



The City of Crystal Lake Illinois

**AN ORDINANCE GRANTING COMPREHENSIVE LAND USE PLAN AMENDMENT TO
INDUSTRY AND PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND
SPECIAL USE PERMIT FOR A SOLAR FARM WITH A DEFERRAL FROM THE
REQUIREMENT TO BURY OVERHAD UTILITY LINES AND INSTALL SIDEWALK
AT RIDGEFIELD ROAD (13-23-400-005)**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-05) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the Comprehensive Land Use Plan Amendment from Agriculture/Rural Residential to Industry, a Preliminary and Final Planned Unit Development and Special Use Permit for a Solar Farm with a deferral from the requirement to bury overhead utility lines and install sidewalk at Ridgefield Road (13-23-400-005); and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on February 17, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on March 6, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Amendment, Preliminary and Final Planned Unit Development and Special Use Permit, and

WHEREAS, on March 6, 2024, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Comprehensive Land Use Plan Amendment, Preliminary and Final Planned Unit Development and Special Use Permit be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Amendment, Preliminary and Final Planned Unit Development and Special Use Permit, deferral of the burial of overhead utility lines and installation of sidewalk be issued.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That the Comprehensive Land Use Plan Amendment from Agriculture/Rural Residential to Industry, Preliminary and Final Planned Unit Development and Special Use Permit for a Solar Farm, deferral of the burial of overhead utility lines, and installation of sidewalk at Ridgefield Road (13-23-400-005), Crystal Lake, Illinois is hereby approved.

Section II: Said Comprehensive Land Use Plan Amendment, Preliminary and Final Planned Unit Development and Special Use Permit, deferral of the burial of overhead utility lines and installation of sidewalk be issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (EIGER LLC, received 01/29/24)
 - B. Site Plan (Kimley Horn, dated 11/06/23, received 01/29/24)
 - C. Landscape Plan (Kimley Horn, dated 11/03/23, received 02/29/24)
 - D. Narrative (Turning Point Energy, dated 01/11/24, received 01/29/24)
 - E. Wetland Delineation Report (Kimley Horn, dated November 2023, received
2. The petitioner shall maintain the interior plantings and exterior screening plantings and fabric for the life of the facility.
3. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and the City's Stormwater Consultant.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of the Comprehensive Land Use Plan Amendment, Preliminary and Final Planned Unit Development and Special Use Permit, deferral of the burial of overhead utility lines and installation of sidewalk in accordance with the provisions of this Ordinance, as provided by law.

Ord. No. 8007
File No. 440

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 19th day of March, 2024.

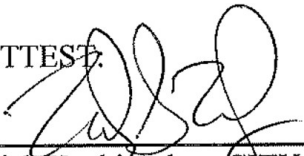
City of Crystal Lake, an
Illinois municipal corporation



Haig Haleblian, MAYOR

SEAL

ATTEST:



Nick Kachiroubas, CITY CLERK

Passed: March 19, 2024
Approved: March 19, 2024