

IROQUOIS COUNTY, ILLINOIS

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE: Public notice is hereby given that on Tuesday, January 6th, 2026 commencing at 6:00 p.m. Iroquois County Zoning Board of Appeals will hold a public hearing at the Clifford Bury Administrative Center, 1001 East Grant Street, Watseka, Illinois, to consider the application of Two Roads Solar, LLC, zoning case #26-ZBA-001, which seeks a Conditional Use Permit to construct and operate a commercial solar energy facility on 4,468.25 acres of land and an approximate nameplate capacity of 398 MW(ac). The proposed site is generally located south of East 600 North Road/East County Road 600 North, east of US-45, north of East 200 North Road/East County Road 200 North, and west of North 900 East Road/County Road 900 East in Loda Township and Pigeon Grove Township, Iroquois County, IL.

A variation is requested to permit Two Roads Solar, LLC to supply the Interconnection Agreement with their Building Permit Application. A second variation is requested to permit Two Roads Solar, LLC to provide a field delineated drain tile survey in 2026 as a condition of approval to the Conditional Use Permit.

The properties for which the Conditional Use Permit and variances are requested consists of the parcels below, each of which is described by address or legal description, property parcel number, and acreage. The general location of the proposed commercial solar energy facility is also depicted in the below map.

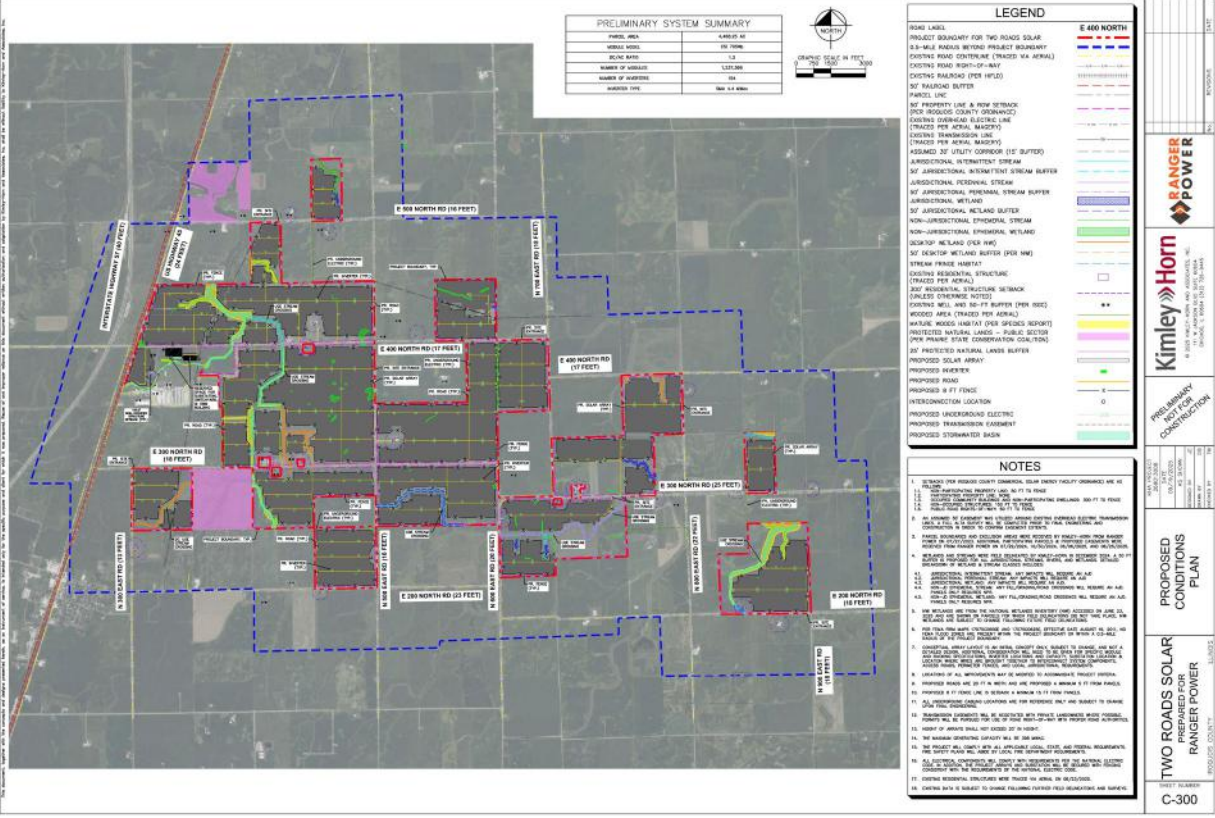
The applicant is Two Roads Solar, LLC and is a limited liability company. Two Roads Solar,

LLC's registered place of business is 320 N Sangamon Street, Suite 1025, Chicago, IL 60607. Two Roads Solar, LLC is being developed by Ranger Power, LLC, located at 320 N. Sangamon Street, Suite 1025, Chicago, IL 60607. The officers and directors of Two Roads Solar, LLC are: Co-founder and CEO Adam Cohen, Co-founder and President Paul Harris. Ranger Power LLC provides all development services for Two Roads Solar, LLC. The following individuals own in excess of 20% of Two Roads Solar, LLC :D.E. Shaw Renewable Investments (DESRI), located at 575 Fifth Avenue, 24th Floor, New York, New York 10017. The applicant is not operating under an assumed name.

All persons wishing to be heard in support of or opposition to the proposed Conditional Use Permit shall be afforded such an opportunity, and may submit their statement orally, in writing, or both.

Iroquois County Zoning

Board of Appeals



PRELIMINARY SYSTEM SUMMARY	
PROJECT AREA	4,480.00 AC
NET AREA	29.70 AC
NET ACRES	1.2
NUMBER OF PARCELS	1,000.00
NUMBER OF ACRES	1.2
NUMBER OF PLOTS	100.00



LEGEND	
8000' ELEVATION	E 400 NORTH
PROJECT BOUNDARY FOR TWO ROADS SOLAR	---
20' BUFFER AROUND WETLAND PROJECT BOUNDARY	---
EXISTING ROAD CENTERLINE (TRADED VIA AERIAL)	---
EXISTING ROAD RIGHT-OF-WAY	---
EXISTING RAILROAD (PER HPZ)	---
50' RAILROAD BUFFER	---
PARCEL LINE	---
50' PROPERTY LINE & ROW STRIP (PER ARIZONA COUNTY ORDINANCE)	---
EXISTING OVERHEAD ELECTRIC LINE (TRADED PER AERIAL)	---
EXISTING TRANSMISSION LINE (TRADED PER AERIAL)	---
ASSUMED UTILITY CORRIDOR (10' BUFFER)	---
DIRECTIONAL PERMANENT STREAM	---
50' DIRECTIONAL PERMANENT STREAM BUFFER	---
DIRECTIONAL PERMANENT STREAM	---
50' DIRECTIONAL PERMANENT STREAM BUFFER	---
DIRECTIONAL WETLAND	---
50' DIRECTIONAL WETLAND BUFFER	---
NON-DIRECTIONAL PERMANENT STREAM	---
NON-DIRECTIONAL PERMANENT WETLAND	---
50' BUFFER WETLAND (PER HW)	---
50' BUFFER WETLAND BUFFER (PER HW)	---
STREAM FRIDGE HABITAT	---
EXISTING RESIDENTIAL STRUCTURE (TRADED PER AERIAL)	---
EXISTING STRUCTURE NETWORK (UNLESS OTHERWISE NOTED)	---
EXISTING WELL AND 50' BUFFER (PER DEED)	---
WOODED AREA (TRADED PER AERIAL)	---
ARTIFICIAL WETLAND (PER SPECIES DESIGN)	---
PROTECTED NATURAL LANDS - PUBLIC SECTOR (PER ARIZONA STATE CONSERVATION CODE)	---
20' PROTECTED NATURAL LANDS BUFFER	---
PROPOSED SOLAR ARRAY	---
PROPOSED FENCE	---
PROPOSED 5 FT FENCE	---
INTERSECTION LOCATION	---
PROPOSED UNDERGROUND ELECTRIC	---
PROPOSED TRANSMISSION EXEMPT	---
PROPOSED STORAGE SIGN	---

