

RESOLUTION NO. _____

WHEREAS, the Lee County Board desires to act upon Petition No. 23-P-1616 by Petitioner Wiggins Solar, LLC. The parcel identification number is 18-08-11-400-014 and is situated in South Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1 District for the purpose of a 2 MW ground-mounted solar energy system (community solar).

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-1616 (Wiggins Solar, LLC) be (**approved/denied**), with the attached conditions, by the Lee County Board.

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. Road Use Agreement

Before any building permit is issued, Petitioner must enter into a Road Use Agreement, satisfactory to the County Engineer, addressing construction activities not less than 30 days prior to issuance.

B. Interconnection Agreement

Before any building permit is issued, a copy of the signed interconnection agreement, with Commonwealth Edison, must be provided to the Lee County Zoning and Planning Office by the Petitioner.

C. Permitted Construction Times

Construction activities shall commence no earlier than 7:00 a.m. and shall be discontinued no later than 8:00 p.m. absent written waiver of any affected non-participating resident.

D. Drain Tile Survey

Before any building permit is issued, Petitioner must undertake a drain tile survey and submit the results to the Lee County Zoning and Planning Office.

E. Drain Tile Repairs

Before any building permit is issued, if the submitted drain tile survey reflects the presence of existing drain tiles in the area of construction, Petitioner must provide confirmation that any drainage tile damaged will be repaired to the same or better condition within thirty (30) days of damage.

F. Weed/Grass Control Plan

Before any building permit is issued, Petitioner must provide the Lee County Zoning and Planning Office with a written landscape plan, inclusive of weed/grass control, that outlines when implementation will occur.

G. Screening

Before any building permit is issued, Petitioner must provide Lee County Zoning and Planning Office with evidence that it has contacted the owner of any adjacent but non-participating dwelling to outline the Ordinance driven screening options and either reached a "Memorandum of Understanding" with those owners for a screen or established a requisite payment.