



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, May 05, 2025 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
 - [1.](#) 04-07-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-04-25 Petition of Elion Business Center LLC for a special use for a Childcare Center for the property located at 450 E. Coronado Drive. (Public Hearing and Action).
 - [2.](#) PZC-05-25 Petition of Willis Senior Lofts for a variance of setback and vision clearance for a fence for the property located at 410 Willis Ave. (Public Hearing and Action).
 - [3.](#) PZC-07-25 Petition of Rochelle Solar, LLC for a special use for the construction and operation of a utility scale solar farm for parcel number 25-18-100-009 (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements.



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, April 07, 2025 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. ROLL CALL:** Present were Commissioners Hickey, Colwill, Wolter, McKibben, Myers and Charnock. Absent: Swinton. Non-voting Commissioners present were: Bowerman. Absent: Barber and Tenggren. Also present were Michelle Knight, Michelle Pease, Adam Lanning and Mayor Bearrows.
- III. APPROVE/ACCEPT MINUTES:** Colwill moved, seconded by McKibben, **"I move the minutes of the March 3, 2025 Planning and Zoning Commission meeting as presented be approved."** Motion carried by voice vote 6-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS: PZC-2-25 City of Rochelle for a proposed special use for the construction of Well #13 in a B2 zoning district, located on parcel 25-17-100-010.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for the construction of Well #13 in a B2 Zoning District, located on parcel 25-17-100-010."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking a proposed special use permit to build public infrastructure (utilities) for Well #13 on parcel #25-17-100-010. This parcel is located directly east of 915 Technology Parkway. The new well will mitigate pressure issues on the northeast side of Rochelle and allow for development. The property is approximately 2.04 acres and is currently vacant land owned by the City of Rochelle. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, Utilities in a B-2 requires a special use. Adam Lanning, Superintendent of Water/Water Reclamation was present and gave a brief description of the proposed well house and the anticipated production of the proposed well. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0.

Findings: Special Use

1. Is the proposed special use detrimental or dangerous to public health?
 Yes: _____ No: 6
2. Will the proposed special use impair property value in the neighborhood?
 Yes: _____ No: 6
3. Will the proposed special use impede the normal development of the surrounding properties?
 Yes: _____ No: 6
4. Will the proposed special use:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: 6

Motion made by Myers, seconded by Colwill, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for the construction of Well #13 in a B2 zoning district, located on parcel 25-17-100-010, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0.

PZC-03-25 Petition of Ethan Gruben for a proposed rezone from I-2 to R-4 for the property located at 334 N. 14th Street, parcel number 24-23-476-002. Pease stated that a notice was published in the paper and property owners were notified. Motion made by McKibben, seconded by Charnock, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed rezone/map amendment from I-2 to R-4, Multi**

Family Low Density Residential for the property located at 334 N. 14th Street. Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0. 334 N. 14th Street, parcel number 24-23-476-002, is a single-family home which is currently zoned I-2, General Industry. The petitioner is requesting to rezone/amend the zoning map of the subject property from I-2 General Industry to R-4 Multi Family Low Density Residential. The reason for the request to rezone to an R4 is because the current and past use of the property is single family residential and in order to secure financial lending to purchase the property, it has to be zoned appropriately as residential. The property is surrounded by I-2 General Industry to the north, south and west and R-4 to the east. Petitioner Ethan Gruben was present to answer any questions. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0.

Findings:

1. Is the proposed zoning consistent with surrounding properties?
Yes: 5 No: 1
Explanation: No because not all others have been rezoned.
2. Is the proposed zoning detrimental or dangerous to public health?
Yes: _____ No: 6
3. Will the proposed zoning impair property value in the neighborhood?
Yes: _____ No: 6
4. Will the proposed zoning impede the normal development of the surrounding properties?
Yes: _____ No: 6
5. Will the proposed zoning:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: 6

Motion made by Myers, seconded by McKibben, **"I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed rezone/map amendment from I-2 to R-4, Multi Family Low Density Residential for the property located at 334 N. 14th Street, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Myers, seconded by Hickey, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of April 7, 2025."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0. The Planning and Zoning Commission adjourned at 6:20 p.m.

Michelle Knight
Community Development Specialist

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Case No.: PZC-04-25
Applicant: Elion Business Center, LLC
Address: 450 Coronado Drive, Rochelle, Illinois 61068

Narrative:

The petitioner is seeking a special use permit for a childcare center. The subject property is zoned PUD, Planned Unit Development and is located at 450 E. Coronado Drive. This currently is a vacant building which was previously a medical facility and has been vacant for a few years.

