
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: ZONING ORDINANCE AMENDMENT, SOLAR REQUIREMENTS
AGENDA: AUGUST 20, 2024 VILLAGE BOARD MEETING
DATE: AUGUST 13, 2024

ISSUE

Shall the Village Board discuss a proposed amendment of the Zoning Ordinance that will add an alternative certification for solar companies for solar permits.

DISCUSSION

The Plan Commission held a Plan Commission meeting on July 17, 2024 to hold a public hearing for a proposed text amendment to add an alternative requirement of an Illinois Commerce Commission (ICC) certification to the requirements for obtaining a solar permit. The Village has received a lot of feed back from solar companies and residents stating that the requirement of the NABCEP PV Installation Badge on the plans is unreasonable. In response, after consulting with a solar expert, the Village has proposed to amend the requirements and offer to accept an ICC Certification as alternative to the NABCEP.

Commissioners discussed the proposed text amendment in detail and had concerns with the proposed text amendment. Commissioners inquired if we need to specify that the ICC certification is current; if the companies not wanting to supply the NABCEP badge was a monetary issue; if a general design professional stamp could be required instead. The biggest issue discussed by the Plan Commission with allowing an alternative to the NABCEP badge was that some felt this was not protecting our residents. Commissioners stated that they felt there is a great difference between the NABCEP badge and the ICC certification, they feel that the NABCEP badge is a much more difficult certification to obtain and has more stringent requirements to obtain than the ICC certification. Some Commissioners felt that the Village is not qualified or versed enough in solar to review the submittals to ensure proper design and installation on the plans that are submitted to the Village, therefore, the NABCEP PV Installation Professional badge on the plans should remain a requirement to continue to protect the Villages residents. The Plan Commission voted to recommend approval of the proposed text amendment to the Village Board and the vote did not pass, 3 yes votes and 4 no votes.

The specific issue is that under the Village's current zoning regulations, the feed back we are receiving indicates that the NABCEP PV Installation Badge is an unreasonable requirement. With the proposed text amendment, this would allow companies an alternative that do not have the NABCEP PV Installation Badge.

ATTACHMENTS

- Plan Commission Recommendation PC24-011
- Exhibit A proposed text amendment

RECOMMENDATION

That the Village Board discuss and provide direction to Village staff in order to prepare the necessary Ordinance.

Exhibit A

11-4-21: SOLAR ENERGY SYSTEMS:

- A. Level 1 solar energy system shall be a permitted accessory use as indicated in the table in section 11-4-7 of this chapter subject to the following provisions:

3. General Requirements For Level I Solar Energy System:

a. Building Permit: A level 1 solar energy system requires a valid building permit prior to installation. Permit application shall include the following:

(1) Plat of survey or scaled dimensioned drawing of the zoning lot indicating all buildings on the lot and the proposed location of the level 1 solar energy system.

(2) If the system is to be building mounted, a scaled, dimensioned building elevation plan depicting the existing conditions and the proposed level 1 solar energy system. If the system is to be ground mounted, a scaled, dimensioned elevation drawing of the system.

(3) Detailed installation drawings and specifications for the system. Plans shall be stamped by a NABCEP PV Installation Professional or solar company shall provide proof of their Illinois Commerce Commission Solar Certification.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

R E C O M M E N D A T I O N

PC24-011

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of July 17, 2024
PETITION: 24-011 Text Amendment: Solar Requirements

PROPOSAL

The Village is proposing to amend the Zoning Ordinance Section 11-4-21-3-a-(3) – Solar Energy Systems, to add “or solar company shall provide proof of their Illinois Commerce Commission Solar Certification” to the end of the sentence.

BACKGROUND & HISTORY

The Village receives multiple applications every year for level one solar energy systems. One requirement that was put in place approximately 16 months ago by the Village Board was to require that all plans must have a NABCEP PV Installation Professional Badge on the plans. Since implementing this requirement we have received a lot of push back from solar companies on requiring this. In most cases the solar companies have no issues with providing this badge, however, solar installers that cannot provide the NABCEP PV Installation Professional badge are waiting to get a permit.

After receiving multiple complaints on this requirement, we have consulted with a second solar expert and they have advised us that we could offer proof of a company’s Illinois Commerce Commission Certificate as an alternative to the NABCEP badge.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on July 17, 2024. No objectors were present.

DISCUSSION

Commissioners discussed the proposed text amendment in detail and had concerns with the proposed text amendment. Commissioners inquired if we need to specify that the ICC certification is current; if the companies not wanting to supply the NABCEP badge was a monetary issue; if a general design professional stamp could be required instead. The biggest issue discussed by the Plan Commission with allowing an alternative to the NABCEP badge was that some felt this was not protecting our residents. Commissioners stated that they felt there is a great difference between the NABCEP badge and the ICC certification, they feel that the NABCEP badge is a much more difficult certification to obtain and has more stringent requirements to obtain than the ICC certification. Some Commissioners felt that the Village is not qualified or versed enough in solar to review the submittals to ensure proper design and installation on the plans that are submitted to the Village, therefore, the NABCEP PV Installation Professional badge on the plans should remain a requirement to continue to protect the Villages residents.

RECOMMENDATION

Commissioner Jones made a motion to recommend the Village Board approved the text amendment for Solar qualifications as stated in Exhibit A. Commissioner Wilson provided a second.

AYES: Speciale, Guddendorf, Ochsenschlager

NAYES: Wilson, Sabo, Bieritz, Jones

Motion NOT Passed

Exhibit A

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