



July 20, 2026

Zoning Board of Appeals
Village of Roscoe
10631 Main Street
Roscoe, IL 61073

RE: Pivot Energy IL 143 LLC: Request for Special Use Permit

Dear Village of Roscoe Zoning Board of Appeals,

Thank you for providing the opportunity to apply for a Special Use Permit with the Village of Roscoe. We appreciate your guidance through this permitting process. The following letter will provide a summary of our proposed community solar garden, Pivot Energy IL 143 LLC (Project), followed by various documentation required by the Village of Roscoe Ordinance No. 2023-11.

Pivot Energy is excited to bring renewable energy to the Village of Roscoe and the surrounding communities. As of September 15, 2021, The State of Illinois has aggressively committed to a Renewable Portfolio Standard of 50% by 2025, by passing The Clean Energy Jobs Act (Public Act 102-0662). The legislation further expanded the existing community solar garden program, in which utility customers can subscribe to a community solar garden in their utility territory in exchange for a credit on their bills.

Pivot Energy is developing community solar projects across Illinois. This location was chosen due to its proximity to ComEd's electrical infrastructure, both substations and distribution grid, its flat and manageable land, a willing landowner, and access to the sun (ample without shading obstructions).

The proposed Project is a roughly 3-megawatt (MW AC) ground-mounted community solar garden, and a 3-megawatt battery energy storage system (BESS) that will deliver clean energy to the local electrical grid. The Project site will occupy approximately 22.9 acres of leased land owned by 12233 North Second Street LLC and is located just north of 12233 North Second St (Site).

Pivot has received the interconnection agreement from ComEd and is in the process of executing it. Our array will have approximately 12,000 solar panel modules mounted on single-axis trackers. The solar panels will be facing east in the morning, flat at noon, and be facing west in the afternoon. They follow the path of the sun, to maximize their efficiency.

We look forward to working with the Village of Roscoe Staff to make this Project a success. If you have any questions, please do not hesitate to contact me at (888) 734-3033, or by email at bbecker@pivotenergy.net.

Sincerely,

William "Buzz" Becker
Sr. Director of Development
Pivot Energy

I. Special Use Permit Application

1. Community Solar Garden Summary

Pivot Energy IL 143 LLC (Project and Applicant), an entity wholly owned by Pivot Energy (Pivot), is proposing the development and operation of a Community Solar Garden in the Village of Roscoe, Winnebago County, Illinois. The proposed Project will be a 5.97 Megawatts DC (MW DC) / 2.988 Megawatts AC (MW AC) single-axis tracker ground mount solar photovoltaic array, thus qualifying as a Community Solar Garden under the Village of Roscoe ordinance 2023-11. The estimated amount of electricity generated from the system will contribute to Illinois's renewable energy goals and will benefit local energy consumers. The estimated generating capacity of the system will be approximately 7,515 megawatt hours per year (MWh/year), equivalent to powering approximately 1,136 residential homes. The Project will abide by the regulations required by the Village of Roscoe Ordinance No. 2023-11.

The proposed Project is located on North Second St, south of McCurry Rd, on parcels known as 0428176002 and 0428176003. The parcels are zoned as Commercial Hwy (CH) and are currently used as agricultural land, planted with soybean crop. Development of community-scale solar systems is allowed as a Special Use in the CH district, subject to the requirements of the solar energy systems ordinance 2023-11. A site plan of the proposed Project is depicted below in Photo 1, and is included as **Exhibit B**.

