

---

**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

---

**AGENDA**

---

April 3, 2018 - 9:00 a.m.

CALL TO ORDER

**ROLL CALL:** **County Board:** Robert Davidson, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Don Clayton; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the March 6, 2018 ZPAC Meeting Minutes. (Pages 2-3)

PETITIONS:

1. **18 – 13 – Kendall County Planning, Building and Zoning Committee (Pages 4-35)**  
Request: Text Amendments to Sections 3.02, 4.18, 7.01.D, 8.02.C, 8.03.H.1, 8.09.B, 9.02.C, 9.03.C, 9.04.C, 9.05.C, 9.06.F, 9.07.C, and 10.03.B of the Kendall County Zoning Ordinance by Amending Kendall County's Solar Panel Zoning Regulations  
  
Purpose: Text Amendment Defines Types of Solar Panel Usage and Solar Panel Equipment, Amends the Zoning Regulations for Accessory Use of Solar Panels, and Adds Requirements for Solar Gardens and Solar Farms.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 17-33 – Transferring Certain Powers and Duties of the Hearing Officer to the Zoning Board of Appeals.

OLD BUSINESS/ NEW BUSINESS

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on May 1, 2018

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
March 6, 2018 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:03 a.m.

Present:

Aaron Rybski – Health Department  
Sgt. Ray Eberhardt – Sheriff's Department  
Don Clayton – GIS  
Fran Klaas – Highway Department  
Pam Herber – PBZ Department  
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve  
Megan Andrews – Soil and Water Conservation District  
Robert Davidson – PBZ Committee Chair

Audience:

Dan Kramer representing Keith and Kathleen Warpinski

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Clayton, to approve the agenda as proposed. With a voice vote of all eyes the motion carried.

**MINUTES**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the February 6, 2018 meeting minutes. With a voice vote of all eyes the motion carried.

**PETITIONS**

**Petition 18-05 Keith and Kathleen Warpinski – Map Amendment Rezoning the Subject Property from A-1 to R-1; Property is Located on the North Side of Walker Road Approximately 0.31 Miles East of Route 47 (PIN: 05-21-400-011) in Kendall Township**

Attorney Dan Kramer summarized the request. The property is slightly over six (6) acres. There are approximately six (6) homes around the property. All of the adjoining properties are zoned A-1. Mr. Kramer noted that his client was open to an A-1 Conditional Use Permit for a house, but chose the map amendment route because of the stricter publication requirements. Mr. Kramer noted that property owner was open to dedicating land for a trail on both the north and south sides of the property. Mr. Kramer also noted that the property was subject to a special use request in 2017 for a landscaping business; this proposal was withdrawn. The property does not have prospective buyer at this time. Mr. Kramer reported that the Kendall Township Planning Commission and Kendall Township Board issued negative recommendations.

Mr. Klaas requested that page 5 of the report be corrected to show Walker Road as a township road.

Mr. Klaas asked about the pipeline easement. Mr. Kramer responded that the pipeline easement remains active.

Mr. Rybski noted that an alternative sewer system will be required at the time of development because of soil issues.

Mr. Klaas asked, if the proposal is approved, could a landscape business go on the site. The answer to this question was no.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the proposal.

Ayes (6): Klaas, Eberhardt, Rybski, Clayton, Herber, and Asselmeier  
Nays (0): None  
Absent: (4) Guritz, Andrews, Davidson, and Chismark

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on March 28<sup>th</sup>.

**Petition 18-07 Kendall County Planning, Building and Zoning Committee – Text Amendment to Section 13.08 Adding Sub-Section R Pertaining to Renewal of Special Use Permits**

Mr. Asselmeier provided a summary of this proposed text amendment. The proposal clarifies the procedure for renewing a special use permit. If a special use permit holder does not violate the terms of their special use permit, the special use permit shall be automatically renewed. If a special use permit holder is found guilty of violating the terms of their special use permit, the holder would have to go through the special use permitting process in full in order to renew the special use permit. The County Board could request changes to the special use permit, but the County would have to pay for all applicable notification requirements. Twenty-seven (27) special use permits exist that require some form of review. The proposal contains a provision allowing those special use permit holders to forfeit grandfathering.

Mr. Rybski asked if the special use permits would be actively renewed. Mr. Asselmeier noted that the existing special uses are exempt the proposal. Also, if an existing special use permit holder wants an amendment to their special use, the County could require that they follow this new regulation.

Mr. Rybski made a motion, seconded by Mr. Clayton, to recommend approval of the proposal.

Ayes (6): Klaas, Eberhardt, Rybski, Clayton, Herber, and Asselmeier  
Nays (0): None  
Absent: (4) Guritz, Andrews, Davidson, and Chismark

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on March 28<sup>th</sup>.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petition 17-30 was approved by the County Board. Mr. Asselmeier also reported that the petition transferring the power and duties to hear special use permits from the Hearing Officer to the Zoning Board of Appeals and the petition increasing notification distances for A-1 special use permits will go to the Planning, Building and Zoning Committee on March 12<sup>th</sup> and could go to the County Board on March 21<sup>st</sup>.

**OLD BUSINESS/NEW BUSINESS**

None

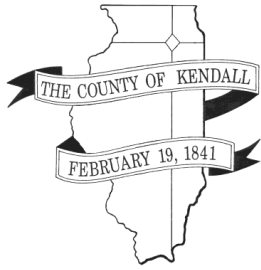
**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:22 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Zoning and Platting Advisory Committee  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: March 21, 2018  
Re: 18-13 Proposed Text Amendments Pertaining to Solar Panel Zoning Regulations

---

In recent months, the Kendall County Planning, Building and Zoning Department has received inquiries from solar energy consultants and property owners desiring to place solar panels on properties throughout the County. These solar panels would be used to generate power offsite from the location where the solar panels are placed. Kendall County adopted solar panel zoning regulations in 2010 and 2011, but these regulations focused on generating solar energy and using that energy onsite. The County also has zoning regulations for power plants, but many solar energy consultants were uncomfortable with a “power plant” classification.