Article VII – Planned Unit Developments

Sec. 110-251 – Objectives. The PUD, as a subdivision of land, is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit (section 110-31, special uses) for a PUD in order to achieve the following objectives:

1. To stimulate creative approaches to residential, commercial and industrial development of land.
2. To provide for more efficient use of land.
3. To preserve or enhance natural features and provide open space areas.

Sec. 110-252. - Modification of district regulations.

Sec. 110-253. - General standards and criteria for PUDs.

Sec. 110-254. - Permitted uses and density.

Staff recommends

Staff recommends consideration of the special use for a childcare center located at 450 E. Coronado Drive.

Findings:

Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: _____

No: _____

Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

1. Is the proposed use detrimental or dangerous to public health?
Yes: _____ No: _____
Explanation: _____
2. Will the proposed use impair property value in the neighborhood?
Yes: _____ No: _____
Explanation: _____
3. Will the proposed use impede the normal development of the surrounding properties?
Yes: _____ No: _____
Explanation: _____
4. Will the proposed use:
(a) impair light and air to adjacent property;
(b) congest public streets;
(c) increase the risk of fire;
(d) substantially diminish property values within the vicinity; or
(e) endanger the public health?
Yes: _____ No: _____
Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

- _____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.
- _____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

- _____ That the Petitioner be denied a special use permit for the proposed use at the Subject Property. If this is based on any reason other than a “Yes”

response above, the Planning and Zoning Commission explains as follows:

Passed by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ **Nays:** _____ **Abstain:** _____

CHAIRMAN

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Case No.: PZC-05-25
Applicant: Willis Senior Lofts Limited Partnership
Address: 410 Willis Avenue, Rochelle, IL

Narrative:

The petitioner is seeking a variance of setbacks to construct a proposed four-foot black vinyl coated chain link fence, including three 6' wide walk gates beyond the building line at 410 Willis Avenue. The property is zoned R5, Multi Family High Density Residential. The petitioner is requesting to extend the fence beyond the building line from the northeast corner of the building, east up to the public sidewalk, south parallel along the public sidewalk, then west along the entrance drive, then back north to the rear southeast corner of the building.

Sec. 110-545- Residential, Security and Farm Fences (1). On corner lots, no fence or wall will extend beyond the street setback requirements, or building line, whichever is greater.

The petitioner's request for a variance from Sec. 110-545 is to "ensure the safety of their residents and the general public" by fencing around the stormwater detention area to prevent someone from accidentally entering. This is a senior apartment building that will run 24/7 and will have two employees. A site manager and a building technician. The building will have 60 units (45 one-bedroom units and 15 two-bedroom units.)

Sec. 110-58 Vision Clearance Triangle - In each quadrant of every intersection of any arterial street shown on the city's comprehensive plan or master plan and any other streets not located in the B-1 central business district with a private or public driveway or accessway or alley providing egress for parking area of 1,000 square feet or more, there shall be designed a vision clearance triangle, bounded by the inner street lines (right-of-way), or the street line and driveway lines, as the case may be, and a line connecting them 25 feet from their intersection. Within this triangle no object shall be allowed above the height of 2.5 feet above the streets and/or driveways if it obstructs the view across the triangle. This provision shall not apply to tree trunks, posts or wire fences.

Although the petitioner is requesting a four-foot fence within the vision clearance triangle, the material of the proposed fence is chain link, which could be considered a wire fence and would therefore be excluded from the provisions of section 110-58. The chain link fence should not present a hazard or obstruction of vision.

Staff Presents:

Staff is presenting the request for a variance of setbacks and vision triangle for a fence.

