

Village of Lake Bluff

10-4-4: SOLAR ENERGY SYSTEMS:

A. Permitted Solar Energy Systems: The following solar energy systems are allowed as a permitted use:

1. Building integrated solar energy systems in any zoning district;
2. Self-contained solar energy systems in any zoning district;
3. Building mounted solar energy systems on property other than that used for residential purposes but only after site plan approval by the Architectural Board of Review pursuant to section 10-2-8 of this title.
4. Building mounted solar energy systems on property used for residential purposes, after the Building Commissioner determines, based on review of the application required pursuant to subsection C1 of this section, that the proposed solar energy system:
 - a. Complies with all applicable Village codes, ordinances, and regulations.
 - b. Does not extend above the highest point of the structure upon which it is to be mounted.
 - c. Does not direct concentrated solar radiation or glare onto nearby properties or roadways.
 - d. Satisfies any applicable architectural review requirements pursuant to title 9, chapter 13 of this Code, which may require a referral to and hearing before the Architectural Board of Review pursuant to said chapter.

B. Solar Energy Systems Requiring A Special Use Permit: Ground mounted solar energy systems in all zoning districts are allowed after all of the following: 1) a determination by the Building Commissioner that, based on review of the application required pursuant to subsection C1 of this section, the proposed solar energy system complies with all applicable Village codes, ordinances, and regulations; 2) site plan approval by the Architectural Board of Review; and 3) the issuance of a special use permit therefor.

C. Regulations Applicable To All Solar Energy Systems: All solar energy systems shall comply with the regulations set forth in this subsection:

1. Application Required For Building Mounted And Ground Mounted Systems: An application is required to be submitted to, and approved by, the Village Building Commissioner prior to the installation of a building mounted or ground mounted solar energy system, which application must include, without limitation, the following information:
 - a. The name, address, and telephone number of: 1) the owner of the property, and 2) the person, firm, or corporation that will install the proposed system;
 - b. Drawings and/or photographs depicting the location, size, and design details of the proposed system;
 - c. The manufacturer's specifications of the solar collectors and other devices included in the proposed system;
 - d. Plans and specifications showing the method of construction of the proposed system in compliance with the manufacturer's specifications;

e. A site plan, drawn to scale, including, without limitation, the following information:

(1) The location and dimensions of all structures and solar collectors proposed as part of solar energy system;

(2) The location of any overhead or underground power lines, utilities, and utility easements on the property;

(3) A copy of stress sheets and calculations prepared by a licensed professional engineer showing that the proposed system is designed for the deadload or windload, in the amount required by the manufacturer and all applicable law; and

(4) All applicable information demonstrating compliance with laws as provided in subsection C2 of this section; and

1. A certification from the installer of the proposed solar energy system that the proposed solar energy system shall not direct concentrated solar radiation or glare onto nearby properties or roadways.

2. Compliance With Laws: All solar energy systems shall comply with all applicable Village, State, and Federal laws and regulations, including, without limitation, the provisions of this section, this title, and all Village building ordinances and regulations.

3. Interference With Utilities, Roads, And Neighboring Properties: No solar energy system shall be operated in a manner so as to interfere with any public right-of-way or any utility system in the Village, or so as to interfere with the reasonable use and enjoyment of any other property in the Village.

4. Engineering Requirements: Solar energy systems shall conform to all applicable industry standards, including, without limitation, the standards developed by the American National Standards Institute, as determined by the Building Commissioner.