Earlier in 2018, the Planning, Building and Zoning Committee instructed Staff to study the solar panel regulations of several counties. The comparison table from this study is included with this memo.

At their meeting on March 12, 2018, the Planning, Building and Zoning Committee approved initiating text amendments to the Kendall County Zoning Ordinance incorporating DeKalb County’s proposed regulations into the Kendall County Zoning Ordinance. A proposal is attached to this memo.

If you have any questions prior to the meeting on this topic, please let me know.

Thanks,

MHA

ENCS: Solar Comparison Table  
Proposed Text Amendments for Solar Panels

County Solar Panel Regulations (Updated DeKalb 3/19/18)

- Boone (B)
- DeKalb (D)
- Grundy (G)
- Kankakee (K)
- Tazewell (T)
- Will (W)

Note: LaSalle County Allows Solar Panels as Special Use, But Has No Stated Restrictions.

	B	D	G	K	T	W
Differentiate Between Community and Utility Systems	Yes	<b>No, but Does Differentiate in Size at 5 Acres 20 Acres Maximum for Solar Gardens</b>	No	No	No, but Does Differentiate in Size at 5 Acres	Concentrated Solar Not Allowed
Districts Where Permitted Use	None	<b>None Solar Gardens May Be Approved if Neighbors Approve Otherwise They Are Special Use (All Districts)  Solar Farms May Be Approved if Neighbors Approve</b>	None	None	None	None

		<b>Otherwise They Are Special Use in A-1</b>				
Districts Where Special Use	A-1, A-2, RE, R-1, RC, RC-2, RTN, B-1, B-2, I-1, and I-2	<b>Less than 5 Acres In All Districts 5 Acres or Greater A-1 Only</b>  <b>Applications Meeting the Requirements of the Ordinance Do Not Require Committee Review</b>	All Agricultural and Industrial Districts	A-1	Less than 5 Acres In All Districts 5 Acres or Greater A-1, Conservation and Industrial Districts	A-1, I-1, I-2, and I-3
Foundation	Must be Certified by a Qualified Engineer	Must be Certified by a Qualified Engineer <b>for Solar Farms</b>  <b>Must be an Impervious Surface (Gravel or Compacted Soils Are Impervious)</b>	Not Mentioned	Must be Certified by Qualified Engineer	Panels Must Be Installed by Qualified Installer	Not Mentioned
	B	D	G	K	T	W

	B	D	G	K	T	W
Glare	No Glare on Adjacent Properties or ROWs	No Glare on Adjacent Properties or <del>Airports within 500 Feet of Airport or Approach Zone</del> <b>If Within 500 Feet of Airport or Approach Zone, Solar Glare Hazard Analysis Tool Report Must be Submitted; Potential FAA Review Required</b>	No Glare on Adjacent Residential Property	Not Mentioned	No Glare on Adjacent Properties or Airports within 500 Feet of Airport or Approach Zone	Minimize Glare to Adjacent Property  No Glare on ROWs or Impacting Air Traffic or Create a Safety Hazard
Lighting	Photometric Plan Required, Security Lights Max 30 Feet in Height, Lighting Elements Shielded from Adjacent Property, Foot Candle at Property Line Max 0.5	Security Lighting Only and Lighting Required by FAA and FCC	Cannot Cross Property Lines	Cannot Cross Property Lines	Not Mentioned	No Artificial Lighting Unless Required by FAA or Other Governmental Entity
Drainage Tile	Must Be Repaired and Restored-Boone County SWD Chooses Inspector and Applicant Pays for Inspection	Not Mentioned	Must Be Repaired and Bond or Letter of Credit Required, No Specifics	Not Mentioned	Not Mentioned	Must Be Maintained and Repaired

	B	D	G	K	T	W
Electrical Lines	Inspected Prior to Burial	Must Be Buried (Also Communication Lines)	Must Be Buried (Also Communication Lines or Wireless)	Must Be Buried (Also Communication Lines)	Not Mentioned	All Utilities Must Be Buried Unless Waived by SU Permit
Minimum Lot Size	Not Specified	Not Specified	Not Specified	5 Acres	Not Specified	Not Specified
Height	Systems, Equipment and Structures Shall Not Exceed 30 Feet in Height at Maximum Tilt (Lines and Utility Poles are Exempt)	<b>Systems, Equipment and Structures Shall Not Exceed 20 Feet in Height at Maximum Tilt (Lines and Utility Poles are Exempt) Must Follow Height Restrictions of the District at Maximum Tilt</b>	Systems, Equipment and Structures Shall Not Exceed 20 Feet in Height at Maximum Tilt	Systems, Equipment and Structures Shall Not Exceed 30 Feet in Height (Lines and Utility Poles are Exempt)	Systems, Equipment and Structures Shall Not Exceed 20 Feet in Height at Maximum Tilt (Cannot Exceed 30 Inches Above Grade in the Front Yard)	Systems, Equipment and Structures Shall Not Exceed 25 Feet in Height at Maximum Tilt
Setbacks-Front	75 Feet from ROW (Fences Excluded)	<b>Not Mentioned 500-100 Feet Unless Waived by Road District (50 Foot Min) No System in Front Yards</b>	150 Feet	100 Feet (Fences Excluded)	Cannot Encroach on Setbacks at Minimum Tilt	Follow Setback Regulations of District



