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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### ORD 17-1420

An Ordinance Approving a Text Amendment to add regulations for Solar and Small Wind Energy Devices to the Zoning Code

**TO: Village President, Village Clerk & Board of Trustees  
Village of Romeoville, Will County, Illinois**

**A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by unanimous vote.**

Assistant Director Josh Potter read the Project Compliance Report.

A proposed text amendment concerning regulations for solar and small wind energy devices is provided for consideration. The impetus for this text amendment is to accommodate alternative energy sources in the community while also placing reasonable restrictions on the devices to regulate health and safety, as well as aesthetics.

Staff has surveyed several ordinances adopted in other local communities and have looked at model ordinances and information provided by the American Planning Association. Staff has attempted to consolidate pertinent points and code sections found in the model ordinances that we feel is most applicable to Romeoville in order to formalize a draft that would regulate these devices for both residential and non-residential applications.

The proposed draft does propose that both solar energy collection and small wind energy devices be permitted accessory uses within the Village. Bulk, location and color requirements are also referenced as well.

Staff is proposing to add a Solar and Small Wind Energy devices section to the General Regulations of the Zoning Code.

The Development Review Committee has reviewed the proposed text amendment and provided recommendations that are included in the latest draft.

Chairman Venn asked if the Village would be able to inspect and enforce these types of devices. Josh Potter stated that spec sheets and engineered drawings would be required on the equipment. The Village staff would be able to do the electric inspections required.

Commissioner Scieszka asked if small wind devices are allowed to be mounted on houses. Josh Potter stated that they are.

Commissioner McConachie asked if all panels would have to be UL approved. Josh Potter stated that they would.

Commissioner Pyle asked if there is anything that addresses solar shingles. Josh Potter stated that there is not in this ordinance.

Commissioner Pyle asked about the percentage of coverage. Josh Potter stated that this will be

addressed.

Commissioner Pyle asked about height restrictions on the monopole and the number of systems allowed per pole. Josh Potter stated it would be one system per monopole and the setback will be regulate the height but will look at the wording on this.

Motion to close: Scieszka, second Pyle

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the Text Amendment provisions of the Zoning Code. (Chapter 159).

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 17-1420.

**A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval With Conditions (to look at maximum height on the monopole structure and make a limit of one system per monopole) to the Village Board on 12/6/2017. The motion carried by a unanimous vote.**

Motion by: Commissioner Holloway  
Seconded by: Commissioner Scieszka

Roll call of the membership present the 28<sup>th</sup> day of November, 2017 with the following vote:

7 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
0 members ABSENT and not voting.

Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYES

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on November 28, 2017.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission