



41.95,-89.039

— NEIGHBOR SCREEN

ROCHELLE, IL

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 41.95,-89.039

PIN Not provided

Request Date 2025-12-20

IMPORTANT

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
25-18-200-003		Hertz Farm Management	Individual	See ORG table.	unknown	Unknown	No individual contact; coordinate through the company's office.	M
25-07-400-002		Mary Parson & Linda Luciani	Individual	Public records list Mary Parson and Linda Luciani as co-owners of an agricultural parcel in the Rochelle area of Ogle County (1). No references were found of Parson or Luciani speaking at local meetings or in news reports regarding development or energy projects (2).	unknown	Low	Reach out personally to introduce the project and listen to any concerns about their farmland.	M
25-08-300-003		Soy Capital	Individual	See ORG table.	unknown	Unknown	No individual profile; corporate-owned land.	M
25-18-200-005		Steven A. & Joy L. Von Seggern	Individual	Steven A. and Joy L. Von Seggern are listed as owners of a farmland parcel in Ogle County, but they maintain a low profile in the local community (3). They have not made any known public comments or taken visible action regarding development proposals in the area (4).	unknown	Low	Engage via mail or phone since they may reside elsewhere, clearly explaining how the project impacts their property.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
25-18-200-004		Patrick K. Olson	Individual	Patrick K. Olson is a local landowner in Rochelle, Illinois (5). In 2021, he purchased property through an estate transfer in Rochelle (6), and there is no record of him voicing any stance on nearby development projects in public forums (7).	unknown	Low	Invite him to discuss the project in person or at a local meeting, emphasizing transparency and any benefits to the community.	M
25-18-100-004, 25-18-100-010		Tommy L. Wyrick & Diane M. Wyrick	Individual	Tommy L. Wyrick (born 1946) and Diane M. Wyrick (born 1952) are in their 70s and listed at a Rochelle, Illinois address (8). They own multiple parcels in Ogle County, but no records show them holding any public office or speaking in local meetings (indicating a low public profile).	unknown	Low	Reach out directly via mail or phone, recognizing their long-term ownership. Emphasize respect for their land and assure that any development would preserve the farmland's value and legacy.	M
25-17-100-014		Reed W. Harris, Trustee	Trust	Reed W. Harris, 74, is the listed trustee for this property's ownership (9). Before moving to rural Rochelle, he lived in several other states (including Texas and Kansas) (10). His Ogle County land is held via a trust, and there's no public record of him engaging in local civic activities or development issues.	unknown	Low	Approach Mr. Harris in a one-on-one setting, providing clear information about the project's local impact. Since he lacks deep community ties, focus on factual benefits (like property tax relief or land-use flexibility) to address any concerns.	M

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24-13-200-001		Brent T. Carmichael & Danielle M. Carmichael	Individual	Brent T. Carmichael serves as the Secretary of the Flagg-Rochelle Park District Board, an elected position on the 7-member park board (11) (12). The Carmichael family has deep roots in Ogle County's farming community, noted for multi-generational involvement in local civic and charitable organizations (13) (14). No specific public statements from Brent or Danielle about development or energy projects were found in local news or records.	unknown	High	Engage Brent Carmichael through community channels — for example, via another respected local leader or a park board colleague. Highlight how the project aligns with community benefits (e.g., supporting local services or recreation through tax revenue) and seek his guidance on addressing any community concerns.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
25-08-300-004, 25-07-400-003, 25-18-100-009	✓	Rochelle Solar Llc	llc	Rochelle Solar LLC is a Delaware-registered LLC listed among the project subsidiaries of Greenbacker Renewable Energy Company LLC, a national renewable infrastructure fund ¹⁵ ¹⁶ . In 2025, it sought a special-use permit to build a 4.99 MW solar farm on about 30 acres of farmland near Rochelle, but the Ogle County Board unanimously denied the proposal as inconsistent with the county's land-use plan for agriculture ¹⁷ . New Leaf Energy – the project developer associated with Rochelle Solar – touted the site's lower-quality soil and promised community benefits like pollinator plantings and screening, yet local residents remained opposed, citing concerns about glare, noise, and property values ¹⁸ .	Low	energy_developer	Direct engagement with the project's representative (e.g. New Leaf Energy's Tom Ryan) to discuss a mutually beneficial arrangement or buyout; emphasize collaboration over conflict since their project already faces community and regulatory hurdles	M
25-17-100-001		Pearson Ronald W & L Rita Trustees	trust	See RESIDENT table.	Unknown	unknown	See RESIDENT table.	M
25-08-100-004, 25-08-100-001, 25-07-200-001	✓	Old National Bank - Trustee	trust	Old National Bank is listed as trustee for an Illinois land trust holding these parcels; the trust's beneficiary (actual owner) is not identified in public records ¹⁹ . The beneficial owner remains unknown, consistent with Illinois land trust practices that keep landowner identities confidential ²⁰ .	Unknown	agriculture	Attempt to ascertain the trust's beneficiary through discreet inquiries or public filings; engage the actual landowner (once identified) directly, since the bank trustee will not make substantive decisions	M