- NOTES**
1. RETAIN THE EXISTING COUNTY ORDINANCE WHICH REQUIRES DEVELOPMENT TO BE 10' FROM THE EXISTING ROAD RIGHT-OF-WAY AND 10' FROM THE EXISTING RAILROAD RIGHT-OF-WAY.
 2. ALL PROPOSED ROAD RIGHT-OF-WAY SHALL BE 50' WIDE AND SHALL BE SUBJECT TO CHANGE.
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RANGER POWER

Kimley-Horn
INCORPORATED
1000 N. GARDNER AVENUE, SUITE 100
TULSA, OKLAHOMA 74103-1000
TEL: 918.438.1234
WWW.KIMLEY-HORN.COM

PROPOSED CONDITIONS PLAN

TWO ROADS SOLAR RANGER POWER

PROJECT NO. 2024-001

DATE: 10/20/2024

SCALE: AS SHOWN

PROJECT LOCATION: TULSA COUNTY, OKLAHOMA

C-300

36-13-400-001 (160 ACRES)
36-13-300-001 (160 ACRES)
36-14-400-001 (160 ACRES)
36-15-400-002 (80 ACRES)
36-23-100-003 (236.54 ACRES)
THE S ½ OF SEC 13; THE SE ¼ OF SEC 14; THE EAST ½ OF THE SE ½ OF SEC 15; THE N ½ OF THE NE ¼ OF SEC 23; THE NW ¼ OF SEC 23, EXCEPT, BEGINNING ON THE N LINE OF THE NW ¼ OF SAID DEC 23, 1449 FEET W OF THE NE CORNER OF SAID NW ¼, THENCE W 368 FEET ON SAID N LINE, THENCE 88 22'30" TO THE LEFT 410 FEET, THENCE EAST 368.0 FEET PARALLEL WITH SAID N LINE AND THENCE NORTHERLY 410 FEET TO THE PLACE OF BEGINNING, ALL IN TWP 24 N, RANGE 10 E OF THE 3RD P.M., IROQUOIS COUNTY, IL

37-24-200-001 (188.88 ACRES)
SEC 24 IN TWP 24 N, RANGE 11 E OF THE 3RD P.M., IROQUOIS COUNTY, IL EXCEPTING THE S 100 ACRES THEREOF

38-20-400-001 (320 ACRES)
THE SE ¼ AND THE S ½ OF THE NE ¼ AND THE E ½ OF THE SW ¼ ALL IN SEC 20, TWP 20, TWP 24 N, RANGE 14 W OF THE 2ND P.M., IROQUOIS COUNTY, IL

36-23-400-001 (163.57 ACRES)
THE SE ¼ OF SEC 23, TWP 24 N, RANGE 10 E OF THE 3RD P.M., IROQUOIS COUNTY, IL

38-19-100-002 (80 ACRES)
LOT ONE OF THE NW ¼ (ALSO DESCRIBED AS THE E 80 ACRES OF THE NW ¼) OF SEC 19 ALL IN TWP 24 N, RANGE 14 W OF THE 2ND P.M., IROQUOIS COUNTY, IL

38-17-400-001 (80 ACRES)
THE W ½ OF THE SE ¼ OF SEC 17, TWP 24 N, RANGE 14 W OF THE 2ND P.M., IROQUOIS COUNTY, IL

38-18-400-001 (80 ACRES)
THE W ½ OF THE SE ¼ OF SECT 18 IN TWP 24 N, RANGE 14 W OF THE 2ND P.M., IN IROQUOIS COUNTY

36-10-400-001 (276.35 ACRES)
ALL THAT PART OF THE S ½ OF SEC 10 THAT LIES E OF THE RIGHT OF WAY OF IL STATE HIGHWAY #25 (NOW #45) IN TOWNSHIP 24 N, RANGE 10 E OF THE 3RD P.M., IROQUOIS COUNTY, IL

