

# DEWITT COUNTY DEPARTMENT OF PLANNING & ZONING

**201 WEST WASHINGTON STREET, P.O. BOX 439  
CLINTON, ILLINOIS 61727-0439 • 217-935-7775**

Note: **NO** permit will be issued until this application has been completed and submitted to the DEPARTMENT

Fill in those sections below which apply to your proposed project, leave others blank

- FOR OFFICE USE ONLY -  
Township Barnett  
Sec. 26 T 20 R A  
PERMIT No. 7561  
Date Issued: 3/23/2021  
Exp. Date 3/23/2023  
Zoning A  
Flood Data X  
Health Dept. currently not needed  
Fee \$ Paid 11.5.2020  
ck# 3919

Applicants Name Alta Farms Wind Project II, LLC Daytime Phone (913) 205-2212  
Applicants Address 16105 W 113th Street, Suite 105, Lenexa, KS 66219  
Owners Name See Attached Daytime Phone See Attached  
Owners Address See Attached  
Applicants Interest in Property Applicant has signed agreement with owner(s) for a WESF  
Mail Permit To 16105 W 113th Street, Suite 105, Lenexa, KS 66219  
Legal Description of Property See Attached  
7179 Astor Rd, Clinton, IL 61727 Property Number 06-26-300-005

Application is hereby made for permission to erect, construct, reconstruct, alter, make addition to, move, or for the installation of buildings, structures, or for the use(s) of buildings and/or land(s) as checked and described below:

- |  |   |  |   |  |
|--|---|--|---|--|
| <b>PRINCIPAL BUILDING:</b><br><input type="checkbox"/> Single-family (site built)<br><input type="checkbox"/> Single-family (Modular/sectional)<br><input type="checkbox"/> Multi-family (site built)<br><input type="checkbox"/> Multi-family (Modular/sectional)<br><input type="checkbox"/> Commercial Industrial<br><input type="checkbox"/> Institutional Public<br><input type="checkbox"/> Agricultural (farm building)<br><input type="checkbox"/> Mobile Home<br><input type="checkbox"/> Other (specify) _____ | <b>ACCESSORY BUILDING:</b><br><input type="checkbox"/> Attached Garage<br><input type="checkbox"/> Detached Garage<br><input type="checkbox"/> Covered Patio<br><input type="checkbox"/> Porch Storage<br><input type="checkbox"/> Shed Other<br><input type="checkbox"/> (specify) _____<br><input type="checkbox"/> _____ | <b>INCIDENTAL BUILDING STRUCTURE:</b><br><input type="checkbox"/> Breezeway<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Swimming Pool<br><input type="checkbox"/> Antenna<br><input type="checkbox"/> Tower<br><input checked="" type="checkbox"/> Other (specify) <u>WESF</u><br><small>SUP: S-250-2019</small> | <b>REMODELING:</b><br><input type="checkbox"/> Room Addition<br><input type="checkbox"/> Move Building<br><input type="checkbox"/> Repair<br><input type="checkbox"/> Other (specify) _____ | <b>CERTIFICATE OF OCCUPANCY:</b><br><input type="checkbox"/> Building to be moved Change in use<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Variance Permit |
|--|---|--|---|--|

The specific use of the new building or property will be WESF - Laydown Yard  
 Estimated total cost of construction \$ 3,500,000 Acreage or Square Feet of Property See Attached  
 Size of buildings/addition N/A ft. x \_\_\_\_\_ ft. No. Sq. Ft. in Building N/A Survey is Attached: Yes \_\_\_\_\_ No X  
 Height in ft. N/A No. of Rooms N/A No. of Dwelling Units N/A No. of Parking Spaces N/A No. of Employees N/A  
 Architect N/A Address \_\_\_\_\_  
 Contractor TBD Address \_\_\_\_\_

In consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulation set forth in Title 15, Chapter 152, (Zoning) of the Dewitt County Code, as amended. I/we also agree that all work performed under said permit will be in strict accordance with the plans and plot diagram, which accompanies this application, except for such changes as may be authorized by the Administrator, and that I/we will use the building and/or land solely for the following purposes.

~~AGRICULTURAL~~
     
 RESIDENTIAL
     
 COMMERCIAL
     
 INDUSTRIAL
     
 PUBLIC

(Circle the use which applies)

I/we further state that I/we make this application in order to induce the Department of Planning and Development, DeWitt County, Illinois, to issue its official permit for the use(s) stated and described herein. By my/our signature(s) below, I/we do hereby grant permission to and do authorize entry into and upon the named premises by any authorized personnel of the DEPARTMENT for official zoning purposes.

