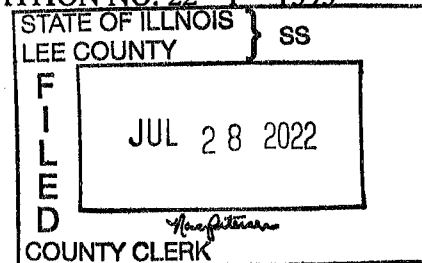


STATE OF ILLINOIS )  
 )ss  
 COUNTY OF LEE )

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION )  
 )  
 OF )  
 )  
 MEADOW SOLAR, LLC, )  
 a Delaware limited liability company, )  
 )  
 )

PETITION NO. 22 - P - 1595



**SECOND AMENDED PETITION  
 FOR SPECIAL USE PERMIT AND VARIANCES**

NOW COMES, the Petitioner, Meadow Solar, LLC, a Delaware limited liability company, whose mailing address is P.O. Box 310, Highland Park, Illinois 60035 (“Meadow Solar”), and petitions the Lee County Board for the issuance of a special use permit and variances for the construction of a solar energy system (“SES”), and, in support thereof, states as follows:

1. Meadow Solar is a solar project development company that is in the process of developing a 5MWac community solar farm project situated on approximately 24 acres of land situated in Lee County, Illinois, referenced by PIN 07-02-28-200-004 (“the Project”). The Project will be located in Dixon Township and within the one-and-a-half-mile boundary of the City of Dixon’s extraterritorial jurisdiction. The Project is being developed in partnership with the Dixon Park District. For location purposes, the Project is east of Meadows Park, which is owned by the Dixon Park District, and is more particularly described on the attached Exhibit A.
2. This Second Amended Petition for Special Use Permit and Variances is brought pursuant to the provisions of Section 10-15-20 of the Lee County Zoning Ordinance for Solar Energy Systems (“the Ordinance”).
3. The Property zoned AG-1 Rural/Agricultural District. Under Section 10-15-20 of

the Ordinance, Solar Energy Systems are permitted by special use in AG-1 Districts.

4. To enable the Petitioner to construct the Project, two variances are required:
  - a. The Project is situated on a parcel of land that is comprised of 609.71 acres, more or less. Petitioner respectfully requests a variance to the screening requirements as set forth in Section D(1)(k) of the Ordinance. Specifically, the Petitioner requests to provide the screening options to any landowner adjacent to the 24-acre project area and not adjacent to the entire 609.71-acre parcel.
  - b. Petitioner respectfully requests a variance to the setback requirements as set forth in Section D(1)(f)(1)(ii) of the Ordinance with respect to the Project's proximity to the Jack Mabley Development Center ("the Center"). Specifically, the Petitioner requests that the Project be set back approximately two hundred twenty-five feet (225') from the foundation of the Center instead of the four-hundred-foot (400') setback set forth in the Ordinance. Petitioner is in the process of obtaining a waiver of setback from the Center.

5. The Petitioner, Meadow Solar, LLC, respectfully requests the Lee County Zoning Board of Appeals to set a date, time, and place for a public hearing on the contents of this Second Amended Petition for Special Use Permit and Variances.

6. The Petitioner, Meadow Solar, LLC, respectfully requests that the Zoning Board of Appeals recommend approval of the Second Amended Petition for Special Use Permit and Variances to the Lee County Board.

WHEREFORE, the Petitioner, Meadow Solar, LLC, requests that the Lee County Board approve this Second Amended Petition for Special Use Permit and Variances. In accordance therewith, the Petitioner respectfully requests the Lee County Zoning Board of Appeals to consider and make favorable findings regarding the following:

- a. The existing uses of nearby property are compatible with the requested special use.
- b. Property values are not likely to be diminished by any zoning restrictions related to this special use request.
- c. Diminution of property values is not anticipated as a result of this proposed special use and any diminution of property values would promote the public health, safety and welfare.

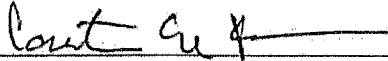
- d. The gain to the public if this special use is approved would outweigh any hardship to adjacent property owners.
- e. The subject property is suitable for the requested use.
- f. The proposed zoning is consistent with the Lee County Comprehensive Plan.
- g. There is a need for the proposed use of the subject property.
- h. The requested variances are not a mere convenience to the Petitioner, but rather, are necessary to alleviate certain hardships to Petitioner.
- i. The strict application of the screening requirements as set forth in Sections D(1)(k) and D(1)(f)(1)(ii) of the Lee County Zoning Ordinance for Solar Energy Systems constitute practical difficulties and hardships to Petitioner.
- j. The requested variances are in harmony with the Lee County Zoning Ordinance for Solar Energy Systems and the Lee County Comprehensive Plan.

Dated this 28<sup>th</sup> day of July, 2022.

Respectfully submitted,

MEADOW SOLAR, LLC, Petitioner

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

By 

Courtney E. Kennedy

Courtney E. Kennedy  
Ehrmann Gehlbach Badger & Considine, LLC  
Attorneys for Petitioner  
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Dixon, Illinois 61021  
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**ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD: A public hearing is proposed to be held on this Second Amended Petition for Special Use at 7:00 P.M., on September 1, 2022. The hearing will be held in the Judge James E. Bales Courtroom, located on the third floor of the Old Lee County Courthouse, 112 East Second Street, Dixon, Illinois 61021.**

**EXHIBIT A:**

**PARCEL 1:**

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RAILROAD RIGHT-OF-WAY LINE, EXCEPT A SMALL TRIANGULAR TRACT ON THE SOUTH END OF SAID WEST 1/2 OF SAID QUARTER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER THENCE EAST ALONG SAID SOUTH LINE 200 FEET, MORE OR LESS, FOR THE POINT OF BEGINNING, THENCE EAST ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF THE RAILROAD, THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE 190 FEET, MORE OR LESS, THENCE IN A SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART OF THE FIRST DESCRIBED TRACT WHICH IS CONTAINED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT, TO WIT: PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, ALL IN TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, 1342.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EXTENDING SOUTHERLY ON THE SAID WEST LINE, 700.0 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1040.0 FEET; THENCE NORTHERLY PARALLEL WITH THE SAID WEST LINE, 700.0 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1040.0 FEET TO THE SAID POINT OF BEGINNING.

**PARCEL 2:**

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS, LYING EAST OF THE EAST RAILROAD RIGHT-OF-WAY LINE, EXCEPT THE SOUTH 660 FEET.

**PARCEL 3:**

PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 28 IN TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF THE ORIGINAL 100-FOOT-WIDE RAILROAD RIGHT-OF-WAY EXTENDING NORTHERLY ACROSS THE WEST 1/2 OF THE WEST 1/2 APPROXIMATELY 5335 FEET FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, IN LEE COUNTY, ILLINOIS.

Site address: 1716 Washington Avenue, Dixon, Illinois 61021  
PIN: 07-02-28-200-004