

HANCOCK COUNTY, ILLINOIS

COMMERCIAL SOLAR ENERGY FACILITY SPECIAL USE PERMIT APPLICATION

Use of this form. This application is intended for a Commercial Solar Energy Facility Special Use Permit under the Hancock County Commercial Solar Energy Facility Siting Ordinance. Complete all applicable sections and attach the required materials.

Submission format: Twelve (12) paper copies and at least one electronic copy, unless Hancock County authorizes a different format.

APPLICATION AND PROJECT INFORMATION

Application Date	_____
Facility / Project Name	_____
Nameplate Capacity (MW)	_____
Project Location	_____
Township(s)	_____
Parcel / PIN Number(s)	_____
Total Project Acreage	_____

Project Summary: Provide a brief description of the proposed facility, including the anticipated number/type of panels, maximum panel height at full tilt, substations, Supporting Facilities, anticipated construction timing, and project phasing, if any.

APPLICANT, OWNER, OPERATOR, AND PROPERTY OWNER INFORMATION

Applicant / Entity	_____
Contact Person / Title	_____
Mailing Address	_____
Phone / Email	_____
Facility Owner	_____
Facility Operator	_____

Property owners: Attach a list of all known property owners, including names, mailing addresses, telephone numbers, parcel/PIN information, and documentation demonstrating land ownership or the Applicant's legal control of the Participating Property.

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REQUIRED APPLICATION MATERIALS

Attach the following materials. Check each item included with the filing.

- ☐ **Facility summary:** Facility nameplate capacity; available manufacturer information; type and number of panels/cells/modules; maximum panel height at full tilt; number of substations; site plan; phasing plan; construction timeline; and description of Applicant, Owner, and Operator business structures.
- ☐ **Site plan:** Show solar panels, legal descriptions, Participating and Nonparticipating Residences, Occupied Community Buildings, parcel and adjoining property lines, setbacks, public access roads and turnouts, substations, O&M buildings, electrical cabling, ancillary equipment, third-party transmission lines, wetlands, floodplain, drainage structures (surface and subsurface), underground mines, scenic and natural areas within 1,500 feet, and structures within applicable setback areas.
- ☐ **Decommissioning plan and cost estimate:** Prepared by an Illinois-licensed professional engineer and addressing removal, restoration, drainage repair, site reclamation, estimated decommissioning cost, and proposed financial assurance consistent with the Ordinance.
- ☐ **Studies, reports, certifications, and approvals:** All materials required to demonstrate compliance with the Ordinance and applicable law.
- ☐ **Agricultural Impact Mitigation Agreement (AIMA):** Executed agreement with the Illinois Department of Agriculture. The AIMA must be entered into before the required public hearing.
- ☐ **Topographic map:** Map showing the facility site and surrounding area.
- ☐ **Illinois DNR / EcoCAT review:** Results and recommendations from EcoCAT or a comparable successor review.
- ☐ **Historic preservation consultation:** Evidence of consultation with the Illinois State Historic Preservation Office regarding State-registered historic sites, if required by law.
- ☐ **Protected Lands documentation:** Evidence of avoidance of Protected Lands or consideration of applicable Illinois Department of Natural Resources recommendations.
- ☐ **Farmland drainage plan:** Plan addressing restoration of surface and subsurface drainage during and after construction or deconstruction, including impacted drainage district facilities to the extent publicly available.
- ☐ **Vegetation management / ground cover plan:** Plan consistent with the Pollinator-Friendly Solar Site Act, applicable IDNR guidance, the AIMA, and landowner agreements.
- ☐ **Setback waivers:** Copies of any written setback waivers from affected Nonparticipating Property owners. Waivers must be recorded with the Hancock County Recorder.
- ☐ **Additional requested information:** Any other information reasonably requested by the County or its consultants that is necessary to evaluate the application and determine compliance with the Ordinance and applicable law.

APPLICATION FEE AND COUNTY COSTS

Application fee: \$5,000 per megawatt of facility nameplate capacity, not to exceed \$125,000. The Applicant is also responsible for reasonable County expenses and allowable third-party costs incurred in processing the application, conducting inspections, and enforcing permit compliance, as provided by the Ordinance and applicable law.

Nameplate Capacity	_____ MW
Calculated Application Fee	\$ _____
Amount Submitted	\$ _____
Check / Payment No.	_____

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KEY SITING STANDARDS - APPLICANT ACKNOWLEDGMENT

Standard	Requirement
Maximum solar panel height	20 feet above ground at full tilt.
Nonparticipating dwelling / occupied community building setback	150 feet from the nearest point on the outside wall.
Nonparticipating property line setback	50 feet.
Public road right-of-way setback	50 feet from the nearest edge of the public right-of-way.
Participating property boundary setback	None.
Fencing	Chain link fencing at least 6 feet and no more than 25 feet in height.
Vegetative screening	Required between the facility and Nonparticipating Residences, subject to the standards and limitations in the Ordinance.
Noise	Must comply with applicable Illinois Pollution Control Board regulations.
Underground collection / communication lines	Must be buried as required by the Ordinance and AIMA until reaching the property line or an adjacent substation, unless otherwise permitted by law.

PUBLIC ROADS AND CONSTRUCTION COORDINATION

Identify all county, municipal, township, road district, village, or State roads proposed for use in transporting facility parts or equipment. The Applicant must obtain applicable weight and size permits from the relevant highway authority. Before construction begins, the Applicant must conduct a pre-construction baseline survey, identify proposed construction routes, and coordinate with the County Engineer and affected highway authorities. A road use agreement is required for construction traffic affecting county roads.

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APPLICANT CERTIFICATION

I certify that the information submitted with this application is true and complete to the best of my knowledge. I understand that the Commercial Solar Energy Facility must be constructed and operated in substantial conformance with the approved application, lawful permit conditions, the Hancock County Commercial Solar Energy Facility Siting Ordinance, and applicable law. I further understand that material changes to the application are not permitted after notice of the public hearing has been published unless requested by or approved by the County.

Applicant Name

Title

Signature

Date

COUNTY USE ONLY

This section is for administrative processing only. It does not create separate approval authority for individual County officers or departments. Final siting approval or Special Use Permit action is by the Hancock County Board after the required public hearing.

Received By

Date Filed

Application Fee Received

\$ _____ Receipt/Check No. _____

Electronic Copy Received

☐ Yes ☐ No

Paper Copies Received

_____ copies

Public Hearing Date

County Board Action

☐ Approved ☐ Approved with Conditions ☐ Denied

County Board Action Date

POST-APPROVAL / BUILDING PERMIT ITEMS

The following are not separate sign-offs on this Special Use Permit application, but may be required before construction or as part of the building permit process:

- ☐ Soil and geotechnical boring reports submitted to the County Engineer.
- ☐ Grading plans for proposed substations submitted for review and comment by the Hancock County Soil and Water Conservation District or other appropriate agency.
- ☐ Structural or appropriately qualified Professional Engineer certification that the facility design is within accepted professional standards for local soil, subsurface, and climate conditions.
- ☐ Single Commercial Solar Energy Facility Building Permit, including all Supporting Facilities.
- ☐ Building permit fee of \$5,000 per megawatt of nameplate capacity, not to exceed \$75,000, plus allowable reasonable expenses as provided by the Ordinance.
- ☐ Certificates of commercially reasonable liability insurance filed before construction and upon renewal as reasonably requested.
- ☐ Written Notice to Proceed submitted to the County before commencement of construction.
- ☐ Emergency response plans, site plans, operating procedures, contact information, and training coordinated with local emergency responders as required by the Ordinance.