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2026R27068
STATE OF ILLINOIS
MADISON COUNTY
09/14/2026 10:52 AM
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REC FEE: 50.00
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OF PAGES: 5

**CITY OF TROY
RESOLUTION 2026 - 38**

SD City

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR
A COMMUNITY SOLAR ENERGY FACILITY LOCATED AT
1515 FORMOSA ROAD, TROY, ILLINOIS**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 31ST DAY OF AUGUST 2026**

DR

RESOLUTION NO. 2026-38

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A COMMUNITY
SOLAR ENERGY FACILITY LOCATED AT 1515 FORMOSA ROAD, TROY,
ILLINOIS**

WHEREAS, Kent Higgins, on behalf of H3 Farm Enterprise, LLC ("Applicant"), has submitted an application requesting approval of a Special Use Permit to allow the construction and operation of a 5 MWac Community Solar Energy Facility on approximately 55.23 acres located at 1515 Formosa Road, Troy, Illinois, Permanent Parcel Identification Number 09-1-22-18-00-000-003, which is zoned I-1 Light Industrial; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 13, 2026, in accordance with 65 ILCS 5/11-13-14 and Chapter 154 of the Troy City Code, reviewed the petition, supporting documents, staff information, public testimony, and the applicable provisions of the Troy Code of Ordinances.

WHEREAS, following the public hearing, the Planning Commission adopted Recommendation No. 2026-23PC recommending approval of the Special Use Permit with the conditions set forth therein.

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and finds that the proposed Special Use Permit is consistent with the purposes of the Troy Zoning Code, promotes the public health, safety, and welfare, and satisfies the applicable standards for approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS, AS FOLLOWS:**

1. The City Council hereby approves the Special Use Permit for the construction and operation of a 5 MWac Community Solar Energy Facility by H3 Farm Enterprise, LLC, on property commonly known as 1515 Formosa Road, Troy, Illinois, Permanent Parcel Identification Number 09-1-22-18-00-000-003.
2. This approval is subject to the following conditions:
 - * FINAL SITE PLAN APPROVAL
 - A. The development shall be constructed in substantial conformance with the approved site plan, building permit, and supporting documents submitted with the Special Use Permit application.
 - B. The Community Solar Energy Facility shall comply with all applicable provisions of the City of Troy Code of Ordinances, including Ordinance No. 2025-47, as amended, together with all applicable Building, Engineering, Fire, Storm water, and other City requirements.
 - C. Any substantial modification to the approved site plan or operation of the facility shall require review and approval by the City in accordance with the Troy Code of Ordinances.
 - D. Any additional conditions imposed by the City during the permitting process shall be satisfied prior to issuance of applicable permits.
 - E. The applicant shall obtain all required permits, approvals, and inspections prior to construction and operation of the facility. Approval of this Special Use Permit

does not waive compliance with any applicable federal, state, or local law, ordinance, or regulation.

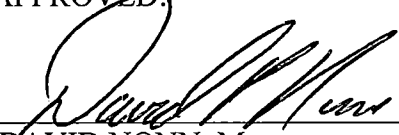
3. The Special Use Permit shall remain subject to all applicable provisions of the Troy City Code and the conditions of this Resolution. Failure to comply may result in enforcement or revocation as provided by law.
4. This Resolution shall take effect immediately upon its adoption.

PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 31st day of August, 2026.

Aldermen Vote:

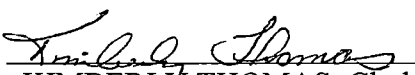
Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>7</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>✓</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>ABSENT</u>	Heather Stirling	<u>✓</u>	Absent:	<u>1</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



**RECOMMENDATION NO. PC-2026-23PC
OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS,
RECOMMENDING APPROVAL OF A SPECIAL USE PERMIT FOR A COMMUNITY
SOLAR ENERGY FACILITY**

WHEREAS, Kent Higgins, on behalf of H3 Farm Enterprise, LLC, has submitted a petition requesting approval of a Special Use Permit to allow the construction and operation of a 5 MWac Community Solar Energy Facility on approximately 55.23 acres located at 1515 Formosa Road, Troy, Illinois (Permanent Parcel Identification No. 09-1-22-18-00-000-003), which is zoned I-1 Light Industry; and

WHEREAS, the Planning Commission conducted a public hearing on August 13, 2026, and reviewed the petition, supporting documents, public testimony, staff information, and the applicable provisions of Chapter 154 of the Troy Code of Ordinances, including the Special Use standards, the requirements of Ordinance No. 2025-47, and the City of Troy Comprehensive Plan; and

WHEREAS, after considering the evidence presented, the Planning Commission finds that the proposed Special Use Permit satisfies the applicable review criteria of the Troy Code of Ordinances and is in harmony with the purpose and intent of the Zoning Code, and has voted as recorded below:

Bogue <u>N</u>	Lybarger <u>ABSTAIN</u>	Patton <u>N</u>	Yeas <u>2</u>
Compton <u>Y</u>	McBride <u>N</u>	Reiter <u>ABSTAIN</u>	Nays <u>3</u>
Curtis <u>Y</u>	Niermann <u>ABSENT</u>	Vacant <u></u>	Abstains <u>2</u>

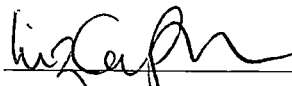
NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the preliminary design concept for the following:

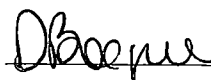
☐ Is Not Recommended ☐ Is Recommended -with the following stipulations:

- (1) The development shall be constructed in substantial conformance with the approved site plan, building permit, and supporting documents submitted with the Special Use Permit application.
- (2) The proposed Community Solar Energy Facility shall comply with all applicable provisions of the City of Troy Code of Ordinances, including the requirements of Ordinance No. 2025-47, as amended, and all applicable Building, Engineering, Fire, Storm water, and other City regulations.
- (3) Any substantial modification to the approved site plan or operation of the facility shall require review and approval by the City in accordance with the Troy Code of Ordinances.

(4) Stipulations: based upon approval of city staff site plan, adequate landscaping, barrier between properties
 (5) and uses properly platting, 150 feet setback from
 (6) future houses in Carrington Farms.

DATED this 13th day of August, 2026.

By: 
 Chairman, Planning Commission

Attest: 
 Secretary, Planning Commission

FINDINGS OF FACT

As per Section 154.141(F) Finding of Fact, Recommendation, the Planning Commission shall submit such recommendation, including the reason or reasons for the recommendation, in writing to the City Council; and, the recommendation so submitted, shall be accompanied by findings of fact referring to any exhibits containing plans and specifications for the proposed special use, copies of which shall remain a part of the permanent record of the Planning Commission, and specifying the following:

As per Section 154.141(E) Standards for Issuance, the Planning Commission shall not make a recommendation to the City Council to grant any special use permit unless, in each specific case, the Planning Commission has found that:	Findings:
a) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare;	True ☒ False ☐ N/A ☐
b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	True ☐ False ☒ N/A ☐
c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;	True ☐ False ☐ N/A ☒
d) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;	True ☒ False ☐ N/A ☐
e) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestions in the public streets;	True ☐ False ☐ N/A ☒
f) Adequate measures have been taken or will be taken to protect any facilities near the proposed special use, such as a school or nursing home that may require special protection.	True ☒ False ☐ N/A ☐
g) The special use shall in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Planning Commission.	True ☐ False ☐ N/A ☒
h) The special use, as conditioned, is in keeping with the general purposes of the Zoning Ordinance and the Troy Comprehensive Plan.	True ☐ False ☒ N/A ☐

1. The extent to which the proposed special use departs from the zoning and subdivision regulations of the City:

Not in area designated by planning commission

2. The conformance or nonconformance of the proposed special use with the Standards for Issuance section;

In conformance

3. The relationship and the compatibility of the proposed special use to adjacent properties and neighborhoods;

There are concerns regarding adjacent properties

4. The effect of the proposed special use on the development pattern, tax base, and economic well-being of the City

Positive effect

END OF DOCUMENT