

STATE OF ILLINOIS)
)ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)
)
 OF)
)
 STEWARD CREEK SOLAR, LLC)
)
 Address: 321 East Main Street, Suite 500)
 Charlottesville VA, 22902)

PETITION NO. 23 – P – 1617

AMENDED PETITION FOR SPECIAL USE PERMIT

NOW COMES The Petitioner, Steward Creek Solar, LLC (“Steward Creek”), an Illinois limited liability company, with its principal place of business located at 321 East Main Street, Suite 500, Charlottesville, Virginia, 22902, and petitions the Lee County Board for a special use permit for a Commercial Solar Energy Facility (“CSEF”) within the Townships of Alto and Willow Creek in Lee County, Illinois, in support thereof, Steward Creek Solar states as follows:

1. The Petitioner has entered into multiple Option Agreements for Solar Energy Site Lease or Landowner Affidavits for the properties described in Exhibit A, which is attached hereto and incorporated herein by reference.

2. The properties are located within Alto and Willow Creek Townships. For location purposes, the CSEF expands upon the Steward Creek Solar Phase I Project properties which were previously permitted in the Lee County Zoning Case No. 20-P-1555 and approved by the Lee County Board on November 19th, 2020.

3. The properties specified in Exhibit A are all presently zoned as AG-1 Rural/Agricultural District. A CSEF is permitted as a special use in Ag-1 Rural/Agricultural District properties as a special use under Section 3-2 of Ordinance No-2023.07.008 of the Lee County Zoning Ordinance.

4. The Petitioner 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 Petition for Special Use Permit.

5. Further, the Petitioner respectfully requests the Lee Zoning Board of Appeals recommend approval of this Petition for Special Use Permit to the Lee County Board.

WHEREFORE, the Petitioner Steward Creek Solar, LLC, respectfully requests that the Lee County Board approve this Second Amended Petition for Special Use Permit. In accordance therewith, the Petitioner, Steward Creek Solar, LLC, asks the Lee County 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 request is approved would outweigh any hardship to adjacent property owners.
- e. The subject property is suitable for the requested use.
- f. The requests contained within this Petition are consistent with the Lee County Comprehensive Plan.
- g. There is a need for the proposed use of the subject property.


Dated this 30th day of November, 2023.

Respectfully submitted,

STEWARD CREEK SOLAR, LLC, Petitioner

By HEXAGON ENERGY, LLC

By



Matthew W. Hartzmon

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:

Date: January 4, 2024, at 6:00 p.m.

**Old Lee County Courthouse
112 East Second Street, 3rd Floor County Board Room
Dixon, Illinois 61021**

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