

August 27, 2026

VIA EMAIL

Kimberly Garza, Village Clerk
Village of Roscoe
clerk@villageofroscoe.com

RE: Pivot's Community Solar Garden and Battery Energy Storage System Project

Dear Zoning Board of Appeals and Village Board of Trustees,

I am a land use attorney for Pivot Energy IL 143 LLC regarding the community solar garden and battery energy storage system (BESS) that it seeks to develop east of 2nd Street at Pins 428176002 and 0428176003. Pivot provides the following proposed findings of fact in support of its request for a special use permit pursuant to Section 15-780(c)(2) of the Village's zoning code.

- a. The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or material injurious to properties or improvements in the vicinity**

Community solar gardens are low-impact, passive land uses that serve as good neighbors. The equipment moves imperceptibly slowly throughout the day, silently following the sun across the sky to maximize energy yield. There is no sound, smell, noise, pollution, emission, or other negative external impact attributable to the solar array's operation. The BESS is located in the middle of the solar array to mitigate sound impacts. The demand for additional sources of energy is growing across Illinois and this clean, renewable energy source will help meet that demand. The public will also benefit, as residents will be able to subscribe to the community solar project and save money on their electric bills. The project site will be planted with pollinators, which will reduce stormwater runoff and improve drainage conditions for nearby properties. Once the project reaches the end of its lifespan, the project will be decommissioned and allow for new uses to occur at the site. The project will generate an increase in property taxes, which will benefit the Village, school district, and other taxing bodies.

- b. The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district**

The site is currently in agricultural use and is adjacent to existing commercial and industrial properties. Solar energy generation and storage is a quiet, non-intrusive use that requires no municipal services, making it fully compatible with surrounding commercial and industrial zoning. Because the facility is set back, fenced, and operates without continuous staffing or daily logistics, it will not hinder the future development, improvement, or enjoyment of neighboring parcels. Furthermore, solar preserves the underlying land for future opportunities once the project is decommissioned.

c. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided

A community solar garden is a suitable use for this site. Not only is it flat, free of protected natural resources and floodplains, but it is also close to existing ComEd infrastructure off Main Street. This has allowed Pivot to enter into an interconnection agreement with ComEd. The project does not require sewage, waste, irrigation, or potable water services. It will not require trash or recycling services or natural gas. A drain tile survey will be performed and any drain tile impacted by the project will be replaced. Drainage at the property will improve as a result of the pollinators that will be planted. Much of the project will be pervious materials, to allow for adequate drainage of the site.

d. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion

The applicant will coordinate with the Village of Roscoe to establish a mutually agreeable road use agreement. During construction, temporary traffic management protocols will be enforced to prevent congestion on Main Street, which primarily handles local commercial access. Once operational, the facility is unmanned and generates minimal traffic – typically limited to two to four maintenance visits per year using single-occupancy light trucks. Ingress and egress design will mirror existing commercial access standards along Main Street and will have a negligible impact on local traffic flow.

e. The proposed special use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located

The project consists of a 2.988 MW AC single-axis tracking ground-mounted photovoltaic system, meeting the standards defined for community solar gardens under Village of Roscoe Ordinance 2023-11. The BESS is a supporting facility, which will allow energy to be distributed to the grid as demand requires. The project complies with all applicable zoning regulations, setback requirements, height limitations, perimeter fencing, screening, and decommissioning standards mandated by the Village.

Sincerely,

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.



Nicholas D. Standiford