	B	D	G	K	T	W
Setbacks- Adjoining Property	40 Feet from Property Lines (Excluding Fences)	50 Feet from Property Lines <b>Min 500 100 Feet Unless Waived by Neighbors</b>	150 Feet	50 Feet from Property Lines (Excluding Fences)	Cannot Encroach on Setbacks and Minimum Tilt  50 Feet from Property Lines	25 Feet from Property Lines
Setbacks- Residential	150 Feet from Properties with Residences (Neighbor Can Waive this Requirement and Record Waiver)	<b>500 100 Feet</b> from Neighboring <b>Residence Residential Property Lines</b> (Neighbor Can Waive up to <b>300 50 Feet</b> )	Not Mentioned	100 Feet (As Measured From Property Line to Property Line)	Cannot Encroach on Setbacks and Minimum Tilt  500 Feet from Neighboring Residence	Not Mentioned
Setbacks Internal	None	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Landscaping	Follow Zoning Ordinance (Must Submit Landscaping Plan, Name Type(s) of Evergreen Planted and Location, Must Submit Soil Evaluation, Incorporate Native Plantings)	<del><b>When Visible for Adjoining Residential Use or Residential Zoned Property, Use View Obstructing Vegetation, a Wall, Semi- Opaque Fence or Berm  Designed to Obscure Views</b></del>	Landscaping Plan Required  Use Native Plantings  Use as Screening, But No Specifics  Shall be Inspected Monthly by County	Landscaping Plan Must be Submitted	Do Not Block View or Shading of Properties to the North	Must be Screened from All Roads and Dwelling Units within 1000 Feet (Screening May Be in Setbacks)

Landscaping Continued		<b>to a Height of 6 Feet (For Mechanical Equipment the Screening Shall be the Height of the Equipment Plus 6 Inches</b>				
Fencing	Not Mentioned	<b>Not Required but if Used Then</b> Maximum 8 Feet in Height with Warning Sign	Maximum 8 Feet in Height with Warning Sign	Minimum 8 Feet in Height (Must Have Knox Box and Keys)	Maximum 8 Feet in Height with Warning Sign	Privacy Fence May Be Substituted for Buffer if 6 Feet Tall. At Least 1 Evergreen Must is Required Per 30 Linear Feet of Fence or Wall,  Perimeter Fencing is Required with a Minimum of 7 Feet in Height; Barbed Wire and Razor Wire Prohibited Unless Waived
	B	D	G	K	T	W

	B	D	G	K	T	W
Buffers	25 Foot Wide Buffer of Compact Evergreen Hedges or Other Type of Evergreen Foliage (Shall Be Located Along Road Frontage and Perimeter of Any Single-Family Dwelling) Minimum 3 Feet Tall; Hedge Must be 6 Feet Tall Within 5 Years; Replace Dead Growth and Maintain in Good Condition. Topographical Features and Existing Woodlands May Be Incorporated in Buffer	<p><b>Minimize View of System to Surrounding Properties Screened to Protect from Routine View from Public ROWs; Screening May Be Required to the Extent It Does Not Affect the Operation of the System</b></p> <p><b>Building Integrated or Roof Mounted Systems Do Not Need to be Screened</b></p> <p>Top Soils Cannot Be Removed <b>from Solar Farms</b></p>	Not Mentioned in Specifics	30 Foot Wide Buffer of Compact Evergreen Hedges or Other Type of Evergreen Foliage Minimum 3 Feet Tall; Hedge Must be 8 Feet Tall Within 3 Years; Replace Dead Growth and Maintain in Good Condition. Earth Berms, Topographical Features and Existing Woodlands May Be Incorporated in Buffer	Not Mentioned	A Landscaped Area at Least 10 Feet in Width with at Least 1 Shrub Per 5 Linear Feet Plus 1 Evergreen Tree per 25 Linear Feet of the Perimeter Area Evergreens Must Be at Least 5 Feet Tall at Time of Planting, Top Soils Cannot be Removed Without Permission of the County Board, Perennial Vegetation Must Be Maintained

	B	D	G	K	T	W
Noise	No Detectible Noise by the Human Ear at 500 Feet. Noise Does Not Include Routine Maintenance, Repair, or Construction (Construction is Limited to Monday-Saturday 7-7; Sundays and Holidays 9-6)	Not Mentioned	Not Mentioned	50 dBA When Located Adjacent to Residence or Residential Zoning District	Not Mentioned	Not Mentioned
Signage	Warning Sign at Entrance Which Includes Facility's 911 Address and 24 Hour Emergency Contact Phone Number	Not Mentioned	High Voltage Signs Posted at Each Entrance and Base of All Pad Mounted Transformers  Emergency Contact Information Near Tower, Operations Building and Maintenance Building	Warning Sign at Entrance Which Includes Facility's 911 Address and 24 Hour Emergency Contact Phone Number	Manufacturer's Specs Must be Displayed	Not Mentioned

