

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

WHEREAS, the Lee County Board desires to act upon Petition No. 23-P-1604 by Petitioner Woosung Solar, LLC. The parcel identification numbers are 16-01-13-100-001 and 16-01-14-200-003, and the parcels are situated in Palmyra 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 five megawatt (5 MW) community solar energy system.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described, which resulted in neither a recommendation to approve nor a recommendation to deny, 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-1604 (Woosung Solar, 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-1604**

- A.** Prior to the issuance of a building permit, the Petitioner is required to produce satisfactory written proof to the satisfaction of the Lee County Zoning Administrator that the FAA “Notice Criteria Tool” exceedance issue has been resolved with no adverse remaining obstacles to construction or operation of the proposed SES.
- B.** The Petitioner must ensure that any on-site cameras are focused into the Project and will not capture any images from nearby non-participating real estate or roadways.
- C.** Prior to the issuance of a building permit, 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 is required.
- D.** Prior to the issuance of a building permit, the Petitioner is required to provide the Lee County Zoning Office with Professional Engineer’s Certificate that the process for dealing with the LCSWCD concerns about soil erosion, sediment control, soil based anchoring systems and steel corrosivity are within professional accepted standards.
- E.** Prior to the issuance of a building permit, the Petitioner must provide the Lee County Zoning Administrator with the specifications for all major equipment to be used in the SES and provide proof that such equipment has been listed by Underwriter’s Laboratories or a similarly recognized product safety testing organization.
- F.** Construction activities shall commence no earlier than 8:00 a.m. and shall be discontinued no later than 5:00 p.m. on Monday through Friday within one mile of a non-participating residence unless a written waiver is obtained from said non-participating resident(s).
- G.** Prior to the issuance of a building permit, the Petitioner is required to provide the Lee County Zoning Office with evidence of having done a drain tile survey.
- H.** If it is found that any subsurface drainage tile is damaged within the proposed site, such damage must be repaired to the same or better in compliance with the then existing AIMA- no later than 30 days.
- I.** Prior to the issuance of a building permit, the Petitioner be required to provide the Lee County Zoning Office with a written “weed/grass control plan.”
- J.** Given the conflict in Ordinance sections, producing an executed AIMA before construction is the most equitable, and therefore, should require an executed AIMA prior to the issuance of a building permit.
- K.** Prior to the issuance of a building permit, the Petitioner is required to provide the Lee County Zoning Office with a written and acceptable “fire protection plan.”
- L.** No employee, agent, contractor and/or vendor of the Developer shall park any vehicles on or along Pilgrim Road or any other public roadways.

- M.** Prior to the issuance of a building permit, the Petitioner must provide acceptable written material to the Lee County Zoning Administrator the methods and environmental safety of the materials used to clean the SES equipment- including an estimation of the annual gallons of water used, the source of the water and the management of wastewater.
- N.** Prior to the issuance of a building permit, the Petitioner must provide a Certificate of Insurance that shows compliance with the insurance provisions of the Lee County Ordinance.
- O.** Prior to the issuance of a building permit, the Petitioner is required to provide the Lee County Zoning Office with evidence that it has 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.
- P.** Any vegetative screening required by the Ordinance and opted for by an adjacent non-participating dwelling, will be placed immediately adjacent to the exterior of the fence of the proposed Project Site/Leasehold Area.
- Q.** The Petitioner is required to maintain and publish a telephone or web-based contact portal for members of the public to request resolution of issues regarding the Project, and the Petitioner shall maintain a log of those contacts and the subsequent actions it took thereon and provide those logs to the Lee County Zoning Office on a monthly basis.

PASSED BY THE LEE COUNTY BOARD

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

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

ATTEST:

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