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Agenda for the Thursday, March 26, 2026 Zoning Board of Appeals Hearing 6:00 pm

1. Call to Order
2. Roll Call
3. Approval of Previous Minutes
4. Swearing In of Individuals
5. Cases

***Case #S026-002** Wild Cat Soar 30, LLC, Commercial Solar Facility. This is a request for a Special Use Permit to allow for the construction and operation of a Commercial Solar Energy Facility on the following property:

Project Name: Wild Cat Solar 30, LLC

Project Address: 10102 State Route 127, Nashville IL 62263

PIN#'s: 021307300044, 021307300043, 021307300046, 021307300051, 021307300049

Project Size: 5.0 MWac

Parcel Area: 45.8 acres of which 44.48 will be permitted

Fenced Area: 31.35 acres

Estimated Number of Solar Modules: 12,744

Current Land Use: Agriculture and Residential

Landowner: Ray and Janet Wulf-Cortees

Legal Description:

Parcel 1:

Parcel ID No.: 02-13-07-300-058

All that portion of the lands described in a deed recorded in [Book 626 at Page 559](#), which is located within the boundaries of the following described lands:

All that portion of the former Union Pacific Railroad right-of-way (to include the main line and sidings) located in the East One-half of the Southwest Quarter of Section 7, Township 2 South, Range 2 West of the Third Principal Meridian, EXCEPT the East 633.58 feet thereof, situated in WASHINGTON COUNTY, ILLINOIS; and

All that portion of the lands described in a deed recorded in [Book 626 at Page 559](#), which is located within the boundaries of the following described lands:

The East 633.58 feet of all that portion of the former Union Pacific Railroad right-of-way (to include the main line and sidings) located in the East One-half of the Southwest Quarter of Section 7, Township 2 South, Range 2 West of the Third Principal Meridian, situated in WASHINGTON COUNTY, ILLINOIS; and

A part of the Southwest Quarter of fractional Section 7, Township 2 South, Range 2 West of the Third Principal Meridian, more particularly described as follows:

Beginning on a concrete monument found at the Southeast corner of the Southwest Quarter of fractional Section 7; thence North 89 degrees 00 minutes 12 seconds West along the South line of said Southwest Quarter of fractional Section 7 for a distance of 283.05 feet to an iron pin; thence North 57 degrees 36 minutes 03 seconds West for a distance of 312.01 feet to an iron pin; thence North 01 degrees 22 minutes 39 seconds East parallel with the East line of said Southwest Quarter of fractional Section 7 for distance of 1467.25 feet to an iron pin in the South right of way of the old Missouri Pacific Railroad; thence North 61 degrees 41 minutes 29 seconds East along said South right of way of the old Missouri Pacific Railroad parallel with the 25 feet Southerly of the centerline thereof for a distance of 633.58 feet to an iron pin on said East line of the Southwest Quarter of fractional Section 7; thence South 01 degrees 22 minutes 39 seconds West for a distance of 1939.95 feet to the point of beginning,

EXCEPT all that part of the following tract lying within the above:

That part of the East One-half of the Southwest Quarter of said Section 7, described as beginning at a concrete monument found at the Southeast corner of the East One-half of the Southwest Quarter of said Section 7; thence North 89 degrees 29 minutes 26 seconds West on the South line of said East One-half 1706.76 feet to a concrete monument found at the Southwest corner of said East One-half; thence North 00 degrees 20 minutes 23 seconds East on the West line of said East One-half 627.04 feet to an iron pin found; thence North 88 degrees 53 minutes 09

seconds East 380.94 feet to an iron pin found; thence South 33 degrees 33 minutes 24 seconds East 172.00 feet to an iron pin set; thence South 57 degrees 57 minutes 54 seconds East 234.00 feet to an iron pin set; thence North 83 degrees 17 minutes 17 seconds East 113.50 feet to an iron pin set; thence South 50 degrees 23 minutes 41 seconds East 263.50 feet to an iron pin set; thence South 43 degrees 25 minutes 14 seconds East 237.57 feet to an iron pin set; thence South 89 degrees 29 minutes 26 seconds East 550.43 feet to an iron pin set on the East line of said East One-half; thence South 00 degrees 53 minutes 06 seconds West on said East line 50.00 feet to the point of beginning, situated in WASHINGTON COUNTY, ILLINOIS; and

A part of the Southwest Quarter of fractional Section 7, Township 2 South, Range 2 West of the Third Principal Meridian, more particularly described as follows:

Commencing on a concrete monument found at the Southeast corner of the Southwest Quarter of fractional Section 7; thence North 89 degrees 00 minutes 12 seconds West along the South line of the Southwest Quarter of fractional Section 7 for a distance of 283.05 feet to an iron pin; thence North 57 degrees 36 minutes 03 seconds West for a distance of 312.01 feet to an iron pin at the point of beginning; from said point of beginning thence North 01 degrees 22 minutes 39 seconds East parallel with the East line of said Southwest Quarter of fractional Section 7 for a distance of 1467.25 feet to an iron pin set on the South right of way of the old Missouri Pacific Railroad; thence South 61 degrees 41 minutes 29 seconds West along said South right of way of the old Missouri Pacific Railroad and 25 feet Southerly of the centerline thereof for a distance of 1341.71 feet to an iron pin set on the West line of the Southeast Quarter of said Southwest Quarter of fractional Section 7; thence South 00 degrees 48 minutes 54 seconds West along said West line of the Southeast Quarter of the Southwest Quarter of fractional Section 7 for a distance of 345.95 feet to an iron pin; thence North 89 degrees 23 minutes 49 seconds East for a distance of 380.92 feet to an iron pin; thence South 57 degrees 36 minutes 03 seconds East for a distance of 911.95 feet to the point of beginning, situated in WASHINGTON COUNTY, ILLINOIS.