	B	D	G	K	T	W
Site Plan Requirements	<p>Existing Property Lines Extending Five Hundred Feet from the Exterior Boundary, Including the Names of Adjacent Property Owners and Current Use of Those Properties</p> <p>Exiting Public and Private Roads, Show Width and Easements</p> <p>Location and Size of Existing and Abandoned Wells and Sewage Treatment Systems</p> <p>Existing Buildings and Impervious Surfaces</p> <p>Contour Map Showing Topography at 2 Foot Intervals, May Include Topography of Neighboring Properties</p> <p>Existing Vegetation and Type of Vegetation</p>	<p><b>Not Mentioned Directly</b></p> <p><b>Must Submit Horizontal and Vertical Elevations Showing the Location of the System, Buildings, and Property Lines</b></p> <p><b>Highest Finished Slope of Roof Must be Provided</b></p>	<p>25 Copies of Required Submittals</p> <p>Evidence of Control of Site Must Be Provided</p> <p>Plan Must Include Number and Capacity of Arrays, Placement, Fencing and Landscaping, and Total Height of Arrays</p> <p>Topography Information at 5 Foot Intervals</p> <p>Fire Protection Plan, Revegetation Plan, Drainage and Erosion Plan</p>	<p>50 Copies of Required Submittals</p> <p>Same as Boone Except No Utility Information</p> <p>Also Must Submit Manufacturer's Specs, Itemized Cost of Construction and Connection Method</p>	<p>Same as Boone Except No Utility Information</p>	<p>Must Provide Proof that Owner/Operator Has the Financial Ability to Construct the Solar Farm</p> <p>Must Provide Notice of Development Letter to Will County Board Representatives</p> <p>Site Plan Must Show Same Property Line, Property Ownership and Floodplain Locations as Boone</p> <p>Must Include Number Location and Spacing of Solar Panels</p> <p>Include Product Cut Sheets</p> <p>Traffic Control Information</p> <p>Operation and Maintenance Plan</p>

<p>Site Plan Requirements Continued</p>	<p>Waterways, Watercourses, Lakes, and Wetlands</p> <p>Wetland Boundaries</p> <p>FEMA FIRM Map and 100 Year Flood Elevation</p> <p>Floodway, Flood Fringe, and General Flood Plain District Boundary</p> <p>Mapped Soils</p> <p>Surface Water Drainage Patterns</p> <p>Location of Subsurface Drainage Tiles</p> <p>Location of All Utilities</p>		<p>Emergency Plan Provided to Local Fire Department</p>			<p>Emergency Services Plan</p> <p>Redact Copy of Lease</p>
---	---	--	---	--	--	--

	B	D	G	K	T	W
Site Plan Conditions	<ol style="list-style-type: none"> <li>1. Location, Number and Spacing of Solar Panels</li> <li>2. Location of Access Roads and Access Points</li> <li>3. Planned Location of Underground or Overhead Electric Lines Connecting the Solar Farm to a Building, Substation, or Other Electric Load.</li> <li>4. New Electrical Equipment Other Than Existing Building or Substation</li> <li>5. Certified Drawings of Elevation of the Premises Accurately Depicting the System</li> <li>6. Weed Control Plan Approved by Boone County Conservation District, No Soil Sterilant Shall Be Permitted to be Used Onsite</li> </ol>	<p><b>Must Submit Operation and Maintenance Report Within 14 Days Upon Request</b></p> <p><b>Must Submit EcoCat and Illinois Historic Preservation Agency Consultation Information</b></p> <p><b>Must Allow Access for Fire Protection Personnel</b></p> <p><b>Must Follow Noxious Weed Ordinance</b></p>	Included with Site Plan Requirements	<p>Same as Boone 1-6</p> <p>\$500 Per Week Weed Violation</p>	<p>Same as Boone 1-6</p> <p>\$500 Per Week Weed Violation</p>	Included with Site Plan Requirements

	B	D	G	K	T	W
Road District Approval	Not Mentioned	Not Mentioned	Required and Panels Must Be 150 Feet From Public or Private Roads  Bonds or Letter of Credit Required for Maintenance, Amount Not Provided	Required	Required	Required
Utility Approval	Not Mentioned	<del>Not Mentioned</del> <b>Required</b>	Not Mentioned	Required, Copy of the Agreement Must be Submitted as Part of Application	Required	Required



	B	D	G	K	T	W
Decommissioning Plan	<p>Required as Part of Application</p> <p>Must Occur if Panels Not Used in 12 Consecutive Months, Operating Company or Land Owners has 6 Months to Complete Plan</p> <p>County Board May Grant Extensions</p> <p>Plan Must Include Removal of Structures, Equipment, Fencing, Hazardous or Special Materials, Roads, Foundations, and Restoration of Soil and Vegetation</p> <p>Bond in the Amount of 150% of the Engineer's Estimate for Decommission Costs Must Be Submitted Prior to Issuance of Occupancy Permit</p>	<p>Required as Part of Application</p> <p>If Not Used for 90 Consecutive Days</p> <p>6 Months to Complete Removal</p> <p><b>County May Request Written Approval that System is Still Operational; Must Respond in 14 Days</b></p> <p>Remove All Structures and Foundations and Restore Vegetation</p> <p>Bond or Letter of Credit May Be Required (Dollar Amount Not Listed)</p>	<p>Required as Part of Application</p> <p>If Not Used for 9 Months</p> <p>9 Months to Remove</p> <p>Must Remove All Structures and Pads to a Depth of 4 Feet Below Ground Surface</p> <p>Bond or Letter of Credit Required, Amount Determined by Engineer or Contractor, Must Pay 50% Before Construction Starts and Balance is Due Within 5 Years of the Start of Construction</p>	<p>Required as Part of Application</p> <p>Same as Boone Financial Security of \$1000 Per Acre in the Form of Irrevocable Letter of Credit or Escrow in lieu Boone Bond</p>	<p>If Not Used for 6 Months, Must be Removed in 30 Days (Violation)</p> <p>Required as Part of Application</p> <p>Must Occur if Panels Not Used for 12 Months, Have 6 Months to Remove Panels and Foundations to a Depth of 4 Feet Below Ground Surface.</p> <p>Hazardous Materials Must be Disposed Per Applicable Laws</p> <p>Surety Bond or Escrow Must Be Provided to Cover Cost of Removal at Time of Application</p>	<p>Required as Part of Application</p> <p>Removal within 180 Days</p> <p>Considered Abandoned if Not Producing Electricity for 1 Year</p> <p>Remove all Structures, Foundations, Barriers, and Transmission Lines</p> <p>Re-Vegetated as Necessary</p> <p>Hazardous Materials Must be Disposed Per Applicable Laws</p> <p>Owners Must Provide Cost Estimates at Time of Special Use Permit Application</p>

Decommission Plan Continued	<p>Updated Decommissioning Plans Must Be Submitted Every 3 Years, Plans Must Be Signed by Party Responsible for Decommissioning and/or Land Owner</p> <p>County May Request Additional Information</p> <p>Construction Must Commence within 2 Years of Approval by the County Board, Board May Grant Extension If Requested Prior to 60 Days of 2<sup>nd</sup> Anniversary of the Issuance of the Special Use Permit</p> <p>Must Comply with State Laws as They Relate to Decommissioning</p>		Revegetation Plan		<p>County May Collect Escrow or Bond and Enter Property if Decommissioning Not Completed in 6 Months</p> <p>County May Also Place a Lien on Property to Cover Costs</p>	
	B	D	G	K	T	W

	B	D	G	K	T	W
Fees	Reimburse County for Costs Greater than \$500 and Pay All Invoices within 10 Days	Building Permit Fees 0-10 KW \$150 11-50 KW \$300 51-100 KW \$600 101-500 KW \$1200 501-1000 KW \$2750 1001-2000 KW \$6000 Over 2000 KW \$200 for Each Additional 0-100 KW Fees Double if Construction Commences before Obtaining Building Permit	Not Mentioned	Filing Fee of \$5,000 Plus Reimburse County for Costs Greater than \$5,000 and Pay All Invoices with 10 Days	Building Permit Fees 0-4 KW \$75 5-10 KW \$150 11-50 KW \$300 51-100 KW \$500 101-500 KW \$1000 501-1000 KW \$3000 1001-2000 KW \$5000	Not Mentioned

	B	D	G	K	T	W
Insurance	<p>Owner or Operator Shall Maintain Current Liability Policy Covering Bodily Injury and Property Damage at \$2 Million Per Occurrence and \$20 Million in Aggregate</p> <p>Must Have Policy for Duration of Special Use Permit and Submit Copy of Renewals to the Building Department</p> <p>County is Named as Additional Insured</p>	<p>Owner or Operator Shall Maintain Current Liability Policy Covering Bodily Injury and Property Damage at <b>Least</b> \$3 Million Per Occurrence and \$5 Million in Aggregate, Must Have Policy for Duration of Special Use Permit, Such Insurance May Be Provided Pursuant to a Plan of Self-Insurance by a Party with a Net Worth of \$20 Million Dollars or More,</p> <p>County Named as Additional Insured</p>	<p>Owner or Operator Shall Maintain Current Liability Policy Covering Bodily Injury and Property Damage at \$2 Million Per Occurrence and \$5 Million in Aggregate with a Deductible of No More Than \$5,000</p>	Not Mentioned	<p>Owner or Operator Shall Maintain Current Liability Policy Covering Bodily Injury and Property Damage at \$2 Million Per Occurrence and \$5 Million in Aggregate with a Deductible of No More Than \$5,000,</p> <p>Must Have Policy for Duration of Special Use Permit,</p> <p>County is Named as Additional Insured</p>	Required, No Specifics

	B	D	G	K	T	W
Outdoor Storage	Not Mentioned	Not Mentioned	Ordinance Hints that Outdoor Storage is Allowed, But Does Not Provide Any Perimeters	Only Equipment and Materials Related to the Operation and Maintenance of the Solar Farm (Must be paved with a Bituminous Surface and either Fenced or Screened from Adjoining Properties and Uses)	Not Mentioned	Not Allowed
UL (Underwriters Laboratories, Inc) Listing	Not Mentioned	<b>Not Mentioned Required and Must Have Anti-Reflective Coating</b>	Not Mentioned, But Equipment Must Meet Industry Standards	Required and Must Have Anti-Reflective Coating	Required for Components	Required for Electrical Systems Components
Indemnification of County	Yes	Yes	Non Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Public Nuisance Statement	Yes	Not Mentioned	Not Mentioned	Cost Statement	Must Be Maintained in Good Order	Must Be Maintained in Good Order
Severability Statement	Yes	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
High Water Mark	Not Mention	Not Mentioned	150 Feet	Not Mentioned	Not Mentioned	Not Mentioned
Adjoining Property Value Evaluation	Not Mention	Not Mentioned	Yes	Not Mentioned	Not Mentioned	Not Mentioned

	B	D	G	K	T	W
Follow Federal, State, and Local Laws	Yes	Yes	Yes-Annual Inspection	Yes	Yes-County Will Do Annual Inspection	Not Mentioned

## Solar Panel Amendments

Amend Section 3.02 by adding the following terms and definitions:

**ACTIVE SOLAR ENERGY SYSTEM.** A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

**BUILDING-INTEGRATED SOLAR ENERGY SYSTEMS.** An active solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

**GRID-INTERIE SOLAR ENERGY SYSTEM.** A photovoltaic solar energy system that is connected to an electric circuit served by an electric utility company.

**GROUND MOUNT SOLAR ENERGY SYSTEM.** A solar energy system mounted on a rack or pole that rests on or is attached to the ground.

**OFF-GRID SOLAR ENERGY SYSTEM.** A photovoltaic solar energy system in which the circuits energized by the solar energy system are not electrically connected in any way to electric circuits that are served by an electric utility company.

**PASSIVE SOLAR ENERGY SYSTEM.** A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger.

**PHOTOVOLTAIC SYSTEM.** An active solar energy system that converts solar energy directly into electricity.

**ROOF MOUNT SOLAR ENERGY SYSTEM.** A solar energy system that is mounted on a rack that is fastened onto a building roof.

**SOLAR ACCESS.** Unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

**SOLAR COLLECTOR.** An assembly, structure, and the associated equipment and housing, designed for gathering, concentrating, or absorbing direct and indirect solar energy for which the primary purpose is to convert or transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

**SOLAR ENERGY.** Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

**SOLAR ENERGY EASEMENT.** An easement that limits the height or location, or both, of permissible development on the burdened land in terms of a structure or vegetation, or both, for the purpose of providing access for the benefited land to wind or sunlight passing over the burdened land.

**SOLAR ENERGY SYSTEM (SES).** All components required to become a complete assembly or structure that will convert solar energy into electricity for use.

**SOLAR ENERGY SYSTEM ADDITION.** A private solar energy system which is structurally attached to a building or structure on the zoning lot on which said system is located. Said system shall be considered part of the building and shall comply with all provisions of this ordinance pertaining thereto.

**SOLAR ENERGY SYSTEM, PRIVATE.** A collection of one (1) or more solar collectors designed for use by the occupant(s) of the zoning lot on which said system is located; excess power generation is limited to net metering or similar technology with regulations set by the local power utility, community, county, and state. Private solar energy system equipment shall conform to applicable industry standards, and applicants for building permits for private solar energy systems shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards.

**SOLAR FARM.** A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located.

**SOLAR GARDEN.** A commercial solar-electric (photovoltaic) array, of no more than 20 acres in size, that provides retail electric power (or a financial proxy for retail power) to multiple households or businesses residing in or located off-site from the location of the solar energy system. A county solar garden may be either an accessory use, when a part of an existing or a proposed subdivision or a special use if it is a stand-alone garden.

**SOLAR HEAT EXCHANGER.** A component of a solar energy device that is used to transfer heat from one substance to another, either liquid or gas.

**SOLAR HOT AIR SYSTEM.** An active solar energy system (also referred to as Solar Air Heat or Solar Furnace) that includes a solar collector to provide direct supplemental space heating by heating and re-circulating conditioned building air.



**SOLAR HOT WATER SYSTEM.** A system (also referred to as Solar Thermal) that includes a solar collector and a heat exchanger that heats or preheats water for building heating systems or other hot water needs, including residential domestic hot water and hot water for commercial processes.

**SOLAR MOUNTING DEVICES.** Racking, frames, or other devices that allow the mounting of a solar collector onto a roof surface or the ground.

**SOLAR STORAGE UNIT.** A component of a solar energy device that is used to store solar generated electricity or heat for later use.

Amend Section 4.18 as follows:

#### 4.18 SOLAR PANELS

- A. Roof Mounted. Solar panels located on the roof of an existing structure shall be permitted in all districts. **Roof mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted. Roof mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. Roof mounted or building integrated private solar energy systems for residential or business use shall be considered an accessory use in all zoning districts where there is a principal structure and shall meet the regulations of the Kendall County Zoning Ordinance. Roof mounted solar panels used as accessory to agricultural uses shall be exempt from building permits.**
- B. Freestanding. Solar panels located on the ground or attached to a framework located on the ground shall be classified as accessory structures **in all zoning districts provided that the system is no larger than necessary to provide one hundred twenty percent (120%) of the electrical and/or thermal requirements of the structure to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems.** Freestanding solar panels shall be permitted if they comply with ~~all of the following standards~~ the standards listed in the Kendall County Zoning Ordinance. Ground or pole mounted solar energy systems shall not exceed the maximum height, when oriented at maximum tilt, for the zoning district in which it is located. Freestanding solar panels used as accessory to agricultural uses shall be exempt from building permits.

~~(Properties considered agriculturally exempt as defined in State Statute from building permits are further exempt from these standards with the exception of #3 listed below):~~

- ~~1. The proposed system is no larger than necessary to provide 120 percent of the electrical and/or thermal energy requirements of the structure to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems.~~

- ~~2. The solar panels and supporting framework shall not exceed 12' in all districts with the exception of the agricultural district as measured from adjoining grade at base to the highest elevation of the equipment.~~
- ~~3. The solar energy system including any appurtenant equipment is not located within any required setback areas within the respective zoning district.~~
- ~~4. If the solar panels are visible from off-site, the solar panels are not located within 150 feet of a dwelling located on a lot other than the lot on which the solar energy system is located unless:
  - ~~a. There are appropriate facades, walls, fences or landscaping that screen the solar panels and supporting framework from unobstructed view.~~
  - ~~b. Reflection angles from collector surfaces are oriented away from neighboring windows.~~
  - ~~c. The panels are mounted as close as possible to the ground while allowing adequate drainage and preventing vegetation from shading the panels.~~~~
- ~~5. The solar panels are located so that they are not readily visible from public viewing areas including parks, roads and trails located to the south of the site.~~

**C. Solar Gardens. Solar gardens shall be allowed in all zoning districts and shall require a special use permit whether accessory or principal use of the property subject to the following requirements:**

- 1. The requirement for a special use permit may be waived, provided the solar garden's owner/lessee obtains and records with the Kendall County Planning, Building and Zoning Department signed and notarized affidavits agreeing that the need for a special use permit be waived from all property owners adjoining the zoning lot on which the solar garden is to be located (as determined by the Kendall County Planning, Building and Zoning Department).**
- 2. Unless otherwise noted in the Kendall County Zoning Ordinance, solar gardens must comply with all required standards for structures in the district in which the system is located.**
- 3. Rooftop community systems are permitted in all zoning districts where buildings are permitted.**

4. Ground-mount community solar energy gardens must be less than twenty (20) acres in total size. Ground-mount solar developments covering more than twenty (20) acres shall be considered solar farms.
5. Solar gardens are subject to Kendall County's Stormwater Management Ordinance and NPDES permit requirements.
6. An interconnection agreement must be completed with the electric utility in whose service territory the system is located.
7. For solar gardens located within 500 feet of an airport or within the approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
8. Ground-mount systems must comply with all required standards for structures in the district in which the system is located. All solar gardens shall also be in compliance with all applicable local, state and federal regulatory codes, including the State of Illinois Uniform Building Code, as amended, and the National Electric Code, as amended. Also, Health Department requirements for wells and septic systems must be met.

