

Zoning Board of Appeals Meeting of November 13th, 2024**Application No. ZBA 2024-016****Applicant:** Village of Roscoe**Location:** N/A**Requested Action:** Public Hearing for a Text Amendment revising the Village of Roscoe Zoning Ordinance Section 15-555 and 15-409 relating to Solar Energy Collection Systems.**Existing Use:** N/A**Proposed Use:** N/A**Existing Zoning:** N/A**Adjacent Zoning:** N/A

Background: This request is related to two ‘clean-up’ items in the Village’s municipal code regarding zoning and development. The Village’s code may have several places where the regulations and standards are not especially clear or where information may be absent where it’s needed. To address this, Village staff and the planning/zoning consultant (Vandewalle and Associates) have been working to analyze and begin drafting language to fill gaps in, or clarify, existing elements of the code.

The two requests for the November 13th meeting are to address the construction of accessory buildings and structures and to address the construction of private ground-mount solar energy collection systems in the Village. Village staff has experienced several instances where the information lacking in these code sections has led to a more stringent interpretation of the code than perhaps intended.

Solar Ground-Mount System Changes:

Regarding the solar ground-mount system topic, the sections to be changed are listed below:

- Section 15-555 – *Private Solar Energy Collection Systems*
- Section 15-409 – *Residential Districts-Permitted and Special Uses*

In the *Private Solar Energy Collection Systems* section, the amendment would better define private solar ground-mount systems as a special use in residential districts. This would allow the ZBA to have more oversight of ground-mount systems in the Village. At the same time, the amendment provides more flexibility to the property owner by allowing parcels greater than 2.5



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@villageofroscoe.com

acres and systems setback 35 feet or more to be exempt from the fencing standards in the code and have a maximum height of 12 feet at maximum tilt.

This amendment was brought about by the recent variance application for a property in the Village that meets these standards, but still had to receive a variance to be a worthwhile project for the owner to undertake due to the unique layout and topography of the property. This amendment provides flexibility to owners on larger lots where a ground-mount system would have minimal impacts on neighboring properties.

These changes will provide the ZBA and Village staff with more oversight on potential residential ground-mount systems in traditional residential neighborhoods while providing flexibility for properties that are more removed and secluded from public view, lessening the need for a variance, which could open up challenging precedents for similar structures in traditional neighborhoods.

Staff Recommendation:

Staff recommends approval of the proposed zoning text amendments as shown in the attached Zoning Board of Appeals packet.