



**Trajectory
Energy
Partners**

**Permitting and Construction Process
IL Renewable Energy Conference,
Bloomington, IL**

October 1 & 2, 2024

Approved Projects



350 acres



250 acres



220 acres



268 acres



380 acres



Interconnection with the utility

After a landowner signs a lease, we work with the utility to study the feasibility of interconnecting to the local electric grid. There is limited capacity on the lines and space is given on a first-come first-serve basis. IX costs directly determine the financial viability of a project and could be the first point of failure.

Actual IX studies that provide potential IX costs to a developer can take years both at the local utility level (69 kv mid size utility scale projects) and grid operator level (MISO and PJM).

For example, PJM is currently taking up to 4 years to study the viability of a project and provide IX costs for a project.

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Project Types (1) Status (1) State (1) County (All) Megawatts Clear Save

Showing results 1-2 of 2

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15 Page 1/1

Project/OASIS ID	Name	State	Status	Transmission Owner	Commercial Operation Milestone	Actual In Service Date	Submitted Date	Phases & Agreements		Dates
								Start Date	End Date	Withdrawn Date
AC1-053	Lanesville-Brokaw	IL	Under Construction	ComEd	12.15.2025		9.1.2016			
AD2-038	Powerton-Nevada 345 kV	IL	Under Construction	ComEd	10.30.2026		1.22.2018			

Showing results 1-2 of 2

15 Page 1/1



ZONING – Special Use Permit or Conditional Use Permit

Note: IL Siting Law only applies to the County level. If any property in the project is in a municipality, then the Siting Law is not applicable.

The Public Hearing Process for any utility wind or solar project.

6 months to a year to complete.

2ND Point of failure for a project.



Community Outreach

August 2021 – January 2022

- Meetings with Tazewell County Zoning Office

December 2021 – February 2022

- Meetings with local officials

January – February 2022

- January 18, 2022 – Initial letter sent to neighboring landowners
- February 8, 2022 – Second letter sent to neighboring landowners
- Individual in-person meetings and phone calls with neighbors
- Pekin Library Meetings



Zoning - Property Taxes

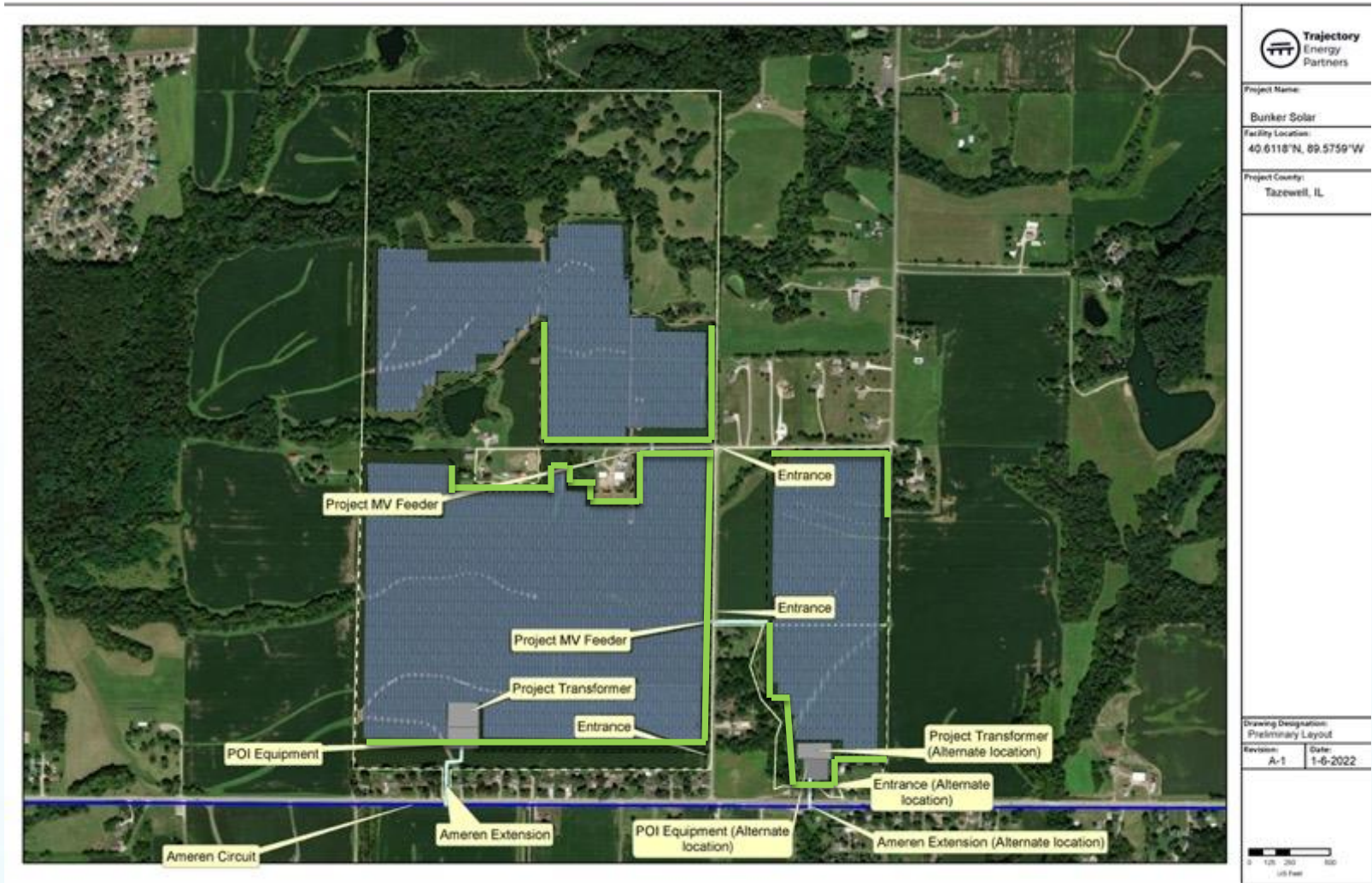
DISTRICT	Tax Rate %	Current Annual Taxes	Year 1 Solar Taxes	Taxes over Life of Solar Project
GRADE SCHOOL 108	3.453400	\$8,660	\$106,200	\$1,770,500
HIGH SCHOOL 303	2.305180	\$5,780	\$70,900	\$1,182,000
TAZEWELL COUNTY	0.538390	\$1,350	\$16,600	\$276,000
COMMUNITY COLLEGE 514	0.486650	\$1,220	\$15,000	\$249,500
CENT GRVLND FIRE	0.319170	\$800	\$9,800	\$163,650
GROVELAND RD & BR	0.233740	\$580	\$7,200	\$119,850
GROVELAND TOWNSHIP	0.075110	\$190	\$2,300	\$38,500
TOTAL	7.411640	\$18,580	\$228,000	\$3,800,000