**D. Solar Farms.** Ground mount solar energy systems that are the primary use on the lot, designed for providing energy to off-site uses or export to the wholesale market are permitted under the following standards:

1. Solar farms shall require a special use permit in the A-1 Agricultural District. Unless otherwise noted in the Kendall County Zoning Ordinance, solar farms must comply with all the required standards for structures in the district in which the system is located.
2. The solar array and all components of the solar collector system in a solar farm shall be kept at least one hundred feet (100') from a property line or right-of-way. However, this requirement may be waived, provided the solar farm's owner/lessee obtains, and records with the Kendall County Planning, Building and Zoning Department, signed and notarized affidavits agreeing that the minimum setback be waived, from all property owners and affected road authorities adjoining the zoning lot on which the solar farm is to be located (as determined by the Kendall County, Planning, Building and Zoning Department). However, in no instance shall any part of the solar farm be located within fifty feet (50') of any of the aforementioned items.

3. Solar farms are subject to Kendall County's Stormwater Management Ordinance and NPDES permit requirements.
4. Top soils shall not be removed during development, unless part of a remediation effort. Soils shall be planted to and maintained in perennial vegetation to prevent erosion, manage run off and build soil. A plan must be approved by the Kendall County Soil and Water Conservation District and paid for by the developer. Applicable noxious weed ordinances shall be followed. Due to potential County liability under the Illinois Endangered Species Protection Act (520 ILCS 10/11(b)), it is required that any crops planted be in compliance with all federal and state laws protecting endangered species. This will also include pollinators such as bees. A report showing demonstration of plan compliance shall be submitted annually and paid for by the developer.
5. A qualified engineer shall certify that the foundation and design of the solar panels racking and support is within accepted professional standards, given local soil and climate conditions.
6. All solar farms shall be in compliance with all applicable local, State and Federal regulatory codes and the National Electric Code, as amended.
7. Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by Kendall County in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines or distance makes undergrounding infeasible, at the discretion of the Kendall County Planning, Building and Zoning Department. In addition, the Illinois Department of Agriculture (IDOA) has established standards and policies in the Agricultural Impact Mitigation Agreements (AIMA) regarding the construction or burial of electric transmission lines which should be agreed to and adhered to between the landowner and the developer.
8. A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, farm tile, electric equipment, fencing, and screening materials and all other characteristics requested by Kendall County. The site plan should also show all zoning districts and overlay districts.
9. For solar farms located within five hundred feet (500') of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with

**the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.**

**10. Solar farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR) through the department's online, EcoCat program. Areas reviewed through this process will be endangered species and wetlands. The cost of the EcoCat consultation will be borne by the developer**

**E. Setback Requirements. Unless otherwise stated in the Kendall County Zoning Ordinance, the setback requirements for all solar energy systems shall meet the structure minimum setback requirements when the solar energy system is oriented at any and all positions.**

**No solar energy system shall be located in any front yard of any residentially zoned or used property.**

**F. Design Standards. Active solar energy systems shall be designed to conform to the County's Land Resource Management Plan and to blend into the architecture of the building or may be required to be screened from the routine view from public rights-of-way other than alleys. Screening may be required to the extent it does not affect the operation of the system. The color of the solar collector is not required to be consistent with other roofing materials.**

**1. Building integrated photovoltaic solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.**

**2. Solar energy systems using roof mounting devices or ground-mount solar energy systems shall not be restricted if the system is not visible from the closest edge of any public right-of-way or immediately adjacent to a residential structure.**

**3. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties. Measures to minimize glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.**

**4. For solar units located within 500 feet of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim**

**Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.**

- G. Coverage.** Roof or building mounted solar energy systems, excluding building-integrated systems, shall allow for adequate roof access for fire-fighting purposes to the south-facing or flat roof upon which the panels are mounted. Ground-mount private solar energy systems shall be exempt from impervious surface calculations if the soil under the collector is not compacted and maintained in vegetation. Foundations, gravel, or compacted soils are considered impervious.
- H. Plan Approval Required.** All solar energy systems shall require administrative plan approval by the Kendall County Building Official via the review of the application for a building permit.
- 1.** Plan applications for solar energy systems shall be accompanied by horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building or on the property for a ground-mount system including the property lines.
  - 2.** For all roof-mounted systems other than a flat roof, the elevation must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.
  - 3.** For flat roof applications, a drawing shall be submitted showing the distance to the roof edge and any parapets on the building shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.
  - 4.** Applications that meet the design requirements of the Kendall County Zoning Ordinance and do not require an administrative variance shall be granted administrative approval by the Zoning Administrator and not require Planning, Building and Zoning Committee review. Plan approval does not indicate compliance with Building or Electrical Codes.
- I. Approved Solar Components.** Electric solar energy system components must have a UL listing approved equivalent and solar hot water systems must have an SRCC rating.
- J. Compliance with Building Code.** All active solar energy systems shall meet approval of County building officials; solar thermal systems shall comply with HVAC-related requirements of the Illinois State Energy Code. All County adopted building codes will apply and take precedence where applicable.

