

**Lee County Board
Dixon, Illinois**

RESOLUTION NO. _____

**A RESOLUTION GRANTING A SPECIAL USE PERMIT FOR A PRIVATE PIPELINE
FACILITY PURSUANT TO ORDINANCE NO. 10-22-003,
REGULATING DEVELOPMENT OF PRIVATE PIPELINES**

(AMERESCO LEE COUNTY RNG, LLC)

WHEREAS, a Petition for the granting of a Special Use Permit for a Private Pipeline Facility under Lee County Ordinance No. 10-22-003, *An Ordinance Regulating Development of Private Pipelines*, on real estate described in Exhibit “A,” attached hereto and made a part hereof (hereinafter sometimes referred to as “Subject Realty”), has been filed with the Lee County Zoning Office as Petition No. 24-P-1625 (hereinafter referred to as “Petition”), by Ameresco Lee County RNG, LLC, an Delaware limited liability company (hereinafter referred to as “Petitioner”); and

WHEREAS, the Zoning Board of Appeals of Lee County (hereinafter referred to as “Zoning Board of Appeals”) held a public hearing on said Petition on June 10, June 11, and June 17, 2024, in accordance with the law; and

WHEREAS, proper Notice of the filing of the Petition and of the impending June 10, 2024, ZBA hearing was published in the Dixon Telegraph on May 25, 2024; and

WHEREAS, United States Postal Service Certified mailings of the same Notice were sent by the Petitioner to real estate property owners whose properties would be adjacent to the proposed Project’s boundaries with such mailings being postmarked on May 23, 2024; and

WHEREAS, timely notice was physically posted along the proposed pipeline’s route at U.S. Route 30’s intersections with Red Brick and Dutch Roads on May 23, 2024; and

WHEREAS, the Petitioner and Interested Parties were given the chance to present evidence, including witnesses and exhibits, cross-examine the witnesses of others, and to present a closing argument, statement, or public comments; and

WHEREAS, the Zoning Board of Appeals has made, and the County Board affirms, the Report & Findings of Fact and Recommendation, which is attached hereto as Exhibit “B” and made a part hereof; and

WHEREAS, the County Board of the County of Lee has received the recommendation of the Zoning Board of Appeals and has duly considered said recommendation; and

NOW, THEREFORE BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF LEE, ILLINOIS, as follows:

SECTION 1. That the *Lee County Revised Zoning Ordinance*, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office of the County Clerk, is hereby

amended by the granting of a Special Use Permit for a Private Pipeline Facility (as defined by Lee County Ordinance No. 10-22-003, *An Ordinance Regulating Development of Private Pipelines* and hereafter referred to as “Special Use”) on the Subject Realty, including but not limited to the construction, operation and maintenance of a private pipeline facility. The aforesaid Special Use for a Private Pipeline Facility shall be conducted in accordance with the provisions of Lee County Revised Zoning Ordinance, as amended, subject to such variations, exceptions, and/or conditions as are hereinafter set forth.

Section 2. That the Subject Realty may be developed in accordance with the applicable Ordinance of the County, as are now in effect, except as specifically modified and/or varied below:

- A. Applications/submissions and any attendant permits from the following agencies shall be made and obtained prior to the issuance of a building permit:
 - 1. The Illinois Commerce Commission.
 - 2. The Illinois Environmental Protection Agency.
 - 3. An executed Agricultural Impact Mitigation Agreement.
 - 4. Private Utility Agreements and permits.
- B. Before any building permit is issued, the Petitioner is required to provide the Lee County Zoning and Planning Office with evidence of having done a drain tile survey.
- C. Before any building permit is issued, the Decommissioning Plan should be approved by the Lee County Board.

SECTION 3. That the Petition for the granting of a Special Use Permit for a Private Pipeline Facility as requested in Zoning Petition No. 24-P-1625 (Ameresco Lee County RNG, LLC) be **(approved/denied)**, with the aforementioned modifications and/or variances, by the Lee County Board.

_____ **PASSES AND APPROVED** by the County Board of the County of Lee, Illinois, this _____ day of July, 2024.

_____ **FAILS AND DENIED** by the County Board of the County of Lee, Illinois, this _____ day of July, 2024.

AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
HOLDING OFFICE:	

BY: _____
Lee County Board Chairman

ATTEST:

BY: _____
Lee County Clerk

EXHIBIT A

PIN	Legal Description
12-14-12-200-007	<p>The Northeast Corner of Section 12, Township 20 North, Range 9 East of the Fourth Principal Meridian, in Lee County, Illinois.</p> <p>1093 Corregidor Rd. Dixon, IL 61021</p>
12-14-01-200-005	<p>The South Half (S ½) of the South Half (S ½) of the Northeast Quarter (NE ¼) all in Section Number One (1), Township Number Twenty (20) North, Range Number Nine (9) East of the Fourth Principal Meridian, except three and 40/100ths (3.04) acres described as follows: Beginning at the east quarter corner of said Section One (1), thence North 0 degrees 53 minutes east along the east line of said Section One (1); six hundred fifty-eight and 87/100ths (658.87) feet to a point; thence south eighty-nine (89) degrees forty-five (45) minutes thirty (30) seconds west five hundred five and 96/100ths (505.96) feet to a point; thence south 0 degrees fifteen (15) minutes thirty (30) seconds West one hundred thirty-five and 9/10ths (135.9) feet to a point; thence south eighty-nine (89) degrees thirty -four (34) minutes thirty (30) seconds east one hundred seventy-nine (179) feet to a point; thence south 0 degrees twenty-three (23) minutes thirty (30) seconds west eighty-four and 5/10th (84.5) feet to a point; thence south eighty-nine (89) degrees thirty-four (34) minutes east two hundred five and 8/10ths (205.8) feet to a point; thence south 0 degrees twenty-one (21) minutes west four hundred thirty-three and 3/10ths (433.3) feet to a point; thence south eighty-nine (89) degrees fifty-four (54) minutes east one hundred fifteen (115) feet to the point of beginning, said premises being situated in Lee County, Illinois.</p> <p>Located on the west side of Corregidor Road, approximately 2764 feet north of O'Malley Road and approximately 2127 feet south of US Route 30.</p>
12-14-01-100-003	<p>The South Half (S ½) of the Northwest Quarter (NW ¼) of Section One (1), Township Twenty (20) North, Range Nine (9) east of the Fourth Principal Meridian in Lee County, Illinois.</p> <p>1157 Red Brick Road Dixon, IL 61021</p>
12-14-01-100-002	<p>The Northeast Quarter of the Northwest Quarter of Section 1, Township 20 North, Range 9 East of the Fourth Principal Meridian, in Lee County, Illinois.</p>

	<p>Located on the west and east side of Red Brick Road, south of US Route 30.</p>
12-14-01-100-005	<p>The Northwest Quarter of the Northwest Quarter of Section 1, Township 20 North, Range 9 East of the Fourth Principal Meridian, in Lee County, Illinois.</p> <p>Located south of US Route 30, approximately 236 west of Red Brick Road and approximately 5789 feet east of Walton Road.</p>
18-08-35-400-002	<p>Part of the Southeast Quarter of Section 35 and the Southwest Quarter of the Southwest Quarter of Section 36, Range 9 East of the Fourth Meridian, in Lee County, Illinois.</p> <p>Located at the northwest corner of the intersection of Red Brick Road and US Route 30.</p>
18-08-35-300-001	<p>The Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Twenty-one (21) North, Range Nine (9) East of the Fourth (4th) Principal Meridian, Lee County, Illinois.</p> <p>1023 S. Eldena Rd. Dixon, IL 61021</p>
18-08-34-400-002	<p>The East Half (E ½) of the Southeast Quarter (SE ¼) of Section Thirty-four (34) in Township Twenty-one (21) North, Range Nine (9) East of the Fourth Principal Meridian, Lee County, Illinois.</p> <p>956 US Route 30 Dixon, IL 61021</p>
18-08-33-400-001	<p>The North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Twenty-one (21) North, Range Nine (9) East of the Fourth Principal Meridian, South Dixon Township, Lee County, Illinois.</p> <p>1245 IL Route 26 Dixon, IL 61021</p>
18-08-34-300-006	<p>A part of the Southwest Quarter (SW ¼) of Section Thirty-four (34) and a part of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section Thirty-four (34), all in Township Twenty-one (21) North, Range Nine (9) East of the Fourth Principal Meridian, described as follows: Commencing at the Southwest corner of Section Thirty-four (34) ; thence Easterly along South line of said Section Thirty-four (34), 1,892.29 feet to a Point of Beginning; thence continue along aforementioned line 735.69 feet to Southeast Corner of Southwest Quarter (SW ¼) of Section Thirty-four (34); thence Northerly along East line of West Half (W ½) of Section Thirty-four (34), at an angle of</p>