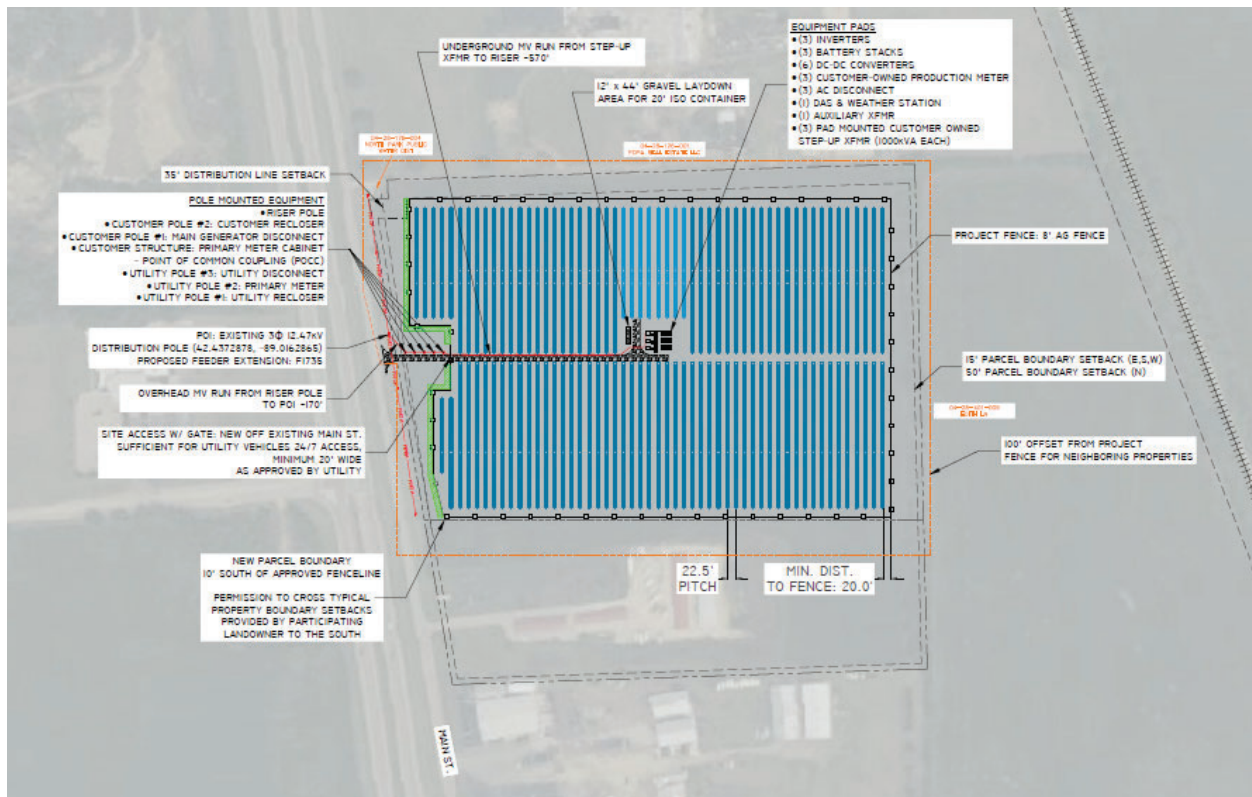


Photo 1. Pivot Energy IL 143 LLC Site Plan.

The solar array will operate every day during daylight hours. The equipment moves imperceptibly slowly throughout the day, quietly following the sun across the sky to maximize energy yield. There is no meaningful

sound, smell, noise, pollution, emission, or other negative external impacts attributable to the solar array's operation. There will be approximately 12,000 solar panels affixed to the single-axis tracker racking system. The design and construction of the solar farm will meet standards and guidelines as provided by the nationally accepted electric code.

2. Ground Mount Garden Sizing

The solar farm components will occupy a 23-acre portion (within the Project fence) of the approximately 40.3-acre parcels. Access to the Site will be off N Second St with a minimum 16' gravel access road. The proposed Project is a roughly 3-megawatt (MW AC) ground-mounted community solar garden and battery energy storage system (BESS) that will deliver clean energy to the local electrical grid. This Project qualifies as a Community Solar Garden, as it is less than 5 MW AC.

3. Interconnection

The Project proposes underground electrical lines to the extent possible that will interconnect into the existing ComEd utility poles located along the same side of N Second St. Pivot has received the interconnection agreement from ComEd and is in the process of executing it.

4. Dimensional Standards

The parcel is zoned as Commercial Hwy (CH) and used as agricultural land. A solar facility is allowed as special use in this zoning district. The solar array Project boundary will meet or exceed all setback requirements for the CH zoning district. The Project is setback at least 15 feet from front yard boundary, 50 feet from the nonparticipating neighbors to the north and east, and 10 feet from the participating landowner to the south. The solar array fencing components will begin at those setback distances and will encompass all Project infrastructure, including the solar array, equipment pad, transformer, batteries, and switchgear.

At full tilt, the modules atop the single-axis tracking racking would not exceed 14' at their highest point. At noon, when parallel with grade, the modules atop the racking will be at approximately 5-6' in height. The driven pile foundation will be determined based on further geotechnical review and soil-boring testing. Other electrical equipment, such as the utility meter, transformer, batteries, and switchgear, will not exceed 12' in height and will be placed upon a concrete equipment pad next to the access road, inside the Project fencing.