Alta Farms Wind Project, II, LLC  
 By: ck 11/05/2020 Signature of Applicant Date  
 Signature of Owner Condition 16 - SUP-250-2019 Date

**FEE AND PLOT PLAN MUST ACCOMPANY THIS APPLICATION**

**DEWITT COUNTY**  
**DEPARTMENT OF PLANNING AND ZONING**  
201 WEST WASHINGTON • P.O. BOX 439 • CLINTON, ILLINOIS 61727-0439

Construction Type Laydown Yard

Use(s) of Above Temporary Use

**PUBLIC HEALTH**

Approval for the sewage disposal and water supply systems **must** be obtained from the DeWitt-Piatt Bi-County Health Department **before** a permit will be issued by the Planning and Development Department for construction or occupancy.

**BUILDINGS**

All new buildings and structures hereafter erected, shall conform to all requirements of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended. Permits are required for all new buildings and structures.

**REMODELING & ALTERATIONS**

Any remodeling, alteration, room addition, or change which increases the size, shape, or dimension of a building or structure shall conform to all of the requirements of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended. Permits are required for any such remodeling or alteration.

**CHANGE OF OCCUPANCY**

No change in the occupancy of land, or any change of the use or occupancy in a new or existing building, other than for single-family dwellings, shall be made until an "occupancy permit" has been issued by the Administrator, stating that the new use complies with the provisions of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended.

**INSPECTIONS**

Any new or altered building and/or structure, or any land is subject to inspection to insure that all activity is carried out according to the provisions of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended.

**VIOLATION & PENALTIES**

Any person, firm, company, or corporation, violating the provisions of the Code, is subject to the fines and penalties as provided by law.

**PERMIT**

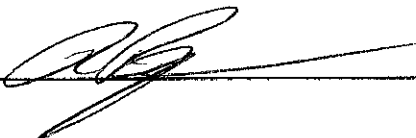
Date of Issuance 3/23/2021

Expiration Date 3/23/2023

This PERMIT is granted upon the express condition that only such construction or improvements as located on the revised plot plan forming a part hereof and described in the application appearing on the reverse side hereof may be effected, that no error or omission in either plans or application, whether said plans and application have been approved by the Department or not, shall permit the applicant to construct or to use in any manner other than that provided for in the DeWitt County Code.

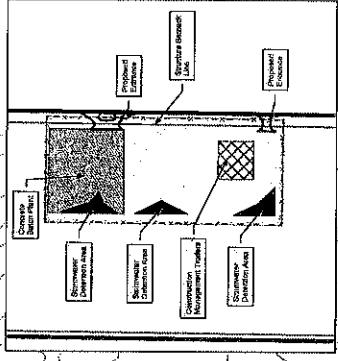
Administrator

Fee of \$ \_\_\_\_\_ paid \_\_\_\_\_

Issued By 

Laydown Yard  
Barnett Township  
Section: 26-20N-1E

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**\*Notes\***  
-All WECS/WESF Facilities Shown Herein Are Proposed  
-Wells, septic fields and non-residential/unoccupied structures, if they occur, are only shown if located on this subject parcel.