36-13-200-004 (80 ACRES)
THE E ½ OF THE NE ¼ OF SEC 13, TWP 24 N, RANGE 10 E OF THE 3RD P.M., SITUATED IN THE COUNTY OF IROQUOIS AND STATE OF IL

36-14-200-001 (160 ACRES)
THE NE ¼ OF SEC 14 TWP 24 N, RANGE 10 E OF THE 3RD P.M., SITUATED IN IROQUOIS COUNTY, IL (P.I.N. 14-F1-36-14-200-001);

36-14-100-003 (57.65 ACRES)
36-15-200-004 (93.75 ACRES)
A PART OF THE NE ¼ OF SEC 15, TOGETHER WITH PART OF THE NW ¼ OF SEC 14, ALL IN TWP 24 N, RANGE 10 E OF THE 3RD P.M., IROQUOIS COUNTY, IL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE N LINE OF SAID NW QUARTER OF SEC 14, WHICH POINT IS 1352.50 FEET W FROM THE NE CORNER OF SAID NW ¼ OF SECT 14 AND WHICH

POINT IS THE CENTER OF A CREEK; THENCE MEANDERING SOUTHERLY AND WESTERLY, ALONG SAID CENTER, 3180.53 FEET MORE OR LESS TO A POINT ON THE S LINE OF SAID NW ¼, WHICH POINT IS 214.14 FEET E FROM THE SW CORNER OF SAID NW ¼ OF SEC 14; THENCE S 89 DEGREES 15 MINUTES 41 SECONDS W, ALONG SAID S LINE, 214.14 FEET TO SAID SW CORNER, WHICH SW CORNER IS ALSO THE SE CORNER OF SAID NE CORNER OF SEC 15, THENCE N 89 DEGREES 47 MINUTES 53 SECONDS W ALONG THE S LINE OF SAID NE ¼ OF SEC 15, 1467.41 FEET; THENCE N 0 DEGREES 10 MINUTES 00 SECONDS E 1347.12 FEET; THENCE N 89 DEGREES 52 MINUTES 44 SECONDS W 861 FEET TO THE CENTER OF A CREEK; THENCE MEANDERING NORTHEASTERLY, ALONG SAID CENTER, 455 FEET MORE OR LESS TO THE CONFLUENCE WITH ANOTHER CREEK; THENCE MEANDERING EASTERLY AND NORTHERLY, ALONG THE CENTER OF SAID CREEK, 1857 FEET MORE OR LESS TO A POINT ON THE N LINE OF SAID NE ¼ OF SEC 15; THENCE S 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID N LINE, 861.20 FEET TO THE NE CORNER OF SAID NE ¼, WHICH NE CORNER IS ALSO THE NW CORNER OF SAID NW QUARTER OF SEC 14; AND THENCE N 89 DEGREES 37 MINUTES 18 SECONDS E, ALONG SAID N LINE OF THE NW ¼ 1318.93

FEET TO THE POINT OF BEGINNING.

36-12-400-002 (129.11)
THE SE ¼ OF SEC 12,
EXCEPT THE E 850 FEET OF
EVEN WIDTH LYING S OF
THE CENTER LINE OF THE
DRAINAGE DITCH
RUNNING EASTERLY
THROUGH SAID SE ¼ IN
TWP 24 N, RANGE 10 E OF
THE 3RD P.M. IN IROQUOIS
COUNTY, IL, CONTAINING
129.11 ACRES

38-19-100-004 (108.89 ACRES)
THE W ½ OF LOT 2 OF THE
NW ¼ OF SEC 19, TWP 24 N,
RANGE 14 W OF THE 2ND
P.M., IN IROQUOIS COUNTY,
IL

36-24-200-002 (40 ACRES)
36-24-200-003 (40 ACRES)
THE E ½ OF THE NE ¼ OF
SEC 24, TWP 24 N, RANGE 10
E OF THE 3RD P.M.,
IROQUOIS COUNTY, IL