Parcel 2:

Parcel ID No.: 02-13-07-300-061

The following described real estate in the County of Washington and State of Illinois, to-wit:

The part of the East One-half of the Southwest Quarter of Section 7, Township 2 South, Range 2 West of the Third Principal Meridian, described as follows: Beginning at a concrete monument found at the Southeast corner of the East One-half of the Southwest Quarter of said Section 7; thence North 89 degrees 29 minutes 26 seconds West on the South line of said East One-half 1706.76 feet to a concrete monument found at the Southwest corner of said East One-half; thence North 00 degrees 20 minutes 23 seconds East on the West line of said East One-half 627.04 feet to an iron pin found; thence North 88 degrees 53 minutes 09 seconds East 380.94 feet to an iron pin found; thence South 33 degrees 33 minutes 24 seconds East 172.00 feet to an iron pin set; thence South 57 degrees 57 minutes 54 seconds East 234.00 feet to an iron pin set; thence 83 degrees 17 minutes 17 seconds East 113.50 feet to an iron pin set; thence South 50 degrees 23 minutes 41 seconds East 263.50 feet to an iron pin set; thence South 43 degrees 25 minutes 14 seconds East 237.57 feet to an iron pin set; thence South 89 degrees 29 minutes 26 seconds East 550.43 feet to an iron pin set on the East line of said East One-half; thence South 00 degrees 53 minutes 06 seconds West on said East Line 50.00 feet to the point of beginning, situated in WASHINGTON COUNTY, ILLINOIS.

Said request was made by Wild Cat Solar 30, LLC, New Energy Equity & Jesse Dimond, Senior Project Developer, and Ray Wulf, Landowner.

***Case number S026-003** Wild Cat Soar 32, LLC, Commercial Solar Facility. This is a request for a Special Use Permit to allow for the construction and operation of a Commercial Solar Energy Facility on the following property:

Parcel ID No.: 10-12-14-451-007

All that part of the following described tract of land lying within the South One-Half (S ½) of the Southeast One-Quarter (SE ¼) of Section 14, Township 2 South, Range 3 West of the Third Principal Meridian and that lies North and West of the Union Pacific Railroad, formerly Missouri-Illinois Railroad Company, right of way (now abandoned).

to-wit:

A tract of land bounded by a line beginning at a point 609 feet West of the Southeast corner of said Section 14, running thence North to the South line of the right of way of the CSX Railroad, formerly Louisville and Nashville Railroad, thence Northwesterly with said South line to a point 664 feet East of the West line of the Southeast One-Quarter (SE¼) of said Section 14, thence South 2218 feet more or less to a point on the North right of way line of Illinois State Bond Issue Route No. 15, 664 feet East of the West line of the Northeast One-Quarter (NE¼) of Section 23 in said Township and Range, thence East along the North right of way line of said Route No. 15, 1374 feet to a point 48 feet West of the Southwest corner of Lot 9 in S. M. Elwood's Addition to the City of Nashville, Illinois, thence North to the place of beginning. situated in Washington County, Illinois.

LESS AND EXCEPT:

The following described real estate, situated in the County of Washington, and State of Illinois, to-wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 2 South, Range 3 West of the Third Principal Meridian, Washington County, Illinois, described as follows:

Commencing at an iron pin found at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 14; thence South 88 degrees 52 minutes 16 seconds West on the South line of said Quarter-Quarter, 601.84 feet to the West Right of Way Line of Western Avenue; thence North 00 degrees 24 minutes 24 seconds East on said West Right of Way Line, 50.02 feet to an iron pin set and the point of beginning; thence South 88 degrees 52 minutes 16 seconds West on a line 50 feet North of and parallel with the South line of said Quarter-Quarter, 415.19 feet to an iron pin set; thence North 00 degrees 24 minutes 24 seconds East, 612.95 feet to an iron pin set on the South Right of Way line of the CSX Railroad, formerly Louisville and Nashville Railroad; thence Southeasterly on said South Right of Way line 444.04 feet on a Non-Tangential Curve to the Left, having a radius of 3890.78 feet, the chord of said curve bears South 68 degrees 51 minutes 13 seconds East, a chord distance of 443.80 feet to an iron pin set at the intersection of said South Right of Way line with the West Right of Way line of aforesaid Western Avenue; thence South 00 degrees 24 minutes 24 seconds West on said West Right of Way line, 444.66 feet to the point of beginning.

Containing 5.00 acres, more or less, as conveyed in Book 843, Page 527 in Public Records of Washington County, Illinois.

Request was made by Wild Cat Solar 32, LLC, New Energy Equity-Jesse Dimond, Senior Project Developer, and Gary & Connie Moeller, Landowner

- 6. Other Business**
- 7. Comments from the Public**
- 8. Report of Staff**
- 9. Adjournment**

Next hearing (if needed) will be Thursday, April 23, 2026 @ 7:30 p.m.