

- 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. Hantzmon

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**

Courtney E. Kennedy (6322625)
Ehrmann Gehlbach Badger & Considine, LLC
Attorneys for Petitioner
114 E. Everett Street, Suite 300
Dixon, Illinois 61021
(815) 288-4949
kennedy@egbclaw.com

Send Bill and Notices to:

Hexagon Energy

Attn: Steward Creek Solar

321 E. Main Street, Suite 500

Charlottesville, VA 22902

Email: whantzmon@hexagon-energy.com

Phone: 434-326-1729