

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

TOWN OF CORTLAND
ORDINANCE NO. 2026-__

AN ORDINANCE MODIFYING TITLE 9 “ZONING REGULATIONS”, CHAPTER 4
“SUPPLEMENTARY REGULATIONS FOR SPECIFIC USE”, SECTION 34 “SOLAR
ENERGY SYSTEMS”, A. “PERMITTED ACCESORY USE” IN THE TOWN OF
CORTLAND, DEKALB COUNTY, ILLINOIS

**ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE TOWN OF CORTLAND**

This ___ day of _____, 2026

Effective date: _____, 2026

Published in pamphlet form by the authority of the President and Board of Trustees of the Town of Cortland, DeKalb County, Illinois, this ___ day of _____, 2026.

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WHEREAS, the Town of Cortland has determined that it is in the best interest of its citizens to amend Section 9-4-34A within the Town Code to allow for ground-mount solar energy systems as a permitted accessory use, and to set forth various related criteria; and

WHEREAS, a public hearing was held by the Cortland Planning Commission on the 5th day of February, 2026, for which public notice was given as provided by law, and

WHEREAS, said Planning Commission has recommended to the Board of Trustees approval of the following zoning text amendments;

NOW THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Cortland, Illinois, as follows:

Section 1. That Section 9-4-34A shall be deleted in its entirety and replaced with the following:

- A. Permitted accessory use: Solar energy systems as a permitted accessory use are intended to provide energy to facilities within the property the system is constructed on. Roof mount or building-integrated solar energy systems must meet the building setbacks as required by section 9-3-6.A. Ground mount systems shall be subject to the following requirements, restrictions, and conditions.:
1. The ground-mount system is an accessory use in an Agricultural (AG) district, a Light Industrial (I-1) district, or a Recreation & Open Space (P-1) district.
 2. Bulk Regulations:
 - a. *Minimum Lot Area:* Five (5) Acres.
 - b. *Front and Corner Side Yard:* Fifty feet (50').
 - c. *Side Yard:* Fifty feet (50').
 - d. *Rear Yard:* Fifty feet (50').
 - e. *Height:* Ground or pole mounted solar energy system shall not exceed ten feet (10') in height as measured when the system is oriented at its maximum tilt. All other equipment shall not exceed fifteen feet (15') in height.
 - f. *Fence:* Fencing to a minimum height of 6 feet (6') shall encompass

the ground-mount system.

This Ordinance shall, by authority of the Board of Trustees of the Town of Cortland, Illinois, be published in pamphlet form. From and after ten days after said publication, this Ordinance shall be in full force and effect.

PASSED BY THE BOARD OF TRUSTEES of the Town of Cortland, Illinois, at a regular meeting thereof held on the ___ day of _____, 2026, and approved by me as Mayor on the same day.

AYE:

NAY:

ABSENT:

Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk