permitted Projects by County

County (IL)	Permitted
Henry	704
Livingston	563.5
McLean	400
Iroquois	220
Woodford	150
Ford	145
Kankakee	131.5
Lee	122.5
Stephenson	80
Warren	20



# Illinois Zoning Overview



- **Illinois Institute for Rural Affairs 2009 Survey:**
  - 47 of 102 Illinois counties have some form of wind zoning or ordinance
  - Increasing each year
  - 5 counties: wind ordinance only (no zoning)
  - 42 counties: wind zoning



# Illinois Zoning Overview

- **Typical Zoning and Ordinance Components:**
  - Warnings/Signs
  - Climb prevention
  - Public Road Use
  - Noise
  - Birds
  - Liability Insurance
  - Decommissioning Plan



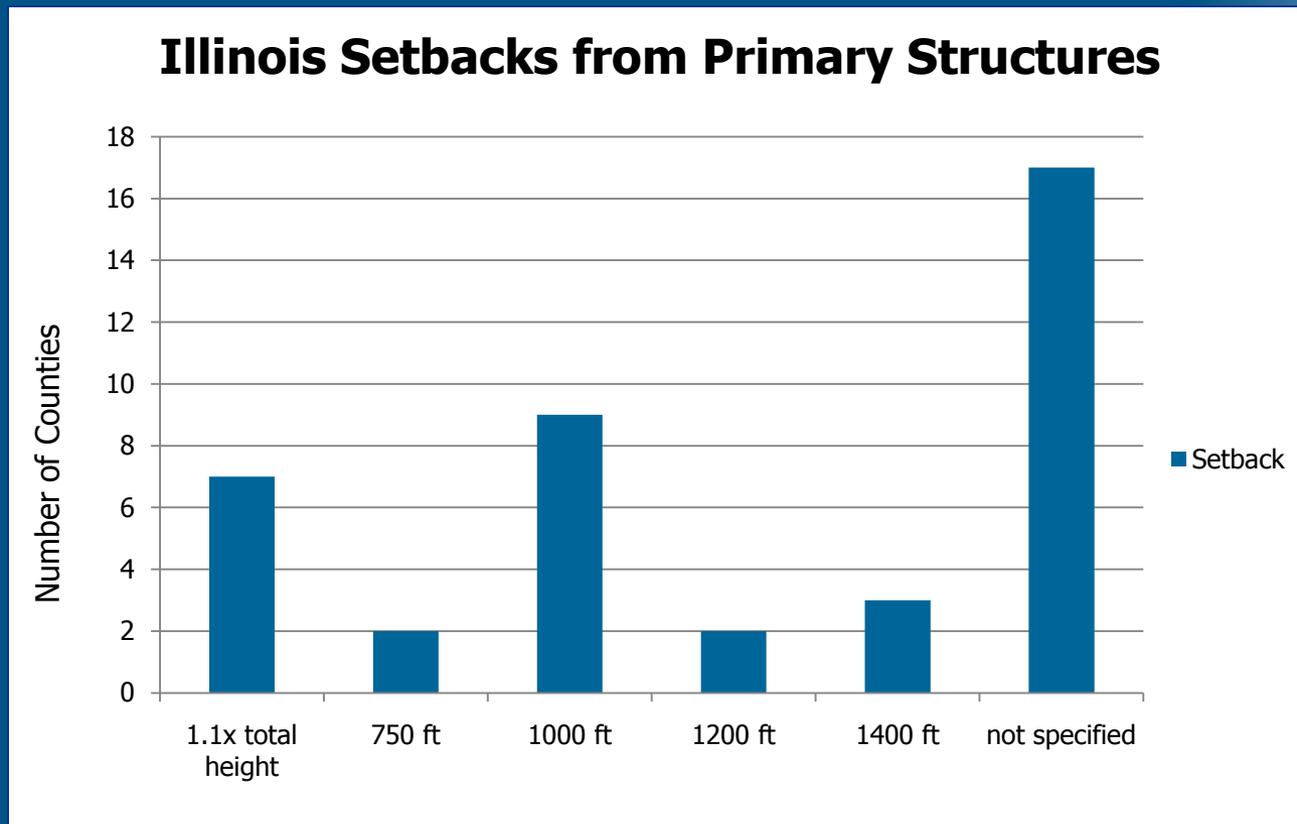
# Illinois Zoning Overview

- **Typical Zoning and Ordinance Components:**
  - Setbacks from:
    - primary structures
    - roads
    - incorporated areas
    - property lines
  - Color
  - FAA compliance