5. Other Standards

The Project will follow all applicable industry standards as well as state and national construction codes, including the American National Standards Institute Code, as amended from time to time. Additionally, all building materials shall comply with recognized industry standards. This Project will comply with all local, state, and federal laws and regulations.

The Applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture and will abide by the listed conditions. The AIMA is included as **Exhibit E**.

6. Lot Coverage

Upon construction completion, Pivot Energy will seed the Site with native grass seed mix approved by the Village and/or the local jurisdiction. The use of native vegetation and/or pollinator-friendly seed mixes supports the habitat of bees, butterflies, wasps, flies, beetles, and other pollinator species needed for agriculture. The seed mix chosen will be native and local to the Illinois environment, which naturally allows the Site to be resilient to droughts and intense downpours. Native grasses and deep roots absorb run-off and are designed to better manage stormwater runoff than turf grass. Additionally, planting diverse mixes of native plants will prevent soil and nutrients from washing away, improve water quality, and prevent soil loss.

II. Submittal Requirements

1. Site Plan – Existing Conditions

- a. Existing property lines, including those within one hundred feet from the Project including the names of adjacent property owners and the current use of the property are depicted on the site plan included as **Exhibit B**.
- b. The Project abides by all front, side and rear yard-setbacks for the CH Zoning District. Recorded easements are depicted on the ALTA Survey provided in **Exhibit C**.
- c. Existing public and private roads and associated easements are depicted on the ALTA included as **Exhibit C**.
- d. Existing buildings and impervious surfaces are depicted on the ALTA included as **Exhibit C**.
- e. A contour map showing topography at two-foot intervals is depicted on the ALTA Survey provided in **Exhibit C**.
- f. This site is currently 100% soybean crop.
- g. There are no delineated wetlands within the project area.
- h. There are no significant surface water drainage patterns on site. Existing site topography informs that water naturally drains to the west. The ALTA is provided in **Exhibit C**.
- i. A drain tile survey was conducted and found no drain tiles within our Project area. These results are included as **Exhibit F**.

2. Site Plan – Proposed Conditions

- a. The location and spacing of the solar panels are depicted on the site plan included as **Exhibit B**.

- b. Site access will be off N Second St with a minimum 16' wide gravel access road. This is depicted on the site plan included as **Exhibit B**.
- c. All wiring running between the Project array will be buried to the greatest extent possible, in accordance with the AIMA. If the power lines are not able to be fully buried, a Solar Cable Management System will be utilized. The Project will interconnect to existing ComEd infrastructure along N Second St.
- d. The Project will interconnect to the existing ComEd distribution lines along N Second St. One disconnect pole, one primary meter pole, one recloser pole, and one guy pole will be installed along the access road of the site to the point of interconnection.
- e. To minimize the visual impacts of the Project, the Applicant proposes visual screening to provide an additional buffer on the western side of the project, along N Second St. This proposed screening will be certified by an Illinois Registered Landscape Architect. All screening will be maintained by the Applicant for the life of the Project and replaced, as needed.

3. Fencing and weed/grass control

- a. Upon construction completion, the Applicant will seed the Site with native grass seed mix approved by the Village of Roscoe. The use of native vegetation and/or pollinator-friendly seed mixes supports the habitat for bees, butterflies, wasps, flies, beetles, and other pollinator species needed for agriculture. The seed mix chosen will be native and local to the Illinois environment, which naturally allows the Site to be resilient to droughts and intense downpours. Native grasses and deep roots are more efficient than turf grass at absorbing run-off, and are designed to better manage stormwater runoff. Additionally, planting diverse mixes of native plants will prevent soil and nutrients from washing away, improve water quality, and prevent soil loss.
- b. The applicant shall submit an acceptable weed control plan. The Preliminary Vegetation Management Plan demonstrates consistency with the goals of the Pollinator-Friendly Solar Site Act and AIMA, detailing the type of vegetation ground cover to be planted, established, and maintained for the life of the Project. It also includes details adhering to the IDNR guidelines and the guidelines for short and long-term vegetation and property management practices. These practices provide and maintain native and non-invasive naturalized perennial vegetation to protect the health and well-being of pollinators. A Preliminary Vegetation Management Plan that follows guidelines for vegetation management plans established by IDNR is included as **Exhibit G**.