Findings:

1. Is the proposed variance allowed in the proposed zoning district?

Yes: _____ No: _____

Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

5. Will the proposed variance:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: _____ No: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a variance for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

Passed by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ **Nays:** _____ **Abstain:** _____

SITE SYMBOLS

- INDICATES ACCESSIBLE PARKING SPACES
- HATCHING INDICATES ACCESSIBLE PARKING STALL
- CROSSWALK
- INDICATES NUMBER OF PARKING SPACES IN BAY
- INDICATES VISITOR PARKING SPACES
- INDICATES TRANSFORMER, SEE ELECTRICAL DRAWINGS
- INDICATES ACCESSIBLE VAN PARKING SPACE

PARKING REQUIREMENTS

CITY OF ROCHELLE
OFF-STREET PARKING REQUIREMENTS:
RESIDENTIAL REQUIRED PARKING:
1 SPACE PER DWELLING UNIT

TOTAL REQUIRED PARKING = 60 SPACES
1 PER UNIT

TOTAL PROVIDED PARKING = 62 SPACES
INCLUDES: 7 ADA & 2 ADA VAN = 9 ADA

TOTAL BIKE PARKING PROVIDED =
24 BIKE SLOTS

SITE PLAN
GENERAL NOTES

- ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL AND LANDSCAPE DRAWINGS.
- REFER TO MEP ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL PANELS, METER, TRANSFORMERS, CLEANOUTS AND PARKING LIGHT LIGHTING.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING, UTILITY WORK, DRAINAGE, DIMENSIONAL CONTROLS, BUILDING FINISH FLOOR ELEVATION AND LOCATION OF REQUIRED RETAINING WALLS AT BUILDINGS. ALL DIMENSIONS ON ARCHITECTURAL SITE PLAN ARE FOR REFERENCE ONLY.
- PROVIDE KNOX BOX ENTRY SYSTEM AS REQUIRED AT FIRE DEPARTMENT AT ALL ENTRY DOORS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE FINISHED FLOOR ELEVATIONS OF THE BUILDING TO THE FINISHED GRADES AROUND THE BUILDING. ACCESS SHOULD BE PROVIDED FROM ALL BUILDING ENTRANCES TO FINISHED GRADE.
- NO SIDEWALK ON THE ACCESSIBLE ROUTE IS TO HAVE GREATER THAN 2% SLOPE. REFER TO CIVIL DRAWINGS.

PROJECT DATA

ADDRESS: 400-420 WILLIS AVENUE ROCHELLE, IL 61068

ZONING DISTRICT: R-5 MULTI-FAMILY- HIGH DENSITY RESIDENTIAL

OCCUPANCY: SENIOR RESIDENTIAL APARTMENTS

LOT TOTAL AREA: ± 88,700 SF (5 ACRES)

BUILDING GROSS FLOOR AREA: ± 67,055 SF

BUILDING FOOTPRINT: ± 17,800 SF

BUILDING HEIGHT: 4-STORY BUILDING

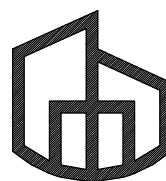
CONSTRUCTION TYPE:
5A FULLY SPRINKLERED BUILDING PER NFPA 13

TOTAL DWELLING UNITS PROPOSED = 60
INCLUDES: (9) ACCESSIBLE UNITS & (2) SENSORY UNITS.
(60) ADAPTABLE UNITS PER FAIR HOUSING
(12) ADAPTABLE UNITS PER ILLINOIS ACCESSIBILITY CODE.

*ONE BEDROOM UNITS = (45)
INCLUDES: 5 ACCESSIBLE & 1 SENSORY UNIT.
*TWO BEDROOM UNITS = (15)
INCLUDES: 4 ACCESSIBLE & 1 SENSORY UNIT

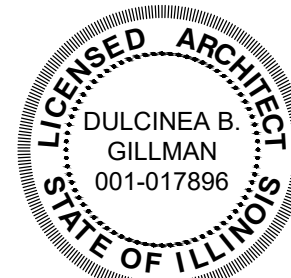
WILLIS
SENIOR
LOFTS

400-420 WILLIS AVENUE
ROCHELLE, IL 61068



**NORTH ARROW
ARCHITECTURE**

524 East St. Charles Rd.
Villa Park, Illinois 60181
Tel: 630-279-9990



EXPIRES 11/30/2024

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED BY OR UNDER MY
DIRECT SUPERVISION AND TO THE BEST
OF MY PROFESSIONAL KNOWLEDGE AND
BELIEF CONFORM TO THE APPLICABLE
BUILDING CODES AND ORDINANCES.