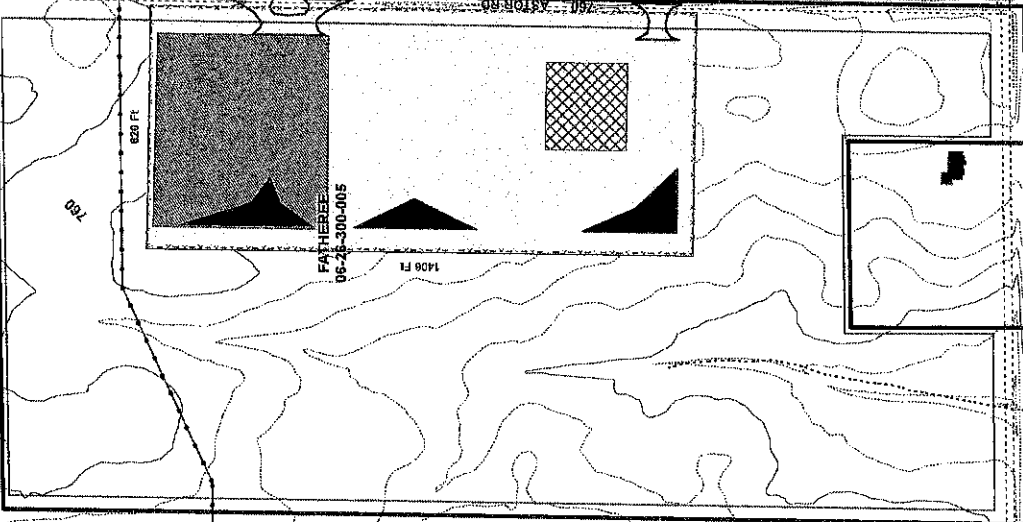
**Laydown Yard Legend**

- Silt Fence
- Construction Management Trainers
- Proposed Easement
- Structure Setback Line
- Stormwater Detention Basin
- Concrete Batch Plant
- Laydown Yard



Coordinate System: NAD 1983 StatePlane Illinois East FIPS 1201 Feet

**Alta Farms Wind Project II, LLC**  
DeWitt County, Illinois  
Laydown Yard  
06-26-300-005  
800 Feet  
Plot Plan



**Legend**

- Turbines
- Parcel Boundary
- Substation
- Laydown Yard
- Access Roads
- UG Collection
- Streams (NHD)
- Drainage Area
- 10' Contours
- 2' Contours
- Road ROW
- ADLS Fence
- Existing Fiber Optic
- Existing UG Telephone
- Existing Gas Pipeline
- Existing Overhead Electric
- Existing Easement
- Structure Setback Line

**Legend**

- Wells
- Principal Residential Structures
- Non Residential/Unoccupied Structures
- xx-xx-xxx-xxx Parcel ID Number

**tradewind energy**  
An Ethel Green Power Company  
**Farnsworth GROUP**

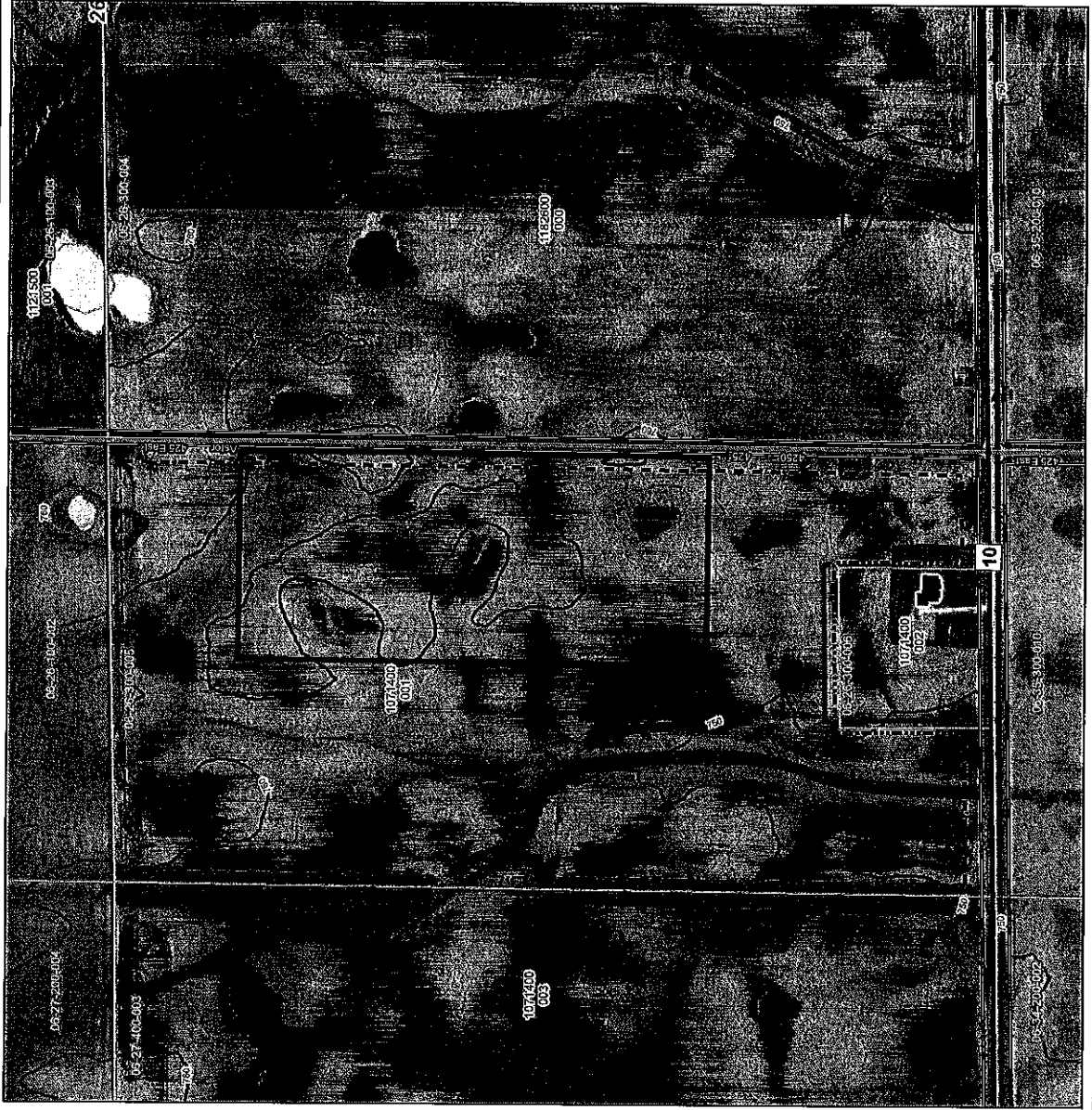
# Alta Farms Wind Project II - Building Permit Site Plan