- K. Compliance with State Plumbing Code.** Solar thermal systems shall comply with applicable Illinois State Plumbing Code requirements.
- L. Compliance with State Energy Code.** All photovoltaic systems and solar thermal systems shall comply with the Illinois State Energy Code.
- M. Utility Notification.** All grid-intertie solar energy systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.
- N. Building Permit Requirements and Fees.** All solar energy systems will be required to have a Kendall County Building Permit before any work can be started. A written plan and a plat/drawing for the proposed solar energy system shall be provided with the Building Permit Application. The plat/drawing must show the location of the system on the building or on the property, (for a ground-mount system show arrangement of panels), with all property lines and set back footages indicated. Fees for processing the applications for building permits shall be submitted to and collected by the Kendall County Planning, Building and Zoning Department as follows:

0-	10 kilowatts (kW)	\$150.00
11-	50 kilowatts (kW)	\$300.00
51-	100 kilowatts (kW)	\$600.00
101-	500 kilowatts (kW)	\$1,200.00
501-	1,000 kilowatts (kW)	\$2,750.00
	1,001-2,000 kilowatts (kW)	\$6,000.00
	Over 2,000 kilowatts (kW)	\$6,000.00 + \$200.00 for each additional 0-100 kilowatts

Any solar energy system that construction has started before a Building Permit has been applied and paid for will be charged double the permit fee.

- O. Liability Insurance and Indemnification.**
  - 1. For Solar Farms and Solar Gardens, commencing with the issuance of building permits, the Applicant, Owner, or Operator shall maintain a current general liability policy covering bodily injury and property damage with limits of at least Three Million Dollars (\$3 Million) per occurrence and Five Million Dollars (\$5 Million) in the aggregate. Such insurance may be provided pursuant to a plan of self- insurance, by a party with a net worth of Twenty Million Dollars (\$20 Million) or more. The County shall be named as an individual insured on the policy to the extent the county is entitled to indemnification.**
  - ~~**2. For private/individual SES(s), commencing with the issuance of building permits, the applicant or owner shall maintain a current liability policy**~~

~~covering bodily injuries and any damage that may occur, on their home owner's policy or other applicable policy as approved by the Planning, Building and Zoning Department.~~ (Remove Per Brian Holdiman)

3. Any SES(s), applicant, owner, or operator, whether individual or commercial, shall defend, indemnify, and hold harmless the County and its officials, employees, and agents (collectively and individually, the "Indemnified Parties") from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney's fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as "liability") arising out of applicant, owner, or operators selection, construction, operation, and removal of the SES(s) and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County's other indemnification rights available under the law.

#### P. Decommissioning Plan.

1. Upon the request of the Kendall County Planning, Building and Zoning Department, an owner of a commercial solar energy system must provide documentation, within thirty (30) days, that the solar energy system is still in use. If the solar energy system is not in use, the owner of the system shall have 180 days, after notification from the Kendall County Planning, Building and Zoning Department, to remove the solar energy system from the property.
2. A decommissioning plan shall be required at the time of applying for all solar farms and solar gardens to ensure that the facilities are properly removed after their useful life.
3. Decommission of solar panels must occur in the event they are not in use for ninety (90) consecutive days.
4. The owner or operator will have six (6) months to complete the decommissioning plan after operation of a solar farm or solar garden ceases.
5. The decommissioning plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site.



6. The Kendall County Board may require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure the proper decommissioning. The posting of a bond may be required prior to the issuance of a building permit for the facility.
7. In the event that the State of Illinois enacts a law with regards to the decommissioning of a solar farm, the strictest requirements shall prevail.

**Q. Other Requirements.**

1. Upon request from the Kendall County Planning, Building and Zoning Department, an owner of a commercial solar energy system must provide documentation, within thirty (30) calendar days, that the solar energy system is still in use. If it is not still in use, the owner of the system will have one hundred eighty (180) calendar days, after notification from the Planning, Building and Zoning Department, to remove the solar energy system from the property.
2. Upon request from the Kendall County Planning, Building and Zoning Department, the owner or operator of a solar farm or a solar garden must submit, within fourteen (14) calendar days, a current operation and maintenance report to the Department.
3. In all undeveloped areas, the solar energy developer will be required to complete a consultation with both the Illinois Historic Preservation Agency (IHPA) and the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. The cost of this consultation shall be at the developer's expense. The final certificate from EcoCat shall be provided to the Kendall County Planning, Building and Zoning Department before a permit or special use permit will be issued.
4. No fencing is required; however, if installed on the property the fencing shall have a maximum height of eight (8) feet. The fence shall contain appropriate warning signage that is posted such that is clearly visible on the site.
5. Any lighting for solar farms or solar gardens shall be installed for security and safety purposes only. Except for lighting that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.
6. Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.
7. Electric solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).

**8. Solar energy systems must be in compliance with all State of Illinois Plumbing and Energy Codes.**

Amend Section 7.01.D by adding:

**“54. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.**

**55. Solar Farms subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 8.02.C by adding:

**“19. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 8.03.H.1 by adding

**“p. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 8.09.B by adding

**“9. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 9.02.C

**“15. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 9.03.C

**“26. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 9.04.C

**“29. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 9.05.C

**“20. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 9.06.F

**“Solar Gardens. Solar gardens shall be a special use in the B-5 Business Planned Development District.**

Amend Section 9.07.C

**“19. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend Section 10.03.B

**“5. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.”**

Amend the Table of Uses to reflect Solar Gardens as special use in every zoning district and Solar Farms as a special use in the A-1 District.