	<p>90 degrees 10 minutes 12 seconds measured clockwise 2,959.28 feet; thence Westerly at an angle of 90 degrees 00 minutes 55 seconds measured clockwise 735.69 feet; thence Southerly at an angle of 89 degrees 59 minutes 05 seconds measured clockwise 2,961.66 to the Point of Beginning, in Lee County, Illinois.</p> <p>Located north of US Route 30, approximately 1752 feet east of IL Route 26 and approximately 2740 feet west of Walton Road.</p>
<p>18-08-34-300-008</p>	<p>A part of the Southwest Quarter (SW ¼) of Section Thirty-four (34) and a part of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section Thirty-four (34), all in Township Twenty-one (21) North, Range Nine (9) East of the Fourth Principal Meridian, described as follows: Commencing at the Southwest corner of Section Thirty-four (34); thence Easterly along South line of Section Thirty-four (34), 1,524.67 feet for a Point of Beginning; thence continue along aforementioned line 367.62 feet; thence Northerly at an angle of 90 degrees 10 minutes 12 seconds measured clockwise 2,961.66 feet; thence Westerly at an angle of 90 degrees 00 minutes 55 seconds measured clockwise 367.62 feet; thence Southerly at an angle of 89 degrees 59 minutes 05 seconds measured clockwise 2,962.85 feet to the point of beginning, in Lee County, Illinois.</p> <p>Located north of US Route 30, approximately 1385 feet east of IL Route 26 and approximately 3475 feet west of Walton Road.</p>
<p>18-08-34-300-014</p>	<p>Part of the South Half of the Northwest Quarter and part of the Southwest Quarter of Section 34, Township 21 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 34; thence North 89 degrees 16 minutes 47 seconds East, a distance of 42.85 feet to a point on the Easterly right of way line of Illinois Route 26, said point being the Point of Beginning of the following described parcel: thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 358.93 feet; thence Easterly, at an angle of 87 degrees 39 minutes 14 seconds as measured clockwise from the last described courses, a distance of 391.78 feet to a point on the East line of the parcel described in a Warranty Deed recorded in Book 8003 at page 869 in the Office of Lee County Recorder; thence Northerly, along said East line, at an angle of 92 degrees 16 minutes 24 seconds as measured clockwise from the last described course, a distance of 670.25 feet; thence Westerly, at an angle of 90 degrees 28 minutes 42 seconds as measured clockwise from the last described course, a distance of 390.61 feet to a point on said Easterly right of way line; thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 25.43 feet; thence South 16 degrees 14 minutes 40 seconds East, along said right of way line, a distance of 93.41 feet; thence South 50 degrees 54 minutes 53 seconds East along said right of way line, a distance of 39.59</p>

