
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
DANIELLE MARION, PLANNING & ZONING ADMINISTRATOR

SUBJECT: ORDINANCE: ZONING ORDINANCE AMENDMENT, ROOF LOCATION LIMITATIONS FOR SOLAR COLLECTORS

AGENDA: APRIL 16, 2024 VILLAGE BOARD MEETING

DATE: APRIL 10, 2024

ISSUE

Shall the Village Board approve an amendment of the Zoning Ordinance that will remove the roof location limitation for Level 1 solar energy systems.

DISCUSSION

The Village Board discussed this matter at its last meeting on April 2, 2024 and from the discussion it was apparent that the Board was split on their support of the requested zoning amendment.

The specific issue is that under the Village's current zoning regulations, solar collection devices are not permitted on any roof surface that faces a public street. The proposed zoning amendment would remove this limitation in its entirety.

ATTACHMENTS

- Ordinance Amending the Village Code Title 11, Zoning Regulations (Rooftop Solar Collector Regulations)

RECOMMENDATION

If the Village Board does not support the proposed zoning amendment the attached Ordinance should not be approved.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2024-0412_

**AN ORDINANCE AMENDING THE VILLAGE CODE TITLE 11, ZONING REGULATIONS
(ROOFTOP SOLAR COLLECTOR REGULATIONS)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 12th day of April 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois
this 12th day of April 2024

ORDINANCE NO. 2024-0412_

**AN ORDINANCE AMENDING THE VILLAGE CODE TITLE 11, ZONING REGULATIONS
(ROOFTOP SOLAR COLLECTOR REGULATIONS)**

WHEREAS, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Village currently maintains zoning regulations governing the use and improvement of land within the Village; and,

WHEREAS, the Village finds that such restrictions provide for the safety and well-being of Village inhabitants and benefit the public welfare, safety and morals; and,

WHEREAS, the Village seeks to continue to promote these interests, and seeks to amend the Village Code to more fully protect and preserve the safety and well-being of such inhabitants; and,

WHEREAS, from time to time, it is necessary and desirable to modify the zoning regulations in response to changes in community attitudes, technology, development and the law; and,

WHEREAS, after due notice the Planning Commission held a public hearing concerning the proposed amendments on March 20, 2024, and no objectors were present; and

WHEREAS, the Planning Commission recommended in their Recommendation PC24-04 that the Village Board approve the Zoning Ordinance amendment.

WHEREAS, the Village Board generally concurs with the Planning Commission’s recommendation.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: Zoning Ordinance amendment

Title 11 (Zoning Ordinance) of the Village Code of Ordinances be amended as provided in Exhibit A, attached hereto and made a part hereof by this reference.

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 12th day of April 2024.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James White	_____	_____	_____	_____

EXHIBIT A

Amend Section 11-4-21-A-2 of Title 11 to be and to read as follows:

2. Building Mounted Level 1 Solar Energy System:

- a. Permitted Use: Building mounted level 1 solar energy system shall be permitted as an accessory use as indicated in the table in section 11-4-7 of this chapter.
- b. Wiring: All electrical wires associated with a level 1 solar energy system shall be hidden or enclosed in conduit.
- c. Setbacks: Building mounted level 1 solar energy systems shall be set back a minimum of one foot (1') from all edges of the individual roof plane on which they are mounted.
- d. Height: Nonflush roof mounted systems shall not extend above the highest point of the roof plane on which they are mounted.
- e. Area: The solar collector panel surface area may equal the area of the roof plane to which they are attached, less required setbacks of the roof plane upon which the solar collector panels are mounted.
- f. (Reserved).
- g. Building Code: A building mounted level 1 solar energy system shall meet all weight and wind resistance requirements of applicable Building Codes. A building mounted level 1 solar energy system shall not block access required by the Building Code or fire protection district.