RESOLUTION 2020-012

PASSED: JANUARY 27, 2020

AUTHORIZING A ONE-YEAR EXTENSION TO THE CONDITIONAL REZONING AND PLANNED DEVELOPMENT PRELIMINARY PLAN FOR A SOLAR ENERGY FACILITY FOR SUNVEST SOLAR INC. PROPOSED ALONG THE NORTH SIDE OF GURLER ROAD, EAST OF S. FIRST STREET.

WHEREAS, the City of DeKalb is a home-rule municipality with the power and authority conferred thereupon by virtue of the Illinois Constitution and Illinois Municipal Code; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the City previously approved Ordinance 2019-002 on January 28, 2019 which conditionally authorized a zoning map amendment from the “HI” Heavy Industrial District to the “PD-I” Planned Development Industrial District and approval of a Planned Development Preliminary Plan for a Community Solar Garden to be located along the north side of Gurler Road, approximately 500 feet east of South 1st Street; and

WHEREAS, Article II.A of Ordinance 2019-002 states the rezoning contemplated in the Ordinance is contingent upon the owner obtaining required approvals from the State of Illinois for the installation of the solar energy facilities within one (1) year of the date of approval of the Ordinance, which was January 28, 2019; and

WHEREAS, the applicant for the proposed solar energy facilities, SunVest Solar Inc., was not selected in the first round of the Illinois Power Agency procurement for a license and therefore requests a one-year extension to January 28, 2021 for the conditional rezoning and Planned Development Preliminary Plan in order to obtain the appropriate state license for the solar energy facilities contemplated in Ordinance 2019-002.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS AS FOLLOWS:

SECTION 1: The City of DeKalb does hereby authorize a one-year extension to January 28, 2021 to SunVest Solar, Inc. for the conditional rezoning and Planned Development Preliminary Plan in order obtain the appropriate state license for the proposed solar energy facilities contemplated in Ordinance 2019-002.

SECTION 2: That the City Clerk or the Executive Assistant shall be authorized and directed to attest the Mayor's Signature.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 27th day of January 2020 and approved by me as Mayor on the same day. Passed by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams,
Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:

RUTH A. SCOTT, Executive Assistant

JERRY SMITH, Mayor
January 7, 2020

Mr. Daniel Olson
Principal Planner
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115

RE: SV CSG South DeKalb 1 and 2 LLC – Community Solar Garden Proposal
Ordinance No. 2019-002

Mr. Olson,

On January 28, 2019, the City of DeKalb granted SV CSG South DeKalb 1 and 2 LLC (SunVest Solar, Inc) Conditional Rezoning and Planned Development Preliminary Plan approval for two 2 megawatt Community Solar Gardens. Per the Planned Development Agreement, the rezoning was contingent upon the project obtaining required approvals from the State of Illinois for the installation of the solar energy facilities within (1) one year of the date of approval from the City.

These projects were not selected in the first round of the Illinois Power Agency procurement. However, the State of Illinois is considering additional solar energy funding that may include projects such as these.

Therefore, per Article II, A (1) of the Planned Development Agreement we respectfully request a one (1) extension to the Conditional Rezoning and Planned Development Preliminary Plan to allow the projects additional time for potential future solar procurement.

We would greatly appreciate being placed on the next available City Council Agenda for consideration of our request.

Should you have any questions or comments or require additional information, please feel free to contact me at any time.
Regards,

Bill French
Regional Director of Project Development

(847) 414-0134