Dulcinea B. Gillman, AIA

DULCINEA B. GILLMAN, AIA

ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE # 184.005923

NO.	ISSUED FOR	DATE
	ISSUED FOR IHDA	03.13.2023
	ISSUED FOR PERMIT	03.24.2023
△	PERMIT REVIEW #1	06.16.2023
△	IHDA REVIEW #1	06.16.2023
△	ISSUED FOR CONSTRUCTION	09.12.2023
△	RFI #1 - FOUNDATIONS	10.27.2023
△	RFIs #3, #11, #13, #14	11.16.2023
△	RFI #22 - ELEVATOR UPDATE	12.07.2023
△	RFIs #23, 24, 27	01.03.2024
△	RFIs #30, 31, 32, 33	01.29.2024
△	RFI #36	01.31.2024
△	RFIs #37 & #43	03.04.2024
△	RFI #41	04.02.2024
△	RFIs #44, #50 & #51	05.03.2024
△	RFIs #52, #55	06.06.2024
△	EAST EXIT REVISION	09.17.2024
△	RFI #68	09.24.2024
△	CANOPY DETAILS	10.18.2024
△	COMMUNITY GARDEN RFI#72	11.07.2024
△	SECURITY FENCE UNITS 2A/2B	11.11.2024
△	DET. AREA CHAIN LINK FENCE	03.18.2025
△	MONUMENT SIGNAGE	
△	AS-BUILT	03.14.2025

SHEET TITLE:

