

Item #15:
Village Planner Hogue



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: March 6, 2020
RE: Board & Commissions Report for 3/10/20

This memo intends to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

PCZBA 3.3.20 - 1 Action Items

- B) PUBLIC HEARING - Consideration of amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, without limitation, as referred by the Village Board, for the review, recommendation and amendment of the adopted Alternative Energy Systems (AES) Regulations.**

VOTE: - Continued to the April 7th Regular PCZBA Meeting

The PCZBA reviewed the revised draft of the AES regulations at this meeting. The revisions included the recommendations\discussion per the joint VB\PCZBA Meeting in January. Attorney Gates-Alford gave an overview of the changes;

- As revised all “Wind energy systems, whether mounted on the ground or attached to a building or other structure, **are a prohibited use** in all zoning districts within the Village. For purposes of this section, “wind energy system” means a system or device containing one or more turbines (whether orientated on a horizontal axis or a vertical axis) that are turned by wind to produce electricity”.
- The definition for the height of ground mounted SES is proposed to be clarified;
- Regarding roof mounted SES the following language is proposed; “Color. Building-mounted SES shall be framed and finished in a neutral color that blends with the color and finish of the building surface on which the SES is mounted.” This would apply to the “skirts” around the perimeter of the roof-mounted solar array and not the solar panels themselves.
- Disposal; the following language is proposed – “Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations; provided, however, that energy system equipment and building materials shall be disposed of by recycling, rather than landfilling, to

the maximum extent possible”. After discussion this PCZBA felt this was as far as the regulation could go in relation to this issue;

- Decommissioning – The PCZBA discussed this matter and concluded that this was an important aspect of the overall regulations and should remain as written (for both SES and GES energy systems).

The PCZBA requested more information with regard to the issue of a maximum size of ground mounted SES systems. To certain extent the proposed regulations are self-enforcing on this issue (lot coverage, set-back, maximum power generation capacity, etc.). The PCZBA asked if and how other jurisdictions address this issue.

Additionally, the PCZBA discussed the possibility of screening requirements for roof mounted SES’s on detached accessory structures. As an accessory structure is limited to 15’ in height, (as opposed to 35’ for principal structure), in the residential districts consideration of additional screening may be appropriate. The PCZBA requested additional information on this topic as well.

The PCZBA also discussed “micro-grids” and the possibility of a solar powered subdivision. It was determined that matter could be addressed as part of a PUD application. Crafting regulations for an unknown scenario is difficult and may not address all issues associated with such a proposal.

This item was continued to the April 7th meeting to allow staff time to research these issues and provide draft text for PCZBA consideration.

Next Regular Meetings; CSCC; 3.18.20 AC; 3.16.20; PCZBA; 4.7.20