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25-17-100-005		Chicago Title Land Trust Co	trust	Chicago Title Land Trust Company holds title to this parcel as trustee of a land trust; the identity of the beneficiary (true owner) is not disclosed under Illinois land trust law ²¹ . The actual landowner directing the trust remains confidential, so the beneficial ownership and intentions are unknown ²² .	Unknown	agriculture	Identify the trust's beneficiary via local connections or records and reach out to that person/family directly; the trustee company itself will only act per the beneficiary's instructions	M
25-07-300-001, 25-18-200-001		Sipal Family Ltd Partnership	partnership	Sipal Family Ltd Partnership is a private Illinois family partnership that owns multiple agriculturally zoned land parcels in the Rochelle area ²³ . The partnership appears to serve solely as a vehicle for holding the Sipal family's farmland, with no other active business operations noted in public records ²⁴ .	Medium	agriculture	Engage the Sipal family privately (through a local peer or advisor) and acknowledge their agricultural heritage; offer incentives (e.g. improved land management or tax benefits) that align the development with their financial and land-use interests	M
25-17-100-007		Allstate Insurance Co	corp	Allstate Insurance Co is a Fortune 100 insurance giant headquartered in Illinois with diversified investments, including a dedicated agriculture and timberland portfolio launched in 2012 ²⁵ ²⁶ . The company owns farmland in Ogle County as an institutional asset and leases it to local farmers rather than operating it directly ²⁷ ²⁸ . Allstate has no local presence in Rochelle and is an absentee landlord, focused on stable returns and long-term land value appreciation instead of day-to-day farming or community involvement ²⁹ .	Low	land_investment	Engage Allstate's real estate investment contact through its asset management division; emphasize that the project can be structured to preserve or enhance their land's value, possibly via a buyout or protective agreements to address any liability or drainage concerns	M

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25-08-300-005	✓	16280 Twombly LLC	llc	16280 Twombly LLC appears to be a single-purpose Illinois limited liability company created to hold the farmland at 16280 Twombly Road near Rochelle (no other business activities are evident) ³⁰ . There are no online records of its members or operations, and the owner's identity is not publicly disclosed – a common scenario where an absentee investor or family uses an LLC for land ownership anonymity ³¹ . The land is presumably leased out for farming, indicating the LLC's interest is financial (collecting rent and land appreciation) rather than an active farming enterprise or community engagement ³² .	Low	land_investment	Reach out via the LLC's registered agent or mailing address to open communications; offer assurances (e.g., drainage improvements, fair compensation) to address any concerns about the development impacting their farmland value, or explore a purchase if they are willing to divest	M
25-07-100-002, 24-12-400-004		Ceres Farms Cropland Holdings LLC	llc	Ceres Farms Cropland Holdings LLC is part of Ceres Partners, an Indiana-based farmland investment firm that manages about 160,000 acres across 12 states (including over 14,000 acres in Illinois) for institutional and high-net-worth investors ³³ . The LLC holds multiple Ogle County farm tracts as long-term investments; Ceres acquires such farmland and leases it out to local farmers on multi-year leases, aiming for steady rental income and land appreciation rather than direct farming ³⁴ . There is no local management presence – decisions are made by Ceres Partners' remote management team – so the company's stance on nearby development will be driven by financial considerations (impact on land value or potential sale opportunity) rather than community or personal factors ³⁵ .	Low	land_investment	Contact Ceres Partners' asset management (e.g., their farm portfolio manager or executive team) to discuss mutually beneficial arrangements; highlight that the development can provide a profitable exit or long-term easement that meets their return criteria, rather than threatening their asset value	M

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25-18-100-008, 25-17-300-023, 25-17-100-010, 25-17-300-025, 25-18-100-002, 25-17-300-027, 25-18-100-007, 25-17-300-026, 25-17-300-028		City Of Rochelle	municipality	The City of Rochelle (population ~9,500) is the local municipal government and owns several parcels in the vicinity, likely for public infrastructure or future development use ³⁶ . Rochelle's city leadership has a pro-development stance – the city engages in strategic planning and aggressive goal-setting to attract industry and jobs, branding itself as a regional logistics hub (“Hub City”) ³⁷ . As a governing body, the City wields significant influence through zoning, annexation, and infrastructure decisions, and is generally supportive of projects that expand the tax base or improve utilities, provided they align with the city's comprehensive plan and community interests ³⁸ . City officials and council members will evaluate the development's impact on local economic growth, land use plans, and public opinion, and their formal approval or opposition will carry substantial weight in the outcome.	High	municipal	Coordinate closely with Rochelle's city officials (City Manager and City Council); emphasize how the project complements the city's development goals and provides community benefits (jobs, tax revenue, improved infrastructure), addressing any municipal concerns (such as road use or utility impacts) to secure their support	M
25-17-100-009		MBG Consulting AAF Northern Trust	trust	“MBG Consulting AAF Northern Trust” indicates a private landholding held in trust: Northern Trust Company is acting as an agent or trustee managing this parcel, with the actual beneficial owner remaining private (not listed as an individual in public records) ³⁹ . This structure is typical of a family trust or estate planning vehicle wherein a bank (Northern Trust) administers the farmland on behalf of an investor or family, and the property is likely leased out for farming by a local tenant farmer ⁴⁰ ⁴¹ . No evidence of local involvement or personal farming exists for this parcel – it is an absentee ownership for financial purposes, with Northern Trust's fiduciary duty being to preserve the land's value and income for the beneficiary ⁴² .	Low	land_investment	Initiate contact with Northern Trust's trust officer responsible for this property; position any proposal (land purchase or easement agreement) to highlight financial security and due diligence, addressing liability or maintenance aspects so that the trustee can justify cooperation in the beneficiary's best interest	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
25-17-300-024		Ogle County	county	Ogle County is the local government (established in 1837) and holds zoning authority in the area (43). The county board has shown mixed support for new development: it has approved some projects while denying others due to conflicts with the county's comprehensive plan and the high agricultural value of the land (44).	High	municipal	Engage Ogle County Board members and planning staff early; emphasize alignment with county land-use goals and economic benefits, addressing any farmland impact concerns to secure local support	M
25-18-400-004, 25-17-300-031		Akck LLC	llc	AKCK LLC is an Illinois limited liability company registered at a residence in Oregon, Illinois (45). State filings list Gary R. Groenhagen as the managing principal of the LLC (46). The company has no public-facing business operations beyond holding its Ogle County farm parcels (its ownership and activities are privately held and not disclosed in public records).	Low	agriculture	Approach principal Gary Groenhagen discreetly to gauge interest in project benefits or land transactions; emphasize mutually beneficial arrangements (e.g. premium purchase or lease) given the LLC's likely financial focus	M
25-08-200-005		Bank Of Ravenswood Trustee	land_trust	"Bank of Ravenswood, as Trustee" holds title to this parcel as an Illinois land trust, meaning the actual beneficiary-owner's name is not on public record (47). Ravenswood Bank was closed in 2010, and its accounts (including land trusts) were transferred to Northbrook Bank & Trust (Wintrust) (48). The true landowner remains anonymous under the trust, with no known local involvement or stance documented.	Low	land_investment	Initiate contact through the successor trustee (Northbrook Bank & Trust) to reach the beneficiary; frame proposals in financial terms (attractive buyout or lease) since the trust's interest is likely purely monetary	M

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25-17-200-008		Farms For Life Foundation	foundation	Farms For Life Foundation is a 501(c)(3) nonprofit established in 2019 and based in Batavia, Illinois, with a Roman Catholic charitable mission focus (49) (50). The foundation is funded and led by the Muetze family—Cathy Muetze serves as President, succeeding her late husband William Muetze who founded the organization (51). Farms For Life directs its resources to religious and community causes (for example, a \$30,000 grant to Waterleaf Women's Center and \$25,000 to St. Jude Children's Hospital) (52).	Low	religious	Engage Cathy Muetze (President) in dialogue emphasizing how the project can align with the foundation's values or provide community benefits; highlight potential charitable partnership opportunities or proceed sensitively to avoid conflicting with their mission	M