SITE PLAN

DRAWN BY: AK, JS

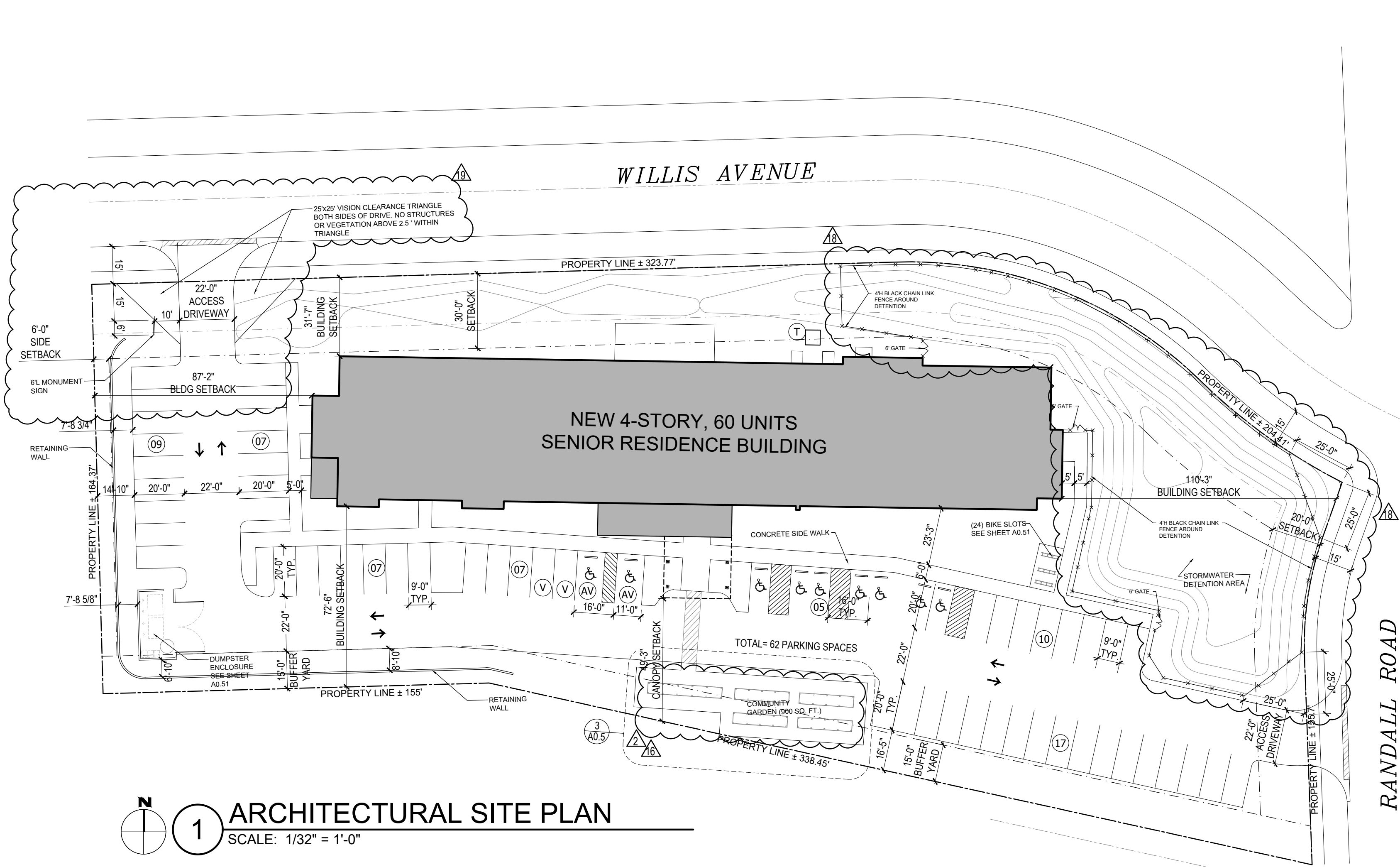
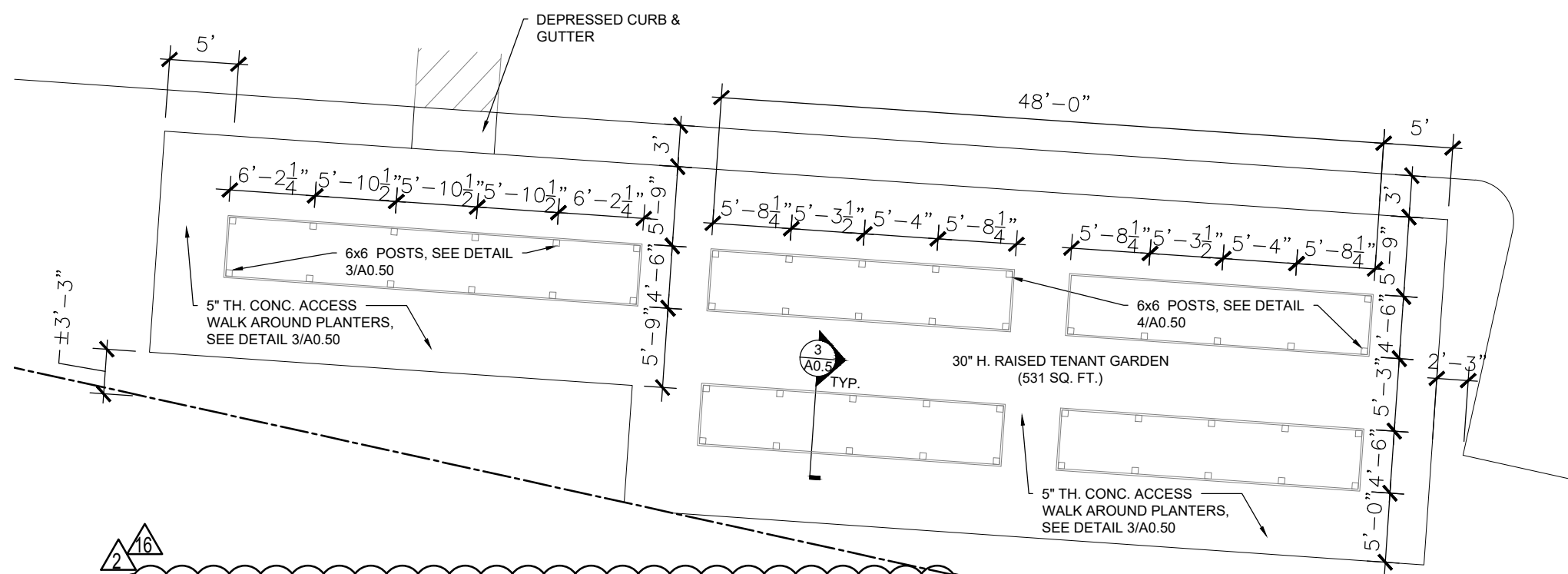
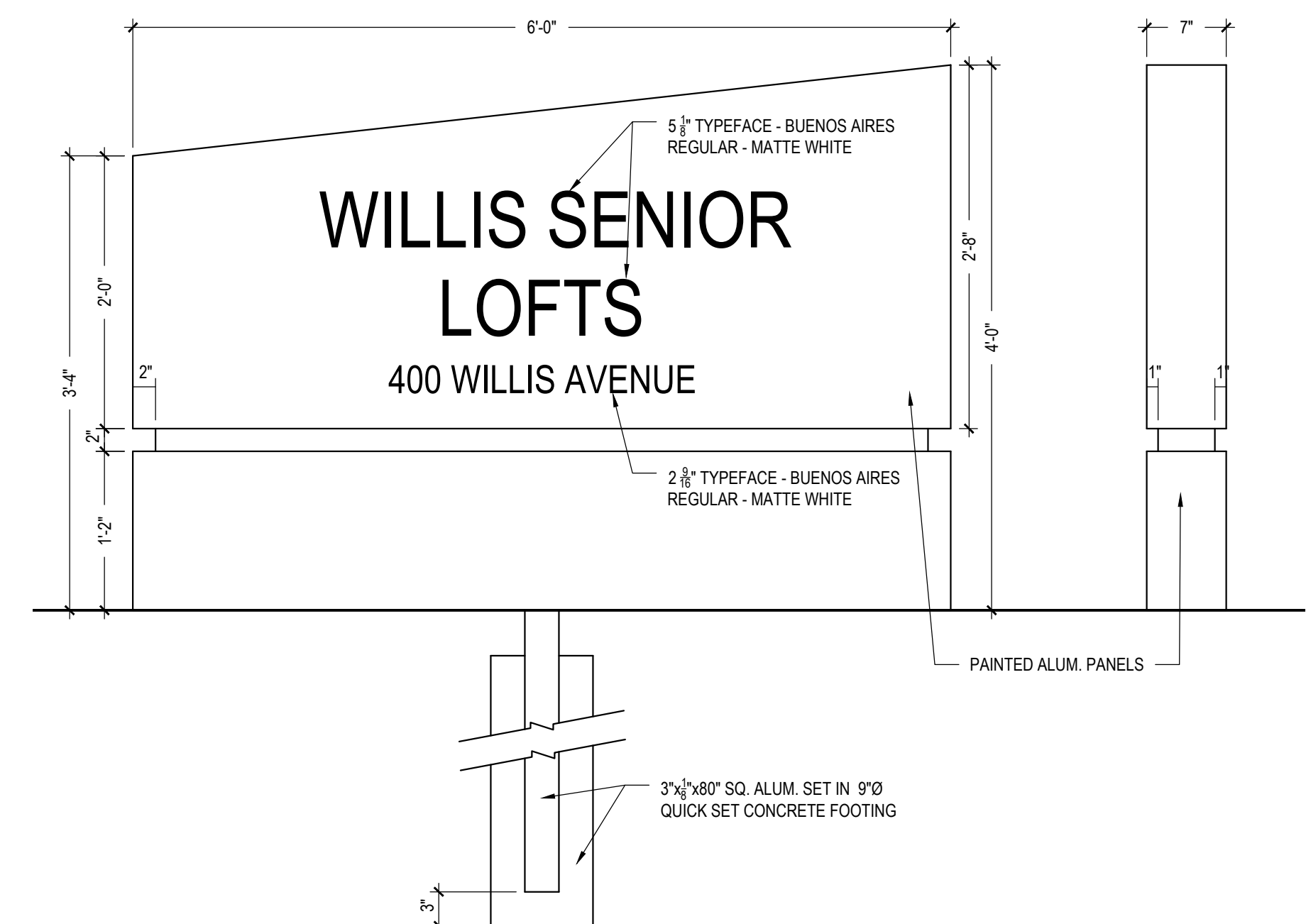
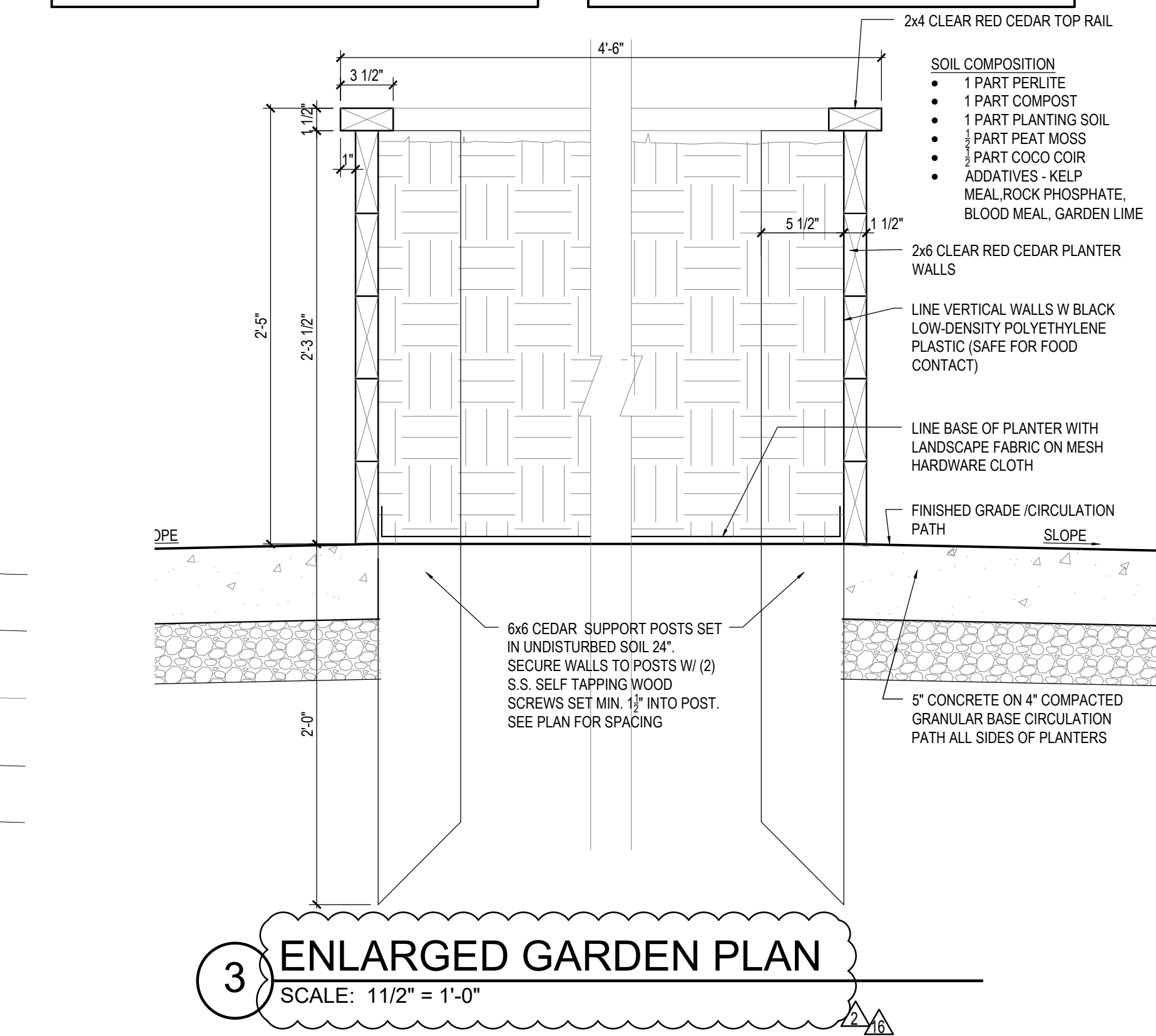
CHECKED BY: MM, RB