Photo 2. Habitat-enhancing pollinator seeding is proposed beneath solar panels and evergreen screening.

- c. Typically, Pivot uses an 8-foot, agricultural-style, mesh-wire, game fence; we acknowledge that Roscoe's zoning ordinance requires a chain-link fence. Consequently, the applicant is requesting a waiver of this requirement to allow installation of our standard 8-foot game fence. The Applicant prefers an agricultural-style game fence over a chain link as it blends in with agricultural communities better and allows for smaller mammals to freely roam the site without obstruction. As depicted below in Photo 3, this 8-foot fence will completely surround the perimeter of the solar equipment components and will be outfitted with high-voltage warning signs. For secure emergency access, Knox boxes and keys will be provided at the entrance for emergency personnel. Comprehensive signage featuring emergency contact information will be prominently affixed to the project fence during construction and maintained throughout the operational lifespan of the facility. All fencing and signage will be fully compliant with NESC, ANSI Z535 Safety Sign Standards, and OSHA regulations.



Photo 3. Depiction of the difference between agricultural style fencing (left) and chain link (right).

- d. The Applicant shall maintain the fence and adhere to the weed/grass control plan or be subject to a fine of \$500/week until addressed.

4. Decommissioning Plan

After the operational life of the facility is over, the Applicant will decommission the facility and restore the land to its original condition. Pivot is bound by the lease and its termination provisions, which require all improvements and personal property from the Project to be removed and to restore the property to similar existing conditions at the time of the lease's effective date. This will involve the safe removal of all structural steel and aluminum, conductors, modules, inverters, transformers, concrete and fencing. Any future uses would be able to proceed as if the solar array had never been built. If the Project ceases operations for 12 months, decommissioning may commence.

The Decommissioning Plan completed by a third party, an Illinois Licensed Professional Engineer, is included as **Exhibit H**. The cost estimate for decommissioning the Project, including salvage value, is \$259,702.83. The Applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture and will adhere to updating the cost at intervals prescribed in the AIMA. The AIMA

is included as **Exhibit E**. These agreements are binding upon the owner or operator and any of their successors, assigns, or heirs.

The Project's initial interconnect agreements and other agreements with the utility are for 20 years. At the end of the 20-year contract, if no extensions are pursued, the Project will be decommissioned.

Prior to decommissioning, proper erosion and sediment controls will be put in place. The solar modules will be removed, placed on palettes, and sold on a second-hand market. The solar panels are simple and will have useful life beyond 30 years. That said, the solar industry plans to repurpose older solar modules for charitable solar projects, projects in developing countries, or other projects what can benefit from these useful products.

The racking systems used to attach the solar modules and the perimeter fence are comprised of steel and aluminum. There are also copper and aluminum conductors throughout the Site that also have generic salvage value. These raw materials will be removed and recycled. These raw materials have inherent salvage value which serves as a financial benefit to the decommissioning process.

Within 6 months of the start of decommissioning, all solar collectors and components, aboveground improvements, and storage containers will be removed. Foundations, pads, and underground electrical wires shall be removed to a depth of four feet below ground surface. Solar modules and valuable raw material will have inherent salvage value and will be recycled and/or sold accordingly. The remaining equipment will be removed from Site and disposed of per applicable disposal standards of the respective material and authority having jurisdiction in the area.

The Site will be smoothed out and reseeded with a locally approved seed mix after the equipment removal has occurred. In some cases, the landowner requests the Site is not be reseeded, but rather left open, so they may plant a desired agricultural use at that time (ex: farmer may prefer to plant corn instead of a native seed mix). Removal of all equipment and revegetation of the Site will be completed after the end of the Project life.

5. Compliance with Additional Regulations

This Project will comply with all applicable local, state, and federal laws and regulations.

7. Liability Insurance

The Applicant shall maintain a current general comprehensive liability policy and automobile liability policy, including coverage for bodily injury, death and illness, and property damage with limits up to two million dollars per occurrence and five million in aggregate. The insurance certificates will be provided prior to the issuance of the building permit. The Applicant will comply with the general liability insurance requirements in the Village of Roscoe Solar Ordinance.