36-14-300-004 (154.66 ACRES)
THE SW ¼ OF SEC 14, TWP
24 N, RANGE 10 E OF THE
3RD P.M., IN IROQUOIS
COUNTY, IL, EXCEPTING
THEREFROM THE
FOLLOWING: BEGINNING
ON THE S LINE OF THE SW
¼ OF SEC 14, TWP 24 N OF
THE BASE LINE, RANGE 10
E OF THE 3RD P.M., A
DISTANCE OF 1935.0 FEET E
OF THE SW CORNER OF
SAID SW ¼, THENCE EAST
278.0 FEET ON SAID S LINE,
THENCE NORTHERLY 316.0
FEET AT RIGHT ANGLES,
THENCE WEST 278.0 FEET
PARALLEL WITH SAID S
LINE, AND THENCE
SOUTHERLY 316.0 FEET TO
THE POINT OF BEGINNING,
IN IROQUOIS COUNTY, IL

36-15-200-002, 36-15-100-003
36-16-200-006 (103.05 ACRES)

TRACT I: A PART OF THE
NE ¼ OF SEC 16, TOGETHER
WITH A PART OF THE NW ¼
OF SEC 15 AND ALSO
TOGETHER WITH A PART
OF THE NE ¼ OF SEC 15,
ALL IN TWP 24 N, RANGE 10
E OF THE 3RD P.M.,
IROQUOIS COUNTY, IL,
BOUNDED AND DESCRIBED
AS FOLLOWS: BEGINNING
AT A POINT ON THE N LINE
OF SAID NW ¼ OF SEC 15,
WHICH POINT IS 297.40
FEET EAST FROM THE NW
CORNER OF SAID NW ¼,
AND RUNNING; THENCE S
18 24'24" W, ALONG THE
EASTERLY RIGHT OF WAY
LINE OF U.S. ROUTE 45,
1669.22 FEET TO AN ANGLE
POINT IS DEPICTED ON A
PLAT RECORDED AS
DOCUMENT NUMBER 93-P-
04 IN THE RECORDER'S
OFFICE OF SAID COUNTY;
THENCE S 08 09'30" E,
ALONG SAID RIGHT OF
WAY LINE, 111.80 FEET;
THENCE S 18 24'24" W,
ALONG SAID RIGHT OF
WAY LINE, 43.20 FEET TO
THE CENTER OF A CREEK;
THENCE MEANDERING
EASTERLY AND
NORTHERLY, ALONG THE
CENTER OF SAID CREEK,
6096 FEET MORE OR LESS
TO A POINT ON THE N LINE
OF SAID NE ¼ OF SEC 15,
WHICH POINT IS 89 53'50"
W, ALONG THE N LINE OF
SAID NE ¼ AND SAID NW ¼,
4105.18 FEET TO THE POINT
OF BEGINNING.
CONTAINING 103.05 ACRES
OF LAND, MORE OR LESS

36-14-100-004 (101.94 ACRES)
TRACT II: THAT PART OF
THE NW ¼ OF SEC 14, TWP
24 N, RANGE 10 E OF THE
3RD P.M., IROQUOIS
COUNTY, IL, BOUNDED
AND DESCRIBED AS
FOLLOWS: BEGINNING AT

A POINT ON THE N LINE OF
SAIF NW ¼, WHICH POINT
IS 460 FEET W FROM THE
NE CORNER OF SAID NW ¼
AND RUNNING; THENCE S
89 37'18" W, ALONG SAID N
LINE 892.50 FEET TO A
POINT IN THE CENTER OF A
CREEK; THENCE
MEANDERING SOUTHERLY
AND WESTERLY, ALONG
SAID CENTER 3180.53 FEET
MORE OR LESS TO A POINT
ON THE S LINE OF SAID NW
¼, SAID POINT BEING 214.14
FEET E FROM THE SW
CORNER OF SAID NW ¼;
THENCE N 89 15'41" E,
ALONG SAID S LINE 2437.87
FEET TO THE SE CORNER
OF SAID NW ¼. THENCE 00
35'38" E, ALONG SAID EAST
LINE 2244.33 FEET TO A
POINT 390 FEET S FROM
THE NE CORNER OF SAID
NW ¼; THENCE S 89 37'18"
W, PARALLEL WITH SAID N
LINE 460 FEET; AND
THENCE N 00 35'38" E,
PARALLEL WITH SAID E
LINE 390 FEET TO THE
POINT OF BEGINNING.
CONTAINING 101.94 ACRES
OF LAND, MORE OR LESS.

