
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: ZONING ORDINANCE AMENDMENT (SOLAR FARMS)
AGENDA: NOVEMBER 7, 2023 VILLAGE BOARD MEETING
DATE: NOVEMBER 3, 2023

ISSUE

Shall the Village Board discuss amending the Zoning Ordinance to allow solar farms and solar gardens as permitted principal and accessory uses on municipal property.

DISCUSSION

The Village Board indicated interest in developing a solar farm on the site of the Village's water treatment plant and ground storage tank on Arbor Avenue. In addition to the contractual requirements, there is the matter of zoning that needs to be addressed to move forward with the project. Specifically, solar farms and gardens are not permitted in residential zoning districts. Village staff proposes to amend the Zoning Ordinance to make solar farms and solar gardens a permitted principal and accessory use on municipal property regardless of the underlying zoning.

Solar farms and gardens are Special Uses in the zoning districts in which they are permitted and are required to comply with additional standards and criteria, including setbacks, security, and landscape screening. Village staff proposes the same standards and criteria apply to solar farms and solar gardens on municipal property. The additional standards and criteria require an 8-foot tall security fence around the perimeter of the solar array, compliance with building setbacks for the array, and landscape screening adjacent any residential property.

If the Board concurs, a Zoning Ordinance amendment will be presented to the Planning Commission later in November, and for Village Board approval at the December meeting.

RECOMMENDATION

The Village Board provide direction to Village staff concerning the proposed zoning amendment.