

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the Lee County Board desires to act upon Petition No. 23-P-1605 by Petitioner Maples Road Solar 1, LLC. The parcel identification number is 07-02-36-400-008 and is situated in Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1, Rural/Agricultural District for the purpose of constructing and operating a five megawatt (5 MW) community solar farm.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described which resulted in a recommendation to approve, with the attached conditions, from the Zoning Board of Appeals for said Petition.

NOW, THEREFORE, BE IT ORDAINED by the Lee County Board that Petition No. 23-P-1605 (Maples Road Solar 1, LLC) be (**approved/denied**) by the Lee County Board, with the attached conditions.

PASSED BY THE LEE COUNTY BOARD

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Lee County Board Chairman

ATTEST:

\_\_\_\_\_  
Lee County Clerk

**Conditions of the Special Use Permit Granted Under Petition No. 23-P-1605**

- A. The Ordinance driven requirement of an Illinois Licensed Engineer’s Certificate regarding the foundation and subsequent review by a Lee County Appointed Third Party Engineer be required before the issuance of a building permit.
- B. Construction activities shall commence no earlier than 7:30 a.m. and shall be discontinued no later than 5:00 p.m. on Monday through Saturday within 1/4 mile of a non-participating residence unless a written waiver is obtained from said non-participating resident(s).
- C. Applicant is required to provide the Lee County Zoning & Planning Office with evidence of having done a drain tile survey before a building permit is issued.
- D. Any subsurface drainage tile damaged within the proposed site, shall be repaired to the same or better in compliance with the then existing AIMA, no later than one month.
- ~~E. The word “adjacent” as used in the Screening section of the applicable Lee County Ordinance be interpreted to include the platted subdivision and all of the 7 previously noted residences.~~
- ~~F. Applicant is required to provide the Lee County Zoning & Planning Office with evidence, before a building permit is issued, that they have contacted the owner of any defined “adjacent,” non-participating dwelling to explain to them their Ordinance driven screening options and have either reached a “Memorandum of Understanding” with those owners for a screen or have made the required “one-time payment” to them.~~
- G. Before a building permit is issued, Petitioner is required to provide the Lee County Zoning & Planning Office with evidence that they have contacted the owner of any adjacent, non-participating dwelling to explain to them their Ordinance driven screening options and have either reached a “Memorandum of Understanding” with those owners for a screen or have made the required “one-time payment” to them.
- H. Before the issuance of a building permit, Petitioner is required to provide the Lee County Zoning & Planning Office with an acceptable written “landscape plan.”

PASSED BY THE LEE COUNTY BOARD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

BY: \_\_\_\_\_  
Lee County Board Chairman

ATTEST:

BY: \_\_\_\_\_  
Lee County Clerk

