



**COMMITTEE OF THE WHOLE MEETING
MONDAY, DECEMBER 3, 2018**
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Solar Panel Text Amendments

EXECUTIVE SESSION

ADJOURN

Initials JB

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: SOLAR COLLECTION PANEL TEXT AMENDMENTS
DATE: DECEMBER 3, 2018 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The Zoning Ordinance allows solar panels to be placed on roof surfaces in any zoning district as a permitted accessory uses; however, in residential districts solar panels cannot cover more than twenty-five (25) percent of the total roof surface of a structure or be located on a roof face that faces the front yard of a lot. Freestanding solar panels are not permitted in any zoning district at this time.

Due to incentive programs available to residents, an influx of permits have been submitted for solar panels on residential roofs. As the Zoning Ordinance is limiting with regard to the placement of solar panels, the majority (if not all) of the submitted permits for solar panels have not met the aforementioned requirements of the Zoning Ordinance.

The inability to place roof-mounted solar panels on the front roof surface or cover more than twenty-five (25) percent of the roof area in residential districts is intended to limit the visual impact of such devices. Staff believes that the goals of neighborhood aesthetics can be achieved while still offering residents the ability to take advantage of the benefits of solar energy.

Staff is proposing a text amendment to remove the limitation of covering no more than twenty-five (25) percent of the roof area, along with other 'housekeeping' changes to the solar provisions. By maintaining the prohibition of solar panel placement on the front building elevation and removing the twenty-five (25) coverage percentage, the visual impact from the right-of-way would still be minimized, while offering residents greater flexibility to place solar panels on areas of the roof not facing front and corner side streets.

A public hearing was held on this item at the November 6, 2018 Plan Commission meeting. In general, the Plan Commission was supportive of the text amendment. Some Plan Commission members stated that they had no issue with allowing solar collection panels to cover 100% of the roof surface on residential homes while others were skeptical of increasing the coverage above 25%. The Plan Commission unanimously recommended approval of the text amendment with the condition that a provision be added which regulates the aesthetic and structural condition of the panels. Staff has since added such language to provision #7 below.

Staff is proposing the following amendment to Chapter 12.3 of the Zoning Ordinance:

12.3 - Accessory buildings, structures, and uses.




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H. *Solar Energy Collection Panels and Solar Water Heating Systems.*

1. *Solar panels shall be permitted on any roof in any zoning district as a permitted accessory uses. ~~No freestanding panels shall be allowed in any residential zoning district.~~ Solar panels shall only be permitted on the roof of a building or structure, unless otherwise specified in the subject zoning district.*
2. *Solar panels shall be flush with the roof line when possible, and shall not be elevated more than thirty (30) degrees off the roof pitch where it is attached or no more than five feet, whichever is less. Solar panels shall not extend beyond the roof line. ~~and shall be located no closer than ten (10) feet from an adjacent property line. Solar panels shall not cover more than twenty five (25) percent of the total roof surface of a structure, and~~ Solar panels shall not be located on a any front entry roof elevation face that faces the front yard of a lot or on any roof elevation that is pitched towards a corner side lot line, except as provided in subsection 3 below. Solar panels may cover up to one hundred (100) percent of the roof of nonresidential buildings provided that they are fully screened from view on all sides of the building as viewed from ground level and all other rooftop access objectives are still met.*
3. *Solar shingles shall be permitted to cover any amount of a roof without the location limitation in subsection 2 above provided that they are incorporated into and made to appear as part of the roof, continuous in area without gaps, rectangular in shape and do not cause glare to reflect on to neighboring properties.*
4. *All frame and visible structural parts of a solar panel shall match the roof color. No solar panel shall be artificially lighted.*
5. *A building permit shall be required prior to erecting any solar panel. Mounting for such systems shall be in conformance with all electrical codes and building codes to ensure wind and weight loading requirements are met. Plans shall be stamped by a licensed structural engineer and by a qualified inspector for such installation.*
6. *An emergency direct current disconnect switch shall be provided in an accessible location near the electric meter to shut off such system in the event of an emergency.*
- ~~7. *Solar panels shall not be permitted in any location other than the surface of the roof of the structure, unless otherwise specified in the subject zoning district.*~~
- ~~7. *Solar panels not in service for a period of one hundred eighty (180) days shall be removed and the property on which it is located restored to its original condition within thirty (30) days. Solar collection systems shall maintain operable status and be kept in good aesthetic and structural condition.*~~
8. *Solar panels shall be primarily used to generate energy for the property where it is located.*

18-11 December 3, 2018



	= Prohibited Solar Panel Placement
	= Permitted Solar Panel Placement
	= Roof Pitch Direction