

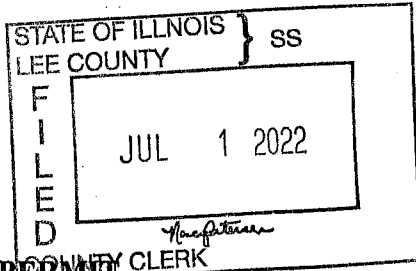
STATE OF ILLINOIS)
)ss
 COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)
)
 OF)

PETITION NO. 22-P-1595

MEADOW SOLAR, LLC,
 a Delaware limited liability company,)
)
)
)



PETITION FOR SPECIAL USE PERMIT

NOW COMES the Petitioner, Meadow Solar, LLC, a Delaware limited liability company (“Meadow Solar”), whose mailing address is P.O. Box 310, Highland Park, Illinois 60035 Meadow Solar petitions the Lee County Board for the issuance of a special use permit for the construction of a solar energy system (“SES”), and, in support thereof, states as follows:

1. Meadow Solar is a solar project development company that is in the process of developing a 5MWac community solar farm project situated on approximately 24 acres of land situated in Lee County, Illinois, referenced by PIN 07-02-28-200-004 (“the Project”). The Project will be located in Dixon Township and within the one-and-a-half-mile boundary of the City of Dixon’s extraterritorial jurisdiction. The Project is being developed in partnership with the Dixon Park District. For location purposes, the Project is east of Meadows Park, which is owned by the Dixon Park District, and is more particularly described on the attached Exhibit A.
2. This Petition for Special Use Permit is brought pursuant to the provisions of Section 10-15-20 of the Lee County Zoning Ordinance (“the Ordinance”).
3. The Property is zoned AG-1 Rural/Agricultural District. Under Section 10-15-20 of the Ordinance, Solar Energy Systems are permitted by special use in AG-1 Districts.
4. The Petitioner, Meadow Solar, LLC, respectfully requests the Lee County Zoning Board of Appeals to set a date, time, and place for a public hearing on the contents of this Petition.
5. The Petitioner, Meadow Solar, LLC, respectfully requests that the Zoning Board of Appeals recommend approval of the Petition to the Lee County Board.

WHEREFORE, the Petitioner, Meadow Solar, LLC, requests that the Lee County Board approve this Petition for Special Use Permit. In accordance therewith, the Petitioner asks the Lee County Zoning Board of Appeals to consider and make favorable findings regarding the following:

- a. The existing uses of nearby property are compatible with the requested special use.

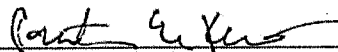
- b. Property values are not likely to be diminished by any zoning restrictions related to this special use request.
- c. Diminution of property values is not anticipated as a result of this proposed special use and any diminution of property values would promote the public health, safety and welfare.
- d. The gain to the public if this special use is approved would outweigh any hardship to adjacent property owners.
- e. The subject property is suitable for the requested use.
- f. The proposed zoning is consistent with the Lee County Comprehensive Plan.
- g. There is a need for the proposed use of the subject property.

Dated this 1st day of July, 2022.

Respectfully submitted,

MEADOW SOLAR, LLC, Petitioner

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

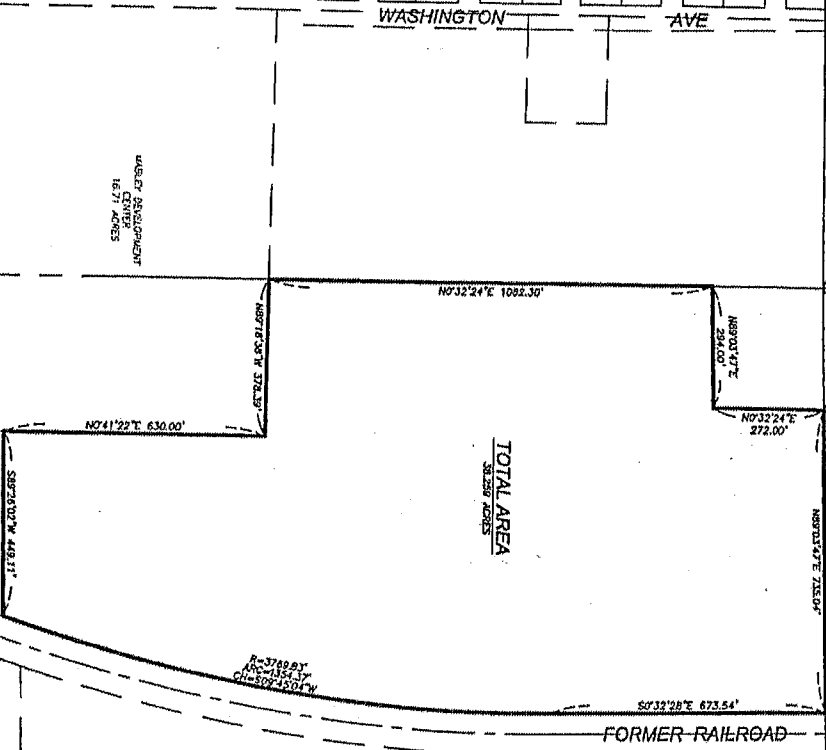
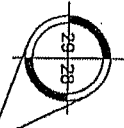
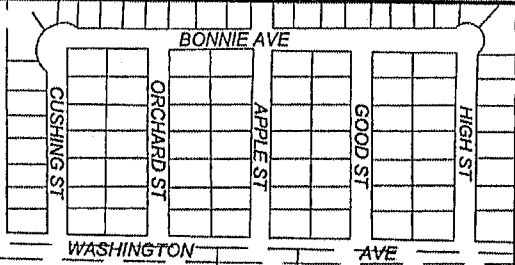
By 

