



Planning and Community Development Department

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Zoning Board of Appeals Meeting of December 11th, 2024

Application No. ZBA 2024-016

Applicant: Village of Roscoe

Location: N/A

Requested Action: **Discussion and Recommendation** 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 an updated iteration of the text amendments presented at the November 13th Zoning Board of Appeals meeting. At this past meeting, the ZBA considered amendments regarding two topics: accessory buildings/structures and private solar energy collection systems. Based on feedback from the ZBA, staff made the following changes to the draft language.

Solar Ground-Mount System Changes: The following changes were made to the draft language for the accessory building/structure topic:

1. Reduction of the maximum height allowed with the larger lot flexibility from 12 feet to 10 feet.
2. Language has been included under the 'Maximum height' standard to reflect the ZBA's desire to have specific language regarding screening. The new language permits that any private solar energy collection system taking advantage of the 'maximum height' flexibility must also provide some sort of screening "landscaping, fencing, etc." This screening method and its intensity will be subject to the ZBA's approval or modification as part of the Special Use Permit process.

Staff Recommendation:

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