

**RECOMMENDATION LETTER TO THE
TOWN OF CORTLAND BOARD OF TRUSTEES
PC 25-03**

TO: Cortland Board of Trustees

FROM: Cortland Planning Commission

DATE: February 10, 2026

SUBJECT: PC 25-03: Request a text amendment modifying Title 9 Zoning Regulations to allow ground-mount solar energy systems as a permitted accessory use.

APPLICANT: Town of Cortland
59 S. Somonauk Road
Cortland, IL 60112

The Cortland Planning Commission conducted a Public Hearing on February 5, 2026, at 7:00 p.m. at the Cortland Town Hall, 59 S Somonauk Road, Cortland, Illinois. The purpose of the Public Hearing involved consideration of the request the Town of Cortland, as applicant, has filed for a text amendment in accordance with Title 9, Chapter 9, Section 2B of the Cortland Town Code. The proposed amendment consists of modifying Title 9 to allow ground-mount solar energy systems as a permitted accessory use. The proposed amendment also includes revisions of Section 9-4-34 to specify additional criteria of lot, size, and location of accessory use ground-mount solar energy systems. The Planning Commission reviewed and considered the material and information presented at the public hearing.

Recommendation

Ms. Steadman made a motion to recommend the Town Board approve the text amendment with the addition of a requirement of a fence with a minimum height of 6 feet encompassing the ground-mount array, seconded by Ms. Torres.

Roll call vote as follows:

Yea: Commissioners Julie Steadman, Trent Moser, Mark Hedrick, and Vicky Torres

Nay: None

Absent: Commissioner Brad Lawson

Roll call vote: 4-yeas, 0 nay, 1-absent

Motion carried, and the recommendation of approval of the proposed text amendment with the addition of a requirement of a fence with a minimum height of 6 feet encompassing the ground-mount array shall be forwarded to the Town Board for consideration at its February 23, 2026 meeting.

Respectfully Submitted,



Mark Hedrick, Chairman
CORTLAND PLANNING COMMISSION