PROJECT NO: 121110

SCALE: AS NOTED

SHEET NO:

A0.50

1 ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"2 ENLARGED GARDEN PLAN
SCALE: 3/32" = 1'-0"3 ENLARGED GARDEN PLAN
SCALE: 11/2" = 1'-0"4 MONUMENT SIGN
SCALE: 3/4" = 1'-0"







**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Case No.: 07-25
Applicant: Rochelle Solar LLC
Address: Corner of Twombly Road and North Caron Road

Narrative:

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 (ie, 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.

Rochelle Solar later petitioned to add the terms of 40 years to their special use for a solar farm. By adding these terms, the language of their special use was consistent with the language in their annexation agreement.

More than three years have passed since the original special use was granted and the petitioner has not moved forward with the project; therefore, they are now required to apply for a new special use. The petitioner, Rochelle Solar, is requesting a special use with the same conditions as previously granted.

Staff Recommends:

Staff is presenting a special use for 40 years with conditions for Rochelle Solar.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: _____

No: _____

Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed use detrimental or dangerous to public health?

Yes: _____

No: _____

Explanation: _____

3. Will the proposed use impair property value in the neighborhood?

Yes: _____

No: _____

Explanation: _____

4. Will the proposed use impede the normal development of the surrounding properties?

Yes: _____

No: _____

Explanation: _____

5. Will the proposed use:

(a) impair light and air to adjacent property;

(b) congest public streets;

(c) increase the risk of fire;

(d) substantially diminish property values within the vicinity; or

(e) endanger the public health?

Yes: _____

No: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the easterly 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 (ie, public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,100,000. 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.
- 9) 40 year term for the use of a solar farm.

