



## Legislation Text

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**File #:** 2023-0857, **Version:** 1

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Title/Name/Summary

Land Development Code - Substantive Amendment: Change Solar Panel Review Process

History

### **AMENDMENT SUMMARY**

#### **SECTION 6-314 ENVIRONMENTAL CLEAN TECHNOLOGY**

Amend the Land Development Code (LDC) to remove Appearance Review requirements for single family residential rooftop solar panels.

### **AMENDMENT EXPLANATION**

The goal is to revise the regulations for the Environmental Clean Technology (ETC) Appearance Review with an objective of simplifying the solar panel review process for both residents and staff. Initially, solar panels required Special Use Permits approved by the Village Board due to the uncertainty of the technology and potential impact on neighbors. However, the process was changed to a the review process because these concerns were unfounded, but there still were changes to the exterior of homes.

The proposed amendment eliminates the need for Appearance Reviews specifically for residential flush-mounted rooftop solar panels, which consistently adhere to all other LDC requirements. We are changing this now because virtually all solar panels are surface-mounted and parallel to the sloped roof surface.

This amendment is intended to streamline the review process, creating less paperwork for residents, and freeing up considerable staff time and resources, as all tasks associated with the Appearance Review are already addressed during the permit review for residential solar panels. This amendment will also enhance staff efficiency and enable more timely reviews of other permit applications and development petitions.

### **Recommended Action/Motion**

I move to recommend to the Village Board to approve the Plan Commission recommended action for case number 2023-0857, also known as Substantive Amendment: Change Solar Panel Review Process.

### **THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Section 6-314 as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.