37-12-400-001 (79.63 ACRES)
THE S 79.634 ACRES OF FR
SEC 12, TWP 24 N, RANGE 11
E OF THE 3RD P.M., BEING
THAT PORTION OF SAID FR
SEC 12, THAT LIES S OF
THE CENTERLINE OF THE
PUBLIC HIGHWAY THAT
RUNS E AND WESTERLY
THROUGH THE S ½ OF SAID
SEC, IN IROQUOIS COUNTY,
IL

37-13-200-002 (40 ACRES)
THE N ½ OF THE N 80
ACRES OF EVEN WIDTH OF
SEC 13 TWP 24 N RANGE 11
E OF THE 3RD P.M.,
IROQUOIS COUNTY, IL
(P.I.N. 14-FI-37-13-200-001)

37-13-200-003 (40 ACRES)
THE S ½ OF THE N 80 ACRES
OF EVEN WIDTH OF SEC 13,
TWP 24 N, RANGE 11 E OF
THE 3RD P.M., IROQUOIS
COUNTY, IL

36-12-400-003 (30.89 ACRES)
THE E 858 FEET OF EVEN
WIDTH OF THAT PART OF
THE SE ¼ SEC 12, TWP 24 N,
RANGE 10 E OF THE 3RD
P.M., LYING S OF THE
CENTERLINE OF THE
DRAINAGE DITCH
RUNNING EASTERLY
THROUGH SAID SE ¼,
IROQUOIS COUNTY, IL

38-18-300-003 (107.32 ACRES)
ALL OF GL 1 OF THE SW ¼;
AND THE W ¼ OF GL 2 OF
THE SW ¼, ALL IN SEC 18,
TWP 24 N, RANGE 14 W OF
THE 2ND P.M, IROQUOIS
COUNTY, IL

38-18-300-008 (76.02 ACRES)
THE SW FR ¼ OF SEC 18,
ALSO KNOWN AS GL LOTS
1 AND 2 OF THE SW ¼ OF
SEC 18, TWP 24 N, RANGE 14
W OF THE 2ND P.M. OF THE
2ND P.M., IROQUOIS, IL

36-11-400-002 (158.99 ACRES)
THE S ½ OF SEC 11, TWP 24
N OF THE BASE LINE,
RANGE 10 E OF THE 3RD
P.M., EXCEPT THE WEST
2656.7 FEET OF EVEN
WIDTH THEREOF;
SITUATED IN IROQUOIS
COUNTY, IL

36-11-300-001 (145.35 ACRES)
36-11-300-002 (15.66 ACRES)
THE W 2656.7 FEET OF
EVEN WIDTH OF THE S ½
OF SEC 11, TWP 24 N OF THE
BASE LINE, RANGE 10 E OF
THE 3RD P.M., SITUATED IN
IROQUOIS COUNTY, IL

36-24-100-001 (160 ACRES)
36-24-200-001 (80 ACRES)

THE NW ¼ AND THE W ½ OF
THE NE ¼ OF SEC 24, TWP
24 N, RANGE 10 W OF THE
3RD P.M., SITUATED IN THE
COUNTY OF IROQUOIS,
STATE OF IL.

36-22-100-001 (160 ACRES)
THE NW ¼ OF SEC 22, TWP
24 N, RANGE 10 E OF THE
3RD P.M.

38-18-200-001 (160 ACRES)
THE NE ¼ OF SEC 18, TWP
24 N, RANGE 14 W OF THE
2ND P.M.

36-11-100-001 (80 ACRES)
THE W ½ OF THE NW ¼ OF
SEC 11, TWP 24 N, RANGE 10
E OF THE 3RD P.M.,
IROQUOIS COUNTY, IL

36-02-400-001 (80 ACRES)
THE W ½ OF THE SE ¼ OF
SEC 2, TWP 24 N, RANGE 10
E OF THE 3RD P.M.,
IROQUOIS COUNTY, IL