

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

WHEREAS, the Lee County Board desires to act upon Petition No. 23-P-1607 by Petitioner Amboy IL Solar 2, LLC. The parcel identification number is 12-14-24-300-003 and is situated in Marion 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<sub>DC</sub>)/four and one-half megawatt AC (4.5 MW<sub>AC</sub>) community solar energy system.

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-1607 (Amboy IL Solar 2, 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-1607**

- A.** 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).
- 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.** 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 condition within thirty (30) days, or as agreed to in writing by the affected property owner.
- D.** The Petitioner must ensure that any on-site cameras be focused into the Project and not capture any images from nearby non-participating real estate or roadways.
- E.** Prior to the issuance of a building permit, the Petitioner is required to provide to the Lee County Zoning Office with a suitable “Fire Protection Plan” reviewed by the appropriate Fire Protection District before a building permit is issued.
- 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 payments” to them.
- G.** 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.
- H.** Prior to the issuance of a building permit, the Petitioner is required to provide the Lee County Zoning Office with a Professional Engineer’s Certificate that the foundation and design of the solar panels is within professional accepted standards.
- I.** Prior to the issuance of a building permit, the Petitioner be required to provide the Lee County Zoning Office with Professional Engineer’s Certificate that the process for dealing with the LCSWCD concerns about soil based anchoring systems, steel corrosivity and shallow excavations is within professional accepted standards.
- J.** 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 proof that such equipment has been listed by Underwriter’s Laboratories or a similarly recognized product safety testing organization.
- K.** No employee, agent, contractor or vendor of the Developer park any vehicles on Amboy or Peru Roads.

PASSED BY THE LEE COUNTY BOARD

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

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

ATTEST:

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