

RESOLUTION NO. 09-22-2025
SOLAR ENERGY FACILITY DEVELOPMENT REQUIREMENTS AND POLICY
MANHATTAN TOWNSHIP, WILL COUNTY, ILLINOIS

WHEREAS, according to 60 ILCS 1/105-35, the township plan commission may from time to time prepare and recommend to the township authorities plans for specific improvements in pursuance of the official comprehensive plan.

WHEREAS, according to 60 ILCS 1/105-35, the commission may give aid to the officials charged with the direction of projects for improvements embraced within the official plan to further the making of these projects and, generally, may promote the realization of the official comprehensive plan.

WHEREAS, according to 60 ILCS 1/105-35, if the county in which the township is located has adopted a county zoning ordinance under Division 5-12 of the Counties Code, the recommendations of the township plan commission may be presented by the township board to the county board of that county.

NOW, THEREFORE, BE IT ORDAINED BY the Board of Trustees of Manhattan Township that the Township does not oppose solar energy facility developments as long as they adhere to the following regulations set forth by the board to maintain the guidelines of the comprehensive plan. These regulations, along with any future requirements that are imposed, are as follows:

- **AESTHETICS**

- The entirety of the solar energy facility shall be enclosed within a living buffer of conifer trees that must be planted and maintained during construction and throughout life-span of the project. Landscaping will consist of a minimum of 4-foot-high berm the length of the solar project with a minimum of 3-foot-high conifer trees with 8-foot maximum spacing between trees.

An alternative buffer may be considered if existing wooded areas conceal the use from public view and are maintained.

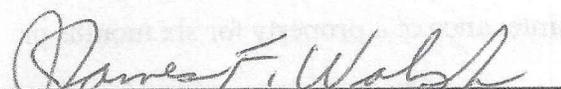
- Install a minimum 6-foot-high chain-link fence with metal posts and a rail across the top to prevent the fence from sagging and ensure security well into the future of the facility.
- On-site power lines and utility connections must be placed underground except where necessary to connect to existing overhead utility lines.
- To maintain the aesthetics of the property, native pollinators are to be planted throughout solar energy facility. Site to be maintained regularly and noxious weeds are to be treated locally with herbicides to prevent invasive species.
- To ensure proper maintenance of property, the facility owner, and any of its affiliates, will establish a reasonable letter of credit, in an amount acceptable to Manhattan Township, to draw against if landscaping or fencing falls into disrepair, or if grass becomes overgrown. The line of credit must be established with the First Bank of Manhattan before any shovels are in ground.

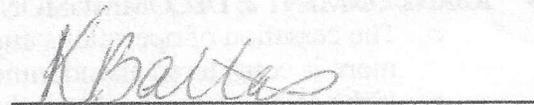
- **ABANDONMENT & DECOMMISSION**

- The cessation of operations and/or maintenance of a property for six months or more is considered abandonment.
- If the solar energy facility is deemed abandoned, the Township shall petition Will County to decommission the facility.

- A surety bond in the amount of 110% of the estimated decommissioning cost. That cost estimate must be updated every five years.
- **PROPERTY LINE SETBACKS** – The property lines for a solar energy facility and solar panels must be at least 500 feet from a residence and 100 feet from roadways. The 100-foot roadway setback is to be maintained with native pollinators or grass not to exceed a maximum height of 12". Weeds are to be treated locally throughout roadway set back with herbicide including the fence line.
- **ENVIRONMENTAL IMPACT** – The solar energy facility must execute an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture and complete a consultation with the Illinois Department of Natural Resources.
- **LIGHTING REQUIREMENTS** – Adequate lighting needs to be provided for security purposes without causing light pollution or disturbance to nearby residences.
- **ONGOING OPERATIONS ANNUAL REPORT REQUIREMENTS**
 - The facility owner must submit an annual operational report to the Township Board to ensure the facility is operating at a minimum of 80% electrical output efficiency.
 - The facility owner must submit a summary of operation and maintenance reports including complaints pertaining to setbacks, noise, appearance, safety, lighting, and use of any public roads received by the facility owner concerning the facility and the resolution of such complaints.
- **NO BATTERY STORAGE DEVICES WILL BE PERMITTED ON SITE OF THE SOLAR ENERGY FACILITY**
- **CHANGE IN OWNERSHIP**
 - No change in ownership may occur unless an affidavit or other necessary documentation to verify that the applicant, or any of its affiliates, have the financial ability to complete and maintain the project as proposed.
 - The successor owner or operator must assume in writing all obligations of the original solar energy facility conditional use permit, building permit, site plan approval, road use agreements, maintenance agreements, decommissioning agreements, and any other agreements entered into with the Township.
- **LEGAL AGREEMENTS** – All costs related to attorney fees on behalf of the Township will be the responsibility of the solar energy facility developer.
- **FINANCIAL ASSURANCES** – No solar energy facilities shall be installed within the Township unless all road use agreements, maintenance agreements and decommissioning agreements have been entered into with the Township and all required financial assurances have been posted with the First Bank of Manhattan.

PASSED THIS 23rd day OF September, 2025, by the Board of Trustees of Manhattan Township, Will County, Illinois.


Township Supervisor


Clerk