feet (39.05 feet deed); thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 60.15 feet (60 feet deed); thence South 39 degrees 52 minutes 51 seconds West, along said right of way line, a distance of 47.09 feet (46.10 feet deed); thence South 14 degrees 48 minutes 13 seconds West, along said right of way line, a distance of 93.31 feet (93.41 feet deed); thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 4.21 feet to the Point of Beginning. ALSO INCLUDING: Part of the Southwest Quarter of Section 34, Township 21 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 34; thence North 89 degrees 16 minutes 47 seconds East, a distance of 42.85 feet to a point on the Easterly right of way line of Illinois Route 26; thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 695.79 feet to the Point of Beginning of the following described parcel; thence South 14 degrees 45 minutes 24 seconds East, along said right of way line, a distance of 104.85 feet (103.08 feet deed); thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 100.00 feet; thence South 13 degrees 18 minutes 57 seconds West, along said right of way line, a distance of 103.22 feet (103.08 feet deed); thence South 89 degrees 16 minutes 47 seconds West, a distance of 43.00 feet to a point on the West line of said Southwest Quarter; thence Southerly, along said West line, at an angle of 89 degrees 58 minutes 54 seconds as measured clockwise from the last described course, a distance of 1261.39 feet to a point of 383.0 feet North of the Southwest corner of said Southwest Quarter; thence Southeasterly, at an angle of 126 degrees 33 minutes 15 seconds as measured clockwise from the last described course along a line if projected Southeasterly intersects the South line of said Southwest Quarter at a point 31 rods and 8 feet East of the Southwest corner of said Southwest Quarter, a distance of 40.48 feet to a point on the Northwesterly extension of the North line of the parcel described in Document Number 1999-08675 and recorded in Book 9911 at Page 1101 in the Office of the Lee County Recorder; thence Southeasterly, along said extension and along said North line, at an angle of 153 degrees 37 minutes 15 seconds as measured clockwise from the last described course, a distance of 410.03 feet to a point on the East line of the parcel described in Warranty Deed recorded in Book 8003 at Page 869 in the Office of the Lee County Recorder; thence Northerly, along said East line, at an angle of 79 degrees 46 minutes 14 seconds as measured clockwise from the last described course, a distance of 1676.25 feet; thence Westerly, at an angle of 91 degrees 40 minutes 05 seconds as measured clockwise from the last described course, a distance of 392.03 feet to a point on said Easterly right of way line; thence South 00 degrees 43 minutes 13 seconds East, along said right of way line, a distance of 27.22 feet to the Point of Beginning. ALSO INCLUDING: A part of the Southwest Quarter of Section 34 and a part of the South Half of the Northwest Quarter of Section 34, all in Township 21 North, Range 9 East of the Fourth Principal Meridian,

	<p>described as follows: Commencing at the Southwest corner of Section 34, thence Easterly along south line of said Section 34, 519.67 feet for a Point of Beginning, thence continue along aforementioned line 637.52 feet; thence Northerly at an angle of 90 degrees 10 minutes 12 seconds measured clockwise 2,964.04 feet; thence Westerly at an angle of 90 degrees 00 minutes 55 seconds measured clockwise 735.70 feet; thence Southerly at an angle of 89 degrees 59 minutes 05 seconds measured clockwise 2,894.51 feet; thence Southeasterly at an angle of 126 degrees 11 minutes 51 seconds measured clockwise 121.87 feet to Point of Beginning. ALSO INCLUDING: A Part of the Southwest Quarter of Section 34 and part of the South Half of the Northwest Quarter of Section 34, all in Township 21 North, Range 9 East of the Fourth Principal Meridian, described as follows: Commencing at the Southwest corner of Section 34; thence Easterly along the South line of Section 34, 1,157.19 feet for a Point of Beginning; thence continue along aforementioned line 367.48 feet; thence Northerly at an angle of 90 degrees 00 minutes 12 seconds measured clockwise, 2962.85 feet; thence Westerly at an angle of 90 degrees 00 minutes 55 seconds measured clockwise 367.48 feet; thence Southerly at an angle of 89 degrees 59 minutes 05 seconds measured clockwise 2,964.04 feet to Point of Beginning, all situated in the County of Lee and State of Illinois.</p> <p>Located at the northeast corner of the intersection of IL Route 26 and US Route 30, not including the motel.</p>
18-08-33-400-005	<p>The South One-half (S ½) of the Southeast One-quarter (SE ¼) of Section Thirty-three (33), Township Twenty-one North, Range Nine East of the Fourth Principal Meridian, South Dixon Township, Lee County, Illinois.</p> <p>Located at the northwest corner of the intersection of IL Route 26 and US Route 30.</p>
18-08-33-300-001	<p>The North One-half (N ½) of the Southeast One-quarter (SE ¼) of Section Thirty-three (33), Township Twenty-one North, Range Nine East of the Fourth Principal Meridian, South Dixon Township, Lee County, Illinois.</p> <p>The northeast corner of the intersection of Dutch Road and US Route 30.</p>