Courtney E. Kennedy

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

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD: A public hearing is proposed to be held on this Petition for Special Use at 7:00 P.M., on August 4, 2022. The hearing will be held in the Judge James E. Bales Courtroom, located on the third floor of the Old Lee County Courthouse, 112 East Second Street, Dixon, Illinois 61021.

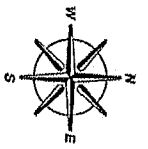
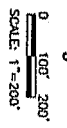
tabbles®
EXHIBIT
A



FORMER RAILROAD

TOTAL AREA
38,289 SQUARE FEET

LEGAL DESCRIPTION



OF PROPERTY DESCRIBED AS: Part of the Southwest Quarter (SW 1/4) of Section 16, Township 29N, Range 28W, County of Lincoln, State of Nebraska, as shown on the plat of the Fourth (4th) Principal Meridian, Lincoln County, Nebraska, recorded in Volume 10 of the Public Records of said County, Nebraska, at page 10.

Corner of the southeast corner of said Southwest Quarter (SW 1/4) of said Section 16, Township 29N, Range 28W, County of Lincoln, State of Nebraska, along the north line of said Southwest Quarter (SW 1/4), a distance of 294.00 feet to the Point of Beginning; thence North 88 degrees 01 minutes 47 seconds East, 176.00 feet to the Point of Beginning; thence South 88 degrees 01 minutes 47 seconds East, along said westerly right-of-way line, a distance of 672.54 feet; thence South 88 degrees 01 minutes 47 seconds East, along said westerly right-of-way line, a distance of 176.00 feet to the right-hand corner of said Section 16, Township 29N, Range 28W, County of Lincoln, State of Nebraska, on one length of 1,344.37 feet; thence South 88 degrees 01 minutes 47 seconds East, a distance of 448.17 feet to the east line of said Section 16, Township 29N, Range 28W, County of Lincoln, State of Nebraska, along the said east line, a distance of 630.00 feet to the southeast corner of said Section 16, Township 29N, Range 28W, County of Lincoln, State of Nebraska, along the said east line, a distance of 1,022.20 feet; thence North 88 degrees 01 minutes 47 seconds East, along said west line, a distance of 1,022.20 feet; thence North 88 degrees 01 minutes 47 seconds East, a distance of 1,344.37 feet; thence South 88 degrees 01 minutes 47 seconds East, a distance of 272.00 feet to the Point of Beginning, containing 38,289 square feet of land.

SURVEYORS STATEMENT

I, hereby certify that I have prepared this plat and legal description for the Dixon Park District. This plat and the legal description, and all information therein were obtained from records and official documents from the Lincoln County Recorder's Office, Lincoln County, Nebraska, and are based on an actual field survey.

Dated this 5 day of May, A.D. 2022.
 Surveyor
 PATRICK T. ROBERT
 LINCOLN COUNTY, NEBRASKA
 LICENSE NO. 35-0026
 My license expires November 30, 2022.



LEGEND

▲	ADJACENT OF SURVEY
◆	ADJACENT ROAD
○	SET SURVEY NAIL
○	5/8" STEEL PIN SET
+	CHISELED "T"
⊗	ROCK MARKER
▲	P.A.C. NAIL
---	SECTION LINE
---	SECTOR OF 80' LINE
---	BOUNDARY SURVEY (B.S.)
---	URBAN BOUNDARY (U.B.)
---	RECORD BOUNDARY
---	RECORD BOUNDARY

wendler
 wendler engineering services, llc
 civil - structural - surveying
 www.wendlereng.com P.O. Box 2201, 2201
 2201 2201 2201
 2201 2201 2201

PLAT OF SURVEY
 FOR
 DIXON PARK DISTRICT