_____ That the Petitioner be denied a special use permit for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

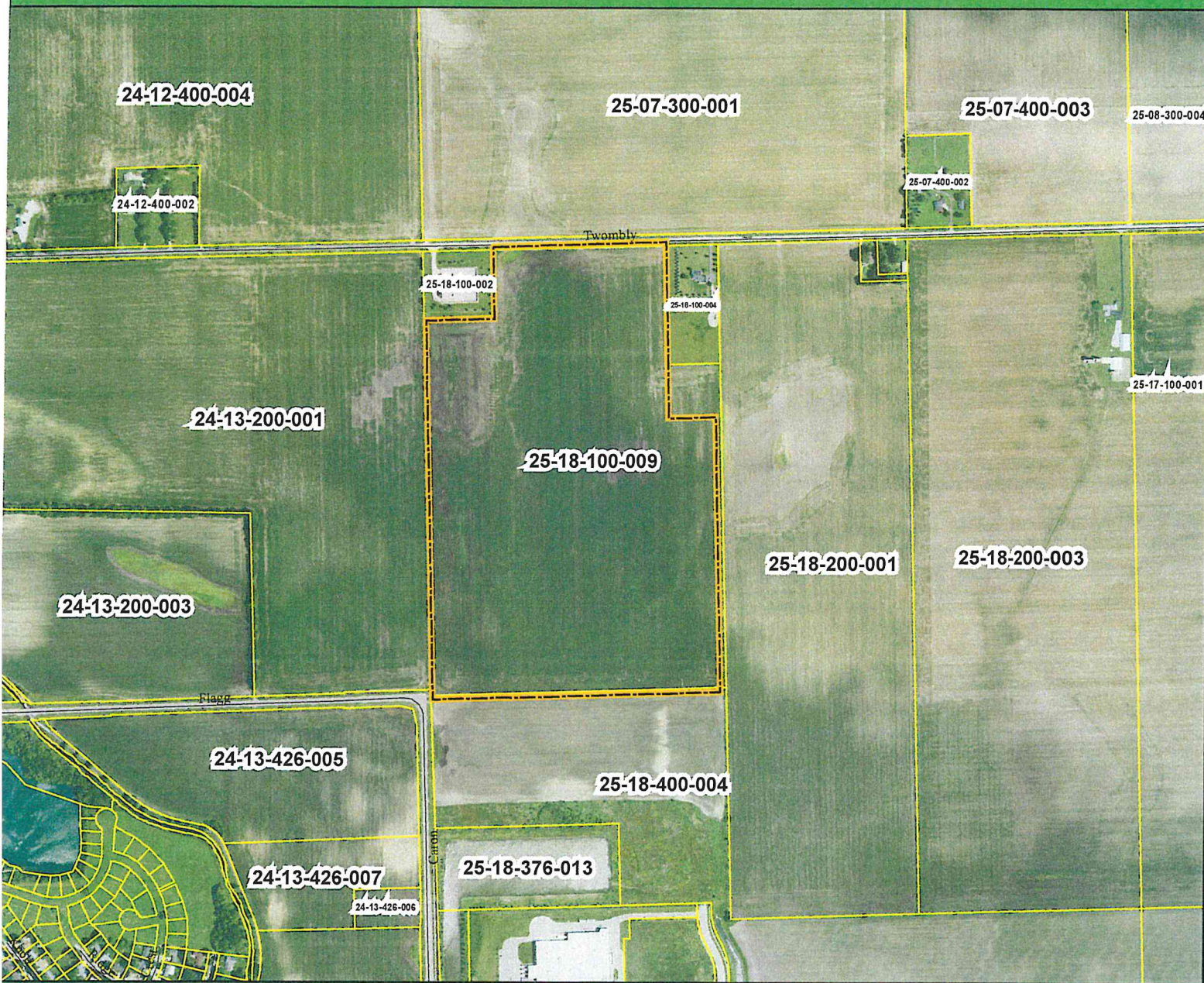
Passed by the Planning & Zoning Commission: _____

Vote:



Ayes: _____ **Nays:** _____ **Abstain:** _____

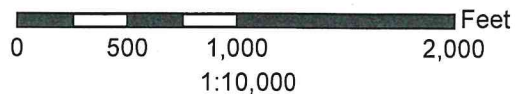
CHAIRMAN

Rochelle Solar II Site



Legend

-  Rochelle II Solar Site
-  Land Parcels



Date: 1/26/2022