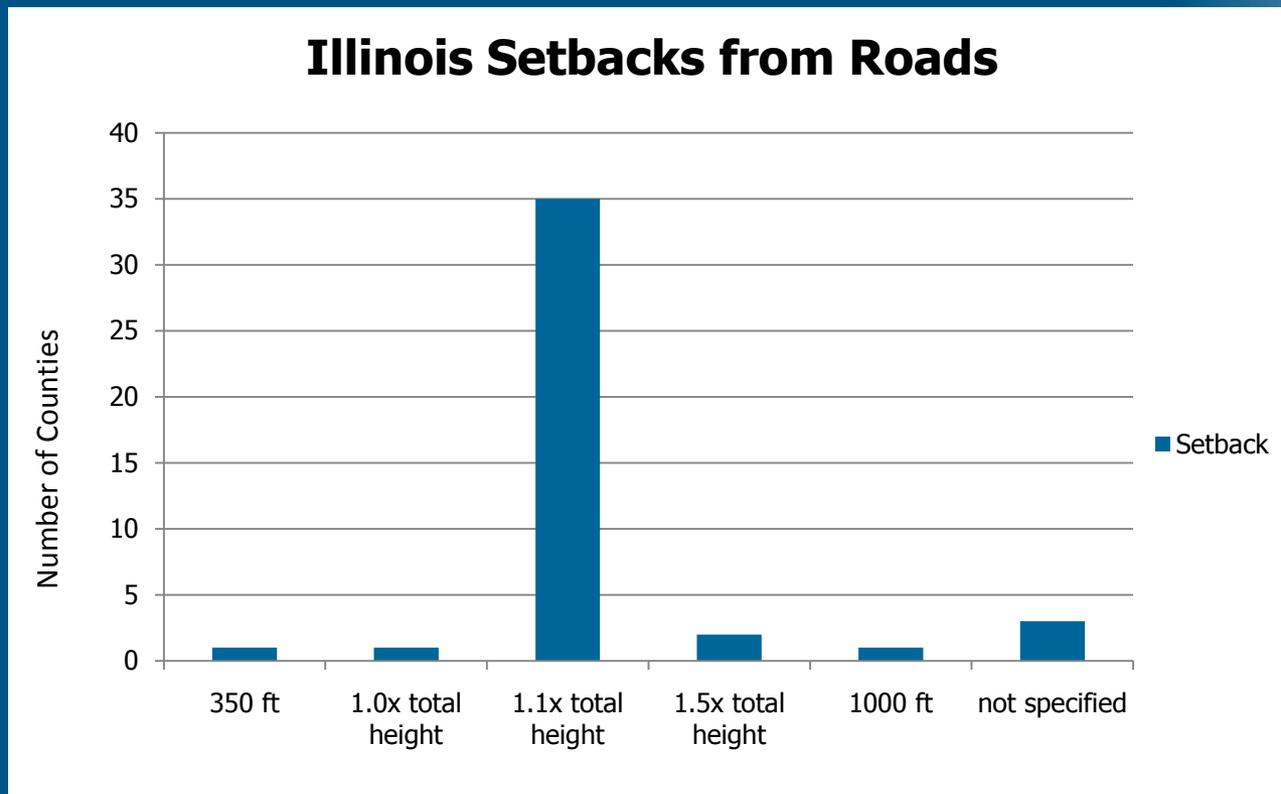
# Illinois Zoning Overview

## 1) Setbacks from primary structures



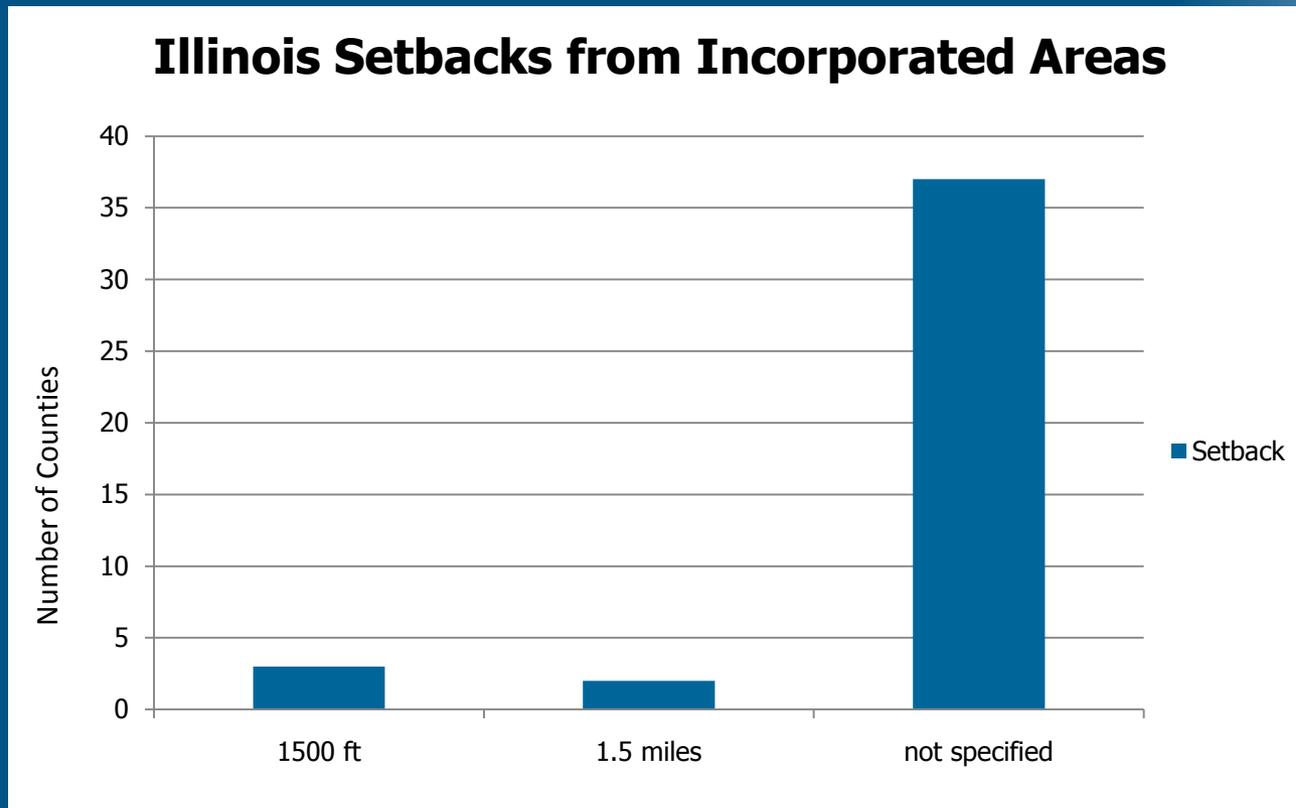
# Illinois Zoning Overview

## 2) Setbacks from roads



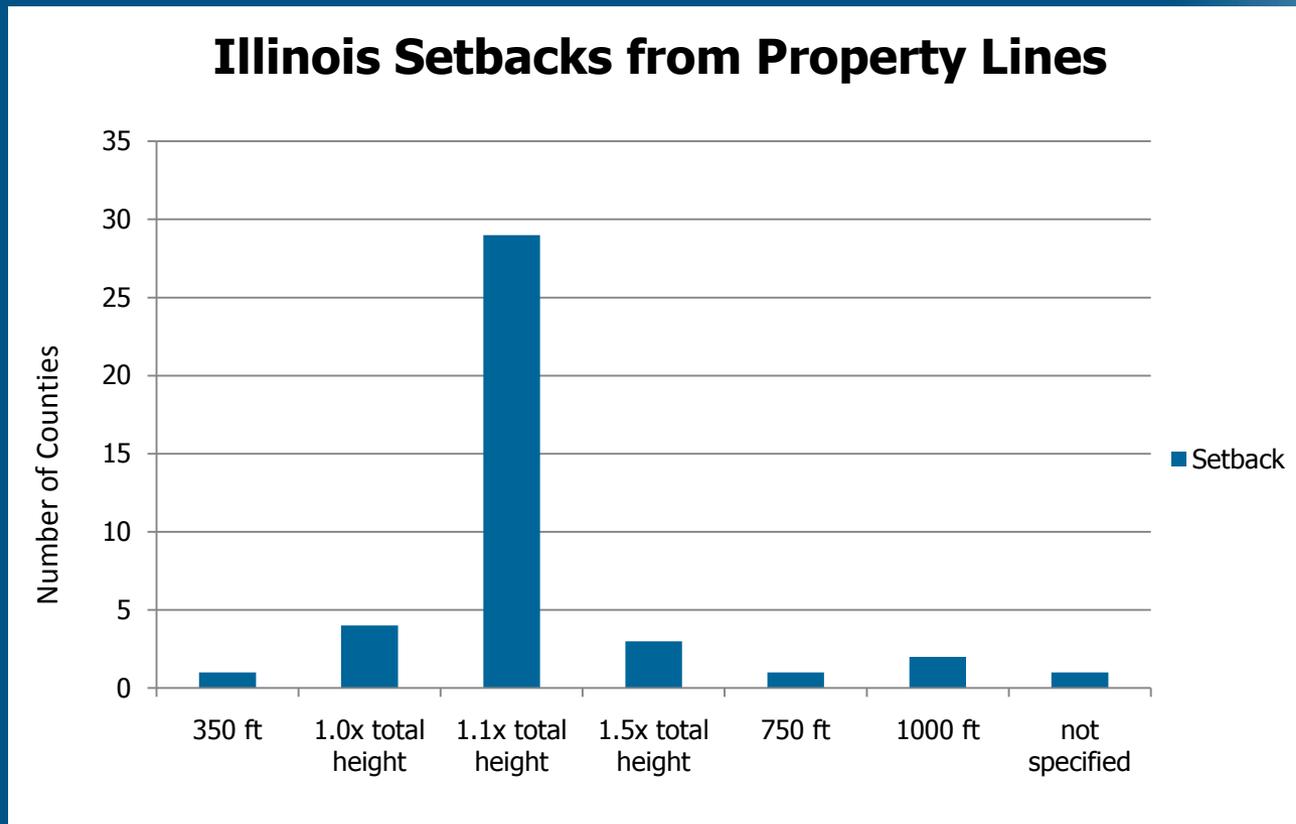
# Illinois Zoning Overview

## 3) Setbacks from incorporated areas



# Illinois Zoning Overview

## 4) Setbacks from property lines



# Wind Property taxes in Illinois



- Prior to 2007, each county decided for itself how to assess the value of a wind turbine for property taxes
- 2007: Public Act 095-0644 standardizes valuation at \$360,000/MW, annually adjusted for inflation and depreciation
- In April 2010, extended through 2016
- If it ever expires, valuation will return to individual counties

# Wind Property taxes in Illinois

- Example:

**Example 2008 fair cash value:  
2-year old wind turbine  
2MW nameplate capacity**

2007 real property cost basis: \$ 720,000 (\$360,000 per megawatt)  
*hypothetical* trending factor 2.4%: + 17,280

**trended real property cost basis: \$737,280**

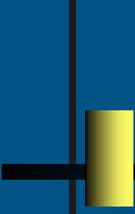
Depreciation allowance:

Actual age: 2 years/25 = X .08

**Depreciation 58,982**

**2008 fair cash value \$679,680**

(trended real property cost basis minus depreciation)



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