

RESOLUTION NO. _____

WHEREAS, the Lee County Board desires to act upon Petition No. 23-P-1606 by Petitioner Amboy IL Solar 1, LLC. The parcel identification number is 06-09-12-400-003 and is situated in Franklin Grove 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 an approximately six-megawatt DC (6 MW_{DC})/four and one-half megawatt AC (4.5 MW_{AC}) 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-1606 (Amboy IL 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-1606

- A. Construction activities shall commence no earlier than 9:00 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).
- B. 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.
- C. Any subsurface drainage tile is damaged within the proposed site, such damage be repaired to the same or better condition within 30 days, or as agreed to in writing by the affected property owner.
- D. Any on-site cameras must be focused into the Project and not capture any images from nearby non-participating real estate or roadway.
- E. Prior to the issuance of a building permit, the Petitioner is required to provide the Lee County Zoning Office with a suitable "Fire Protection Plan" reviewed by the appropriate Fire Protection District.
- F. 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.
- G. Any visual screen required by the Ordinance, and opted for by an adjacent, non-participating dwelling, will be placed immediately adjacent to the exterior of the required fencing of the proposed Project Site.
- H. The current contour terraces will not be altered for the life of the project, unless by agreement with the landowner.
- I. Prior to the issuance of a building permit, the Petitioner is required to provide an Illinois Licensed Civil Engineer study conclusion that the construction phase of the Project would not endanger the structural integrity of the Colonel Nathan Whitney House.
- J. Prior to the issuance of a building permit, the Petitioner is required to supply the Lee County Zoning Office with the response from the Illinois State Historic Preservation Office (ISHPO) to the TRC submittals regarding the Colonel Nathan Whitney House and thereafter follow any recommendations contained therein.

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____, 2023

BY: _____
Lee County Board Chairman

ATTEST:

BY: _____
Lee County Clerk