

ILLINOIS PERMITTING PROCESS

New statewide siting bill (HB 4412) establishes local zoning authority over the siting of wind and solar energy facilities.

Counties may regulate the siting of commercial wind and solar energy facilities but

may not exceed

the requirements specified within the law.

Statewide Siting Standards:

Wind Tower Siting Standards with Setback Distances from Center of Wind Tower Base	
Setback Description	Setback Distance
Occupied Community Buildings	2.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Participating Residences	1.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Non-participating Residences	2.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall of the structure
Boundary Lines of Participating Property	None
Boundary Lines of Non-Participating Property	1.1 times the maximum blade tip height of the wind tower to the nearest point on the property line of the non-participating property
Public Road Rights-of-Way	1.1 times the maximum blade tip height of the wind tower to the center point of the public road right-of-way
Overhead Communication and Electric Transmission and Distribution Facilities (not including overhead way) Utility Service Lines to Individual Houses or Outbuildings	1.1 times the maximum blade tip height of the wind tower to the nearest edge of the property line easement or right-of-way containing the overhead line
Overhead Utility Service Lines to Individual Houses or Outbuildings	None
Fish and Wildlife Areas and Illinois Nature Preserve Commission Protected Lands	2.1 times the maximum blade tip height of the wind tower to the nearest point on the property line of the Fish and Wildlife area or protected land

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Statewide Siting Standards:

Solar Facility Siting Standards with Setback Distances from Nearest Edge of Any Component of Facility

Setback Description	Setback Distance
Occupied Community Buildings and Dwellings on Non-participating Properties	150 feet from the nearest point on the outside wall of the structure
Boundary Lines of Participating Property	None
Boundary Lines of Non-Participating Property	50 feet to the nearest point on the property line of the non-participating property

Sources:

1. Illinois State Association of Counties. January 2023. "Issue Brief: County Wind and Solar Zoning Restrictions (P.A. 102-1123).