

**ROCHELLE CITY COUNCIL  
AGENDA ITEM MEMO  
REGULAR MEETING**

**SUBJECT:** An Ordinance Granting an Amended Special Use to Allow Rochelle Solar, LLC to Operate a Solar Farm in Rochelle, Illinois

**Staff Contact:** Michelle Pease, Community Development Director

**Summary:** Rochelle Solar entered into an annexation agreement for 87.89 +/- acres with the City of Rochelle at the southwest corner of Twombly Road and North Caron proposed extension road (part of parcel 25-18-100-009) to develop a solar farm. The property was zoned RD, Rural Development at the time of annexation, which requires a special use for a Solar Farm. A special use was granted at that time as follows:

Conditions of the special use for a solar farm would include the following:

- 1) Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the westerly boundary of the subdivision.
- 2) Dedication of right-of-way (ROW), as approved by the City Engineer, along the southerly and northerly boundary lines of the subdivision for existing and/or future roadway or utility improvements or extensions along Twombly Rd and future Flagg Road east of Caron Road.
- 3) Posting of the necessary surety as per the City Engineers estimate of cost for said roadway and/or utility improvements (i.e., public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,125,000. If the developer/petitioner fails to complete the improvements the City may draw upon the surety and use said funds for the public improvements within the ROW.
- 4) Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016.
- 5) The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line.
- 6) All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein.
- 7) All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to determine if damaged, dead, or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan.

8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision.

**ADDED**

**9) Rochelle Solar is petitioning to add the terms of 40 years to their special use for a solar farm. This would make the language of their special use consistent with the language in their annexation agreement.**

On Monday, March 7, 2022, the Planning and Zoning Commission voted 6 to 0 to approve the proposed Special Use.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** Incorporate dynamic planning and evaluation in City-wide planning.

**Recommendation:** Consider approving the ordinance to approve the additional special use request of 40 years for Rochelle Solar, LLC.