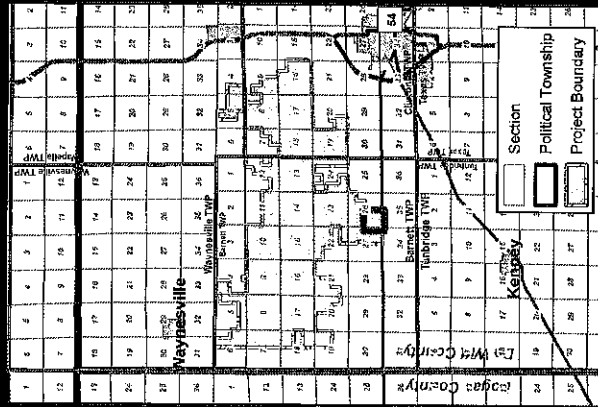
**Building Permit Site Plan**  
Permit Number: Laydown Yard

## Legend

- Existing Transmission Lines
  - Public Roads
  - Principal Residential Structures within 1.5 Miles of Turbine Array
  - Non-Participating Property
  - Participating Property
  - Wetlands (NWI)
  - Elevation Contour Line (10')
  - Elevation Contour Line (2')
  - Road Right-of-Way (DeWitt County)
  - Minimum Front Setback (50')
  - Minimum Rear Setback (35')
  - Minimum Side Yard Setback (15')
  - Key - Attachment C1
  - "XXXXXXXX" = Agreement No.
  - "XXX" = Tract No.
  - Tax Parcel (DeWitt County)
  - "XX-XX-XXX-XXX"
  - Parcel Identification Number
- ## Project Design
- Laydown Yard



Permit Number: Laydown Yard  
Laydown Yard  
Barnett Township  
Section 26-20N-1E



The following companies and organizations provided data that contributed to the production of this map.

- U.S. Geological Survey (USGS)
- Environmental Systems Research Institute (ESRI)
- U.S. Department of Agriculture (USDA)
- U.S. Federal Aviation Administration (FAA)
- Case Logic
- Ventrix Inc.



Scale: 1:4,000  
Coordinates System: NAD 1983 StatePlane Illinois East (FIPS 1201 Feet)

Copyright 2020 Tradewind Energy, Inc.

# INSPECTION RECORD

Applicant's Name Alta Farms Wind Project II LLC Parcel # 06-26-300-005

Their Address 16105 W 113th St, Suite 105, Lanexa, KS 66219

Permit # 7561 Issued on 3/23/21 E-911 # 7179 Astar Rd

*The signature of the Zoning Administrator notes approval of this project based upon inspections made as to its conformity to the regulations set forth in Title 15, Chapter 155 (Zoning), of the DeWitt County Code, as amended, and that the work performed by the applicant has been completed in strict accordance with the Plot Plan and any other diagrams, drawings or plans attached to this Permit (except for such changes as were authorized by the Administrator).*

Signature \_\_\_\_\_  
Dated \_\_\_\_\_

## Staking Inspection

Call for inspection was received on \_\_\_\_\_

The inspection was made at \_\_\_\_\_ AM/PM on \_\_\_\_\_

The staking was found to be (as permitted) (not as permitted).