Zoning – Neighbor Agreements

Screening for Neighbors:

In areas adjacent to parcels with a residence will have privacy fencing with native plantings in the setback area.

 = area with screening





County of Peoria
DEPARTMENT OF PLANNING & ZONING
Peoria County Courthouse • Room 301
324 Main Street • Peoria Illinois 61602-1313
Telephone (309) 672-6915 • Fax (309) 672-6075 • TDD: (800) 526-0844
Website: <http://www.peoriacounty.org>

Land Use Form: The Future Land Use Form Map designates this area as Agriculture Preservation. Land Uses allowable in the Agriculture Preservation Land Use Form are Agriculture and Open Space. Solar Energy Generation Facilities are not an identified Land Use in the Peoria County Comprehensive Land Use Plan, which was adopted in 2009. The petitioner's request to operate a solar energy generation facility will keep all three subject parcels, comprising approximately 118 acres, 74 acres, and 80 acres, as intact agricultural parcels which can return to agricultural usage following the decommissioning of the project. As opposed to other forms of development which may permanently remove farmland from production, the solar project is expected to have minimal impact on the farmland during its operation, and the solar project will also provide the landowners with a steady source of income while their farmland is not in production.

Evidence

- ZBA must rely on competent evidence presented at hearing
- Exhibits, studies, and expert witness testimony

Temporary Use

- Land will not be permanently removed from agricultural production

Elements of the Ordinance Established

- Beneficial to Community: • Property Tax Increase • Clean Energy • Jobs

**“Freedom and Property Rights are inseparable.
You can’t have one without the other.”**

~ George Washington



PROJECT SITE DILIGENCE

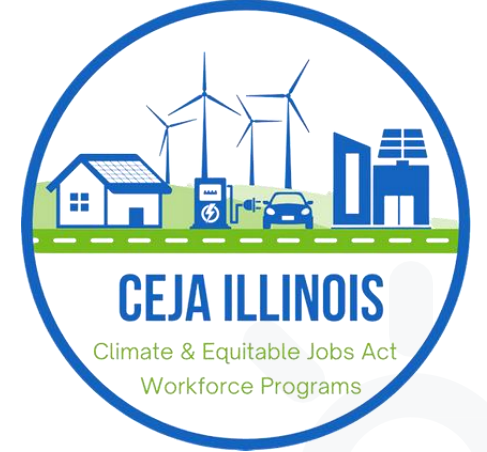
After obtaining a permit, we do additional work on the site to make sure it is suitable for a solar project

2 to 3 years to complete.

3rd Point of Failure for a project.

Site Diligence Base Case Costs*

- ESA Phase 1
- ALTA/Topo Survey
- Wetlands
- Geotech
- Drain Tile Survey
- SHPO





BUILDING PERMIT

3 to 6 months to complete.

[Peoria County Checklist](#)

[Grundy County Checklist](#)





ENERGIZING

Commissioning/Operations testing.

3 to 6 months to complete.





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