

**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 1<sup>st</sup> 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:**

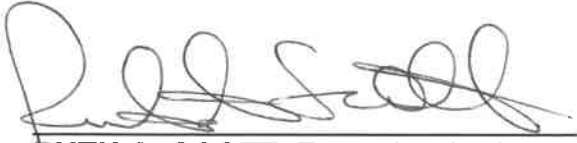
**SECTION 1:** The City of DeKalb does hereby authorize a one-year extension to January 28, 2021 to SunVest Solar, Inc. for the conditional rezoning and Planned Development Preliminary Plan in order obtain the appropriate state license for the proposed solar energy facilities contemplated in Ordinance 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 27<sup>th</sup> 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.



---

[www.sunvest.com](http://www.sunvest.com)

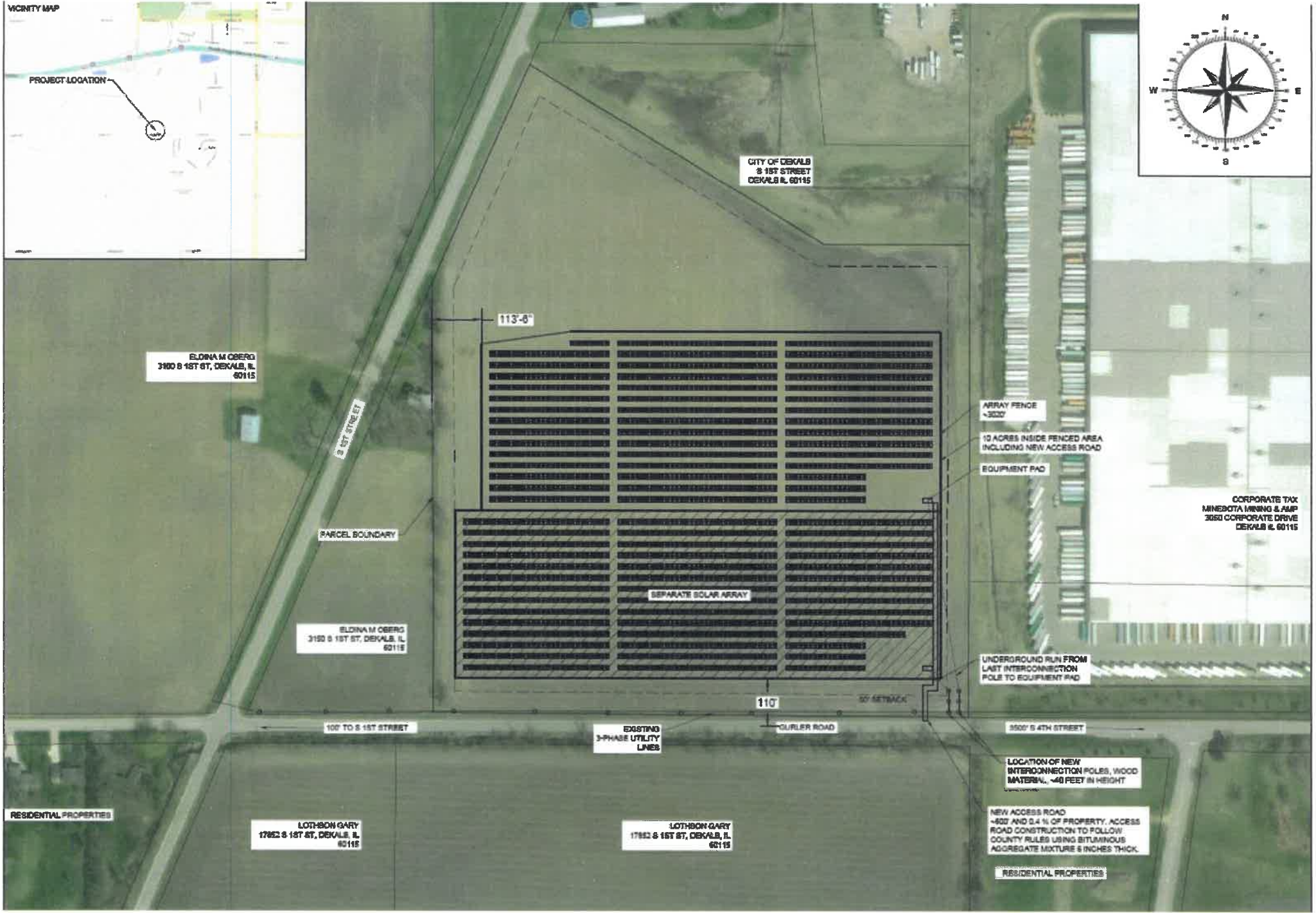
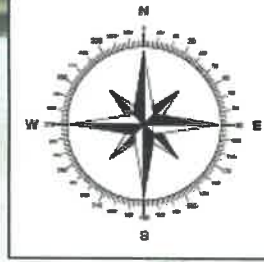
25 N. River Lane  
Geneva, IL 60134  
(262) 547-1200

Regards,

A handwritten signature in black ink that reads "Bill French".

Bill French  
Regional Director of Project Development

(847) 414-0134



CITY OF DEKALB  
8 1ST STREET  
DEKALB IL 60115

ELONA M OSBERG  
3180 S 1ST ST, DEKALB, IL  
60115

ELONA M OSBERG  
3180 S 1ST ST, DEKALB, IL  
60115

LOTHSON GARY  
17862 S 1ST ST, DEKALB, IL  
60115

LOTHSON GARY  
17862 S 1ST ST, DEKALB, IL  
60115

ARRAY FENCE  
~3500'  
10 ACRES INSIDE FENCED AREA  
INCLUDING NEW ACCESS ROAD  
EQUIPMENT PAD

CORPORATE TAX  
MINNESOTA LIVING & TRUST  
3550 CORPORATE DRIVE  
DEKALB IL 60115

UNDERGROUND RUN FROM  
LAST INTERCONNECTION  
POLE TO EQUIPMENT PAD

LOCATION OF NEW  
INTERCONNECTION POLES, WOOD  
MATERIAL, ~40 FEET IN HEIGHT

NEW ACCESS ROAD  
~600' AND 0.4 % OF PROPERTY. ACCESS  
ROAD CONSTRUCTION TO FOLLOW  
COUNTY RULES USING BITUMINOUS  
AGGREGATE MIXTURE 8 INCHES THICK.

RESIDENTIAL PROPERTIES