Inspection made by \_\_\_\_\_

## ~~Foundation inspection (90Days)~~

~~Call for inspection was received on \_\_\_\_\_~~

~~The inspection was made at \_\_\_\_\_ AM/PM on \_\_\_\_\_~~

~~The foundation was found to be (as permitted) (not as permitted).~~

~~Inspection made by \_\_\_\_\_~~

## ~~Enclosure of Building (150 Days)~~

~~Call for inspection was received on \_\_\_\_\_~~

~~The inspection was made at \_\_\_\_\_ AM/PM on \_\_\_\_\_~~

~~The enclosure was found to be (as permitted) (not as permitted).~~

~~Inspection made by \_\_\_\_\_~~

## Final Inspection

Call for inspection was received on \_\_\_\_\_

The inspection was made at \_\_\_\_\_ AM/PM on \_\_\_\_\_

The final was found to be (as permitted) (not as permitted).

Inspection made by \_\_\_\_\_

# Cummins Engineering Corporation

135 West Lake Shore Drive  
Springfield, Illinois 62703  
Phone: 217-726-8570

March 11, 2021

Aaron Paque  
DeWitt County Zoning Administrator  
201 West Washington Street  
PO Box 439  
Clinton, IL 61727-0439

Re: Alta Farms II Wind Project  
Building Permit Application for Laydown Yard

Dear Mr. Paque:

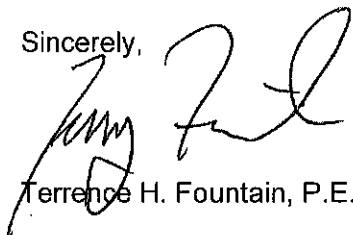
Cummins Engineering Corporation (CEC) has completed our review for the above Building Permit Application. CEC recommends approval with the contingencies of the Building Permit Application as listed:

- Per the RUA under Sections 2(B) Items (5), (7), (8), (9), and (10) the earliest the building permit can be issued is March 15, 2021.
- Has the Highway Authority given permission to construct the Laydown Yard and entrances off of Astor Road prior to the roadway improvements being completed?
- Based on information we received from Mark Mathon, DeWitt County Engineer; it does not appear there are Drainage District facilities within the Laydown Yard.
- While there has been discussion of a well(s) for the proposed batch plant, that has not been determined yet. With the approval of the Laydown Yard Building Permit, CEC suggest the following language be included:

*"If a well(s) are determined to be needed for the batch plant at a later date, a revised or an addendum to this building permit must be filed with the DeWitt County Zoning Administrator showing location of the well(s) and all other required approvals from local, state, federal regulatory agencies for the drilling of wells. Approval of the revised / addendum to this building permit must occur prior to the drilling of the well(s)."*

If you have any questions, do not hesitate to contact me at (217) 414-4024.

Sincerely,



Terrence H. Fountain, P.E.



**DeWitt County**  
**Department of Zoning and Planning**  
**Aaron Paque, Administrator**

Dewitt County Building  
P. O. Box 439  
Clinton, IL 61727-0439  
Phone 217-935-7775  
apaque@dewittcountyill.com

**Certificate of Zoning Compliance**

Effective 03/23/2021

Attention:

Brayten McGee  
Enel Green Power  
16105 W 113<sup>th</sup> St  
Suite 105  
Lenexa, KS 66219

On this day March 23<sup>rd</sup>, 2021 Alta Farms Wind Project II, LLC is hereby granted a Certificate of Zoning Compliance and can begin construction of the laydown yard. This Certificate of Zoning Compliance does not exempt Alta Farms Wind Project II, LLC from the conditions of the special use permit S-250-2019, and will continue to follow local, state, and federal laws applicable to the project to maintain the Certificate of Zoning Compliance. To show compliance, Alta Farms Wind Project II, LLC will continue to submit permits and certifications required by local, state and/or federal agencies as it relates to the laydown yard as requested by the Zoning Administrator.

In addition to this letter, Alta Farms Wind Project II, LLC has submitted a building permit application for the laydown yard. The building permit has also been granted and is numbered 7561. The site address for the laydown yard is 7179 Astor Rd, Clinton, IL 61727, and has a description of its dimensions in permit 7561.

If the laydown yard is found not in compliance, Alta Farms Wind Project II, LLC will be notified and may be required to cease operations until the issue is resolved. If Alta Farms Wind Project II, LLC fails or refuses to do so, the Certificate of Zoning Compliance and the building permit may be revoked by the Zoning Administrator.

Sincerely,

  
Aaron Paque  
Zoning and Planning Administrator