III. Additional Site Diligence

1. IDNR EcoCat

On June 11, 2026, the Project received its Natural Resource Review Results from the Illinois Department of Natural Resources (IDNR) via the EcoCAT platform. These results concluded that “adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated”. A copy of these review results can be found in **Exhibit I**.

2. Protected Lands

The Applicant’s proposed location avoids impacts to protected lands, woodlands, savannas, wetlands, or floodplains. The State Historic Preservation Office (SHPO) was contacted on April 8, 2026, to review the Site for any significant historic, architectural, or archeological resources. In the SHPO’s May 5, 2026, response they determined that there were no significant resources documented within the Site and that the Project is exempt. This correspondence is included in **Exhibit I**.

IV. Subdivision

To facilitate the permitting of the proposed community solar garden within the Commercial Highway (CH) zoning district, the applicant is also requesting a subdivision of the parcel. Specifically, the mini-storage facility located directly south of the existing parcel will be subdivided into a separate legal lot. A formal assessors plat, along with the revised legal descriptions for the reconfigured parcels, is attached for review as **Exhibit D**.

**EXHIBIT A TO
MEMORANDUM OF LEASE**

DESCRIPTION OF THE LAND

OWNER'S LAND:

THAT CERTAIN REAL PROPERTY LOCATED IN WINNEBAGO COUNTY, ILLINOIS,
DESCRIBED AS:

Parcel	Total Parcel Acreage
0428176002	33.96
0428176003	6.38

For Owner's title to the Land, reference is herein made to a deed dated 07/26/2013 and recorded at the Winnebago County Registry of Deeds as Instrument Number 20131029959.

LEASED AREA:



E100

LL0143-MAIN
42.437271, -89.014348
ROSCOE, IL 61073
DATE: 2026.07.09

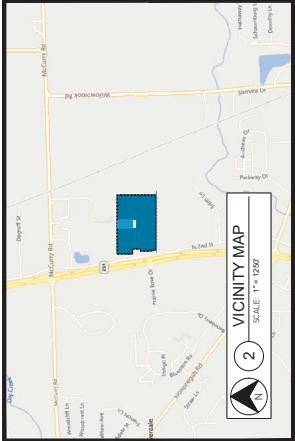
ILL0143-MAINST-WINNEBAGO



THIS DOCUMENT IS THE
PROPERTY OF PIVOT
ENERGY. THE INFORMATION
CONTAINED IN THIS
DOCUMENT SHALL NOT BE
REPRODUCED OR
DISCLOSED TO OTHERS
WITHOUT THE WRITTEN
CONSENT OF PIVOT
ENERGY.

REV	DRWN	DATE
0	JCL	2025.06.20
1	NGS	2025.10.20
2	NGS	2026.05.28
3	NGS	2026.07.09

	CUP DESIGN UPDATES
	EQUIPMENT UPDATE, ADDING VEGETATIVE BUFFER.
	INCORPORATING BESS
	PRELIMINARY DESIGN
	DESCRIPTION



SYSTEM SPECIFICATIONS

- SYSTEM SIZE: 597L 0.00KW, 7.2968KW, 1.2K
- BESS PLATFORM: (3) LG-7FZ4RDC-LINK
- BESS NAMEPLATE CAPACITY: 15330KWH
- BESS TYPE: 2H2V LITHIUM ION BATTERY
- BESS SIZE: 10X50X10 FEET, 15330KWH
- INVERTER: (3) EPIC C48100V1AC-3L, 26400V, 1200KW
- INVERTER POWER CURTAILED TO 996KW
- POWER FACTOR: 1.0
- FENCED AREA: 22.9 ACRES

SITE SPECIFICATIONS

- PARCEL ID: 0428176002, 0428176003
- ZONING SETBACKS: ASSUMED 50' FROM PARCEL BOUNDARY
- UTILITY: COMED
- INTERCONNECTION SERVICE VOLTAGE: 12.47kV
- ASHRAE 2% AVG HIGH TEMP: 32.7°C
- ASHRAE EXTREME LOW TEMP: -25.3°C

EPC TO DETERMINE DC COMBINER USAGE AND LOCATIONS

- ## SITE NOTES
1. THERE WILL BE 24/7 UNESCORTED ACCESS TO COMED EQUIPMENT
 2. CUSTOMER WILL COORDINATE WITH COMED WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
 3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
 4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE
 5. NOT FOR CONSTRUCTION

