

**TOWN OF CORTLAND  
DEKALB COUNTY, ILLINOIS**

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**TOWN OF CORTLAND  
ORDINANCE NO. 2024-\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ASPASIA SOLAR PROJECT, LLC TO OPERATE A SOLAR FARM ON 103.49 ACRES OF LAND LOCATED SOUTH OF BARBER GREEN ROAD AND EAST OF SOMONAUK ROAD, PINS 09-17-200-023 AND 09-17-400-012, IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS**

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**ADOPTED BY THE  
MAYOR AND BOARD OF TRUSTEES  
OF THE TOWN OF CORTLAND**

**This \_\_\_\_ day of \_\_\_\_\_, 2024**

Published in pamphlet form by the authority of the Mayor and Board of Trustees of the Town of Cortland, DeKalb County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2024

**ORDINANCE 2024-\_\_**

AN ORDINANCE GRANTING A SPECIAL USE TO ASPASIA SOLAR PROJECT, LLC TO  
OPERATE A SOLAR FARM ON 103.49 ACRES OF LAND LOCATED SOUTH OF  
BARBER GREEN ROAD AND EAST OF SOMONAUK ROAD, PINS 09-17-200-023 AND  
09-17-400-012 IN THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

**WHEREAS**, a petition has been filed by Aspasia Solar Project, LLC an Illinois Limited Liability Company, with the permission of the property owner, LNL 4Ever, LLC, seeking a Special Use Permit to operate a solar farm on certain property located south of Barber Green Road and east of Somonauk Road within the Town of Cortland; and

**WHEREAS**, the petition of Aspasia Solar Project LLC for said special use permit was made in accordance with the provisions of the zoning chapter of the Cortland Town Code; and

**WHEREAS**, public notice of a public hearing to consider the requested Special Use Permit application was published in the Daily Chronicle on February \_\_, 2024 and proper notice was sent by mail to proximate property owners in accordance with Sec. 9-9-2. B of the Cortland Town Code; and

**WHEREAS**, on March 7, 2024 the Plan Commission held a public hearing at which time the Petitioner and other members of the public offered testimony regarding the requested Special Use Permit; and

**WHEREAS**, the Plan Commission has tendered its Finding of Fact and Recommendation to the Cortland Board of Trustees, and recommended denial of the proposed special use by a vote of 5 aye, 0 nay, and 2 absent; and

**WHEREAS**, in accordance with Section 9-10-6 of the Town Code, the Board of Trustees, hereby accepts the report and Finding of Fact submitted by the Plan Commission, but rejects its Recommendation of denial of the Special Use Permit and hereby determines that all requirements for the special use have been met; specifically finding the following:

1. The proposed structure or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;
2. The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;
3. The proposed structure or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

**NOW THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of**

**Cortland, Illinois, as follows:**

Section 1. That a Special Use Permit is hereby approved and granted for the operation of a solar farm by Aspasia Solar Project, LLC on 103.49 acres of land located upon parcels denoted as PINs 09-17-200-023 and 09-17-400-012, south of Barber Greene Road and east of Somonauk Road in the Town of Cortland.

Section 2. That any necessary conditions attendant to the lawful operation of the solar farm must be met and approved, and shall be subject to determination of the Town Zoning Administrator as may be applicable.

This Ordinance shall, by authority of the Board of Trustees of the Town of Cortland, Illinois, be published in pamphlet form. From and after ten days after said publication, this Ordinance shall be in full force and effect.

**PASSED BY THE BOARD OF TRUSTEES** of the Town of Cortland, Illinois, at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2019, and approved by me as Mayor on the same day. **AN AFFIRMATIVE 2/3 VOTE OF THE BOARD OF TRUSTEES IS REQUIRED FOR PASSAGE OF THIS ORDINANCE BASED UPON THE PLAN COMMISSION'S RECOMMENDATION OF DENIAL OF THE SPECIAL USE IN ACCORDANCE WITH SECTION 9-10-6. D OF THE CORTLAND TOWN CODE.**

AYE:

NAY:

ABSENT:

\_\_\_\_\_  
Mark Pietrowski  
Mayor

**ATTEST:**

\_\_\_\_\_  
Cheryl Aldis  
Town Clerk