



LAKE COUNTY
Investing in People
and Our Communities

PWPT Discussion of Solar
Energy Amendment
Highlights

August 7, 2019

Approval Process



Types of Solar

- Roof-Mounted
- Building-Integrated
- Ground-Mounted
 - Small-Scale System: Less than 1,750 Square Feet
 - Medium-Scale System: More than 1,750 but less than 40,000 square feet
 - Large-Scale System: At least 40,000 square feet

Medium and Large-Scale

- *Principal* (i.e., primary) and *accessory* (i.e., secondary/subordinate) *use* medium and large-scale systems are permitted in industrial zoning districts, and require a non-delegated Conditional Use Permit (CUP) in all other districts



Small-Scale

- *Principal use* small-scale systems require a CUP in all residential districts and are permitted in all nonresidential districts. *Accessory use* small-scale systems permitted in all zoning district [NOTE: staff recommendation allows small-scale *principal use* by right in all residential zones).



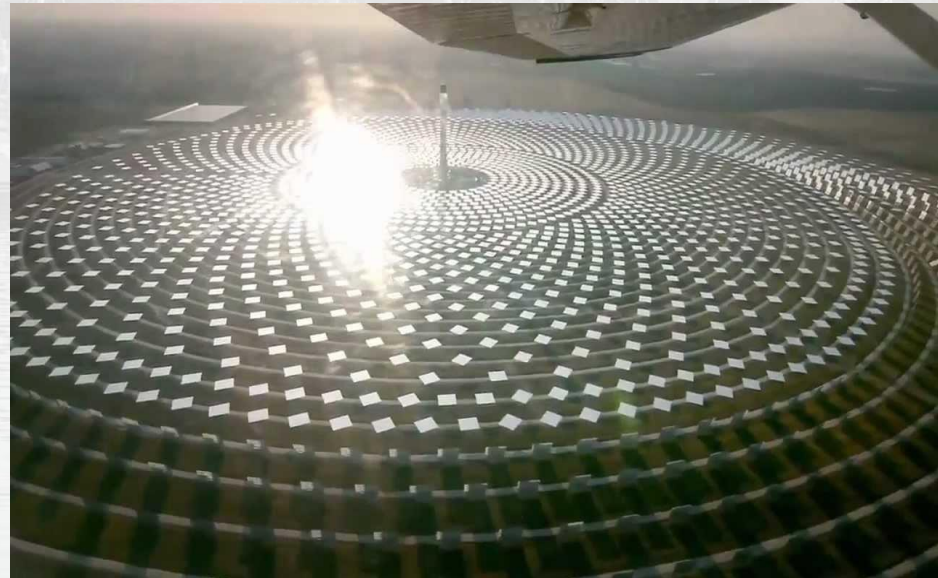
Campus Settings

- *Accessory use* ground-mounted solar energy systems of all sizes (small, medium, or large) shall be permitted in all zoning districts for those institutional, commercial, or industrial uses with campuses comprised of 10 acres or more.



Concentrated Solar

- Unlike conventional solar, it uses lenses or curved mirrors to focus sunlight onto small, highly efficient solar cells.
- Prohibition on concentrated solar technology as accessory or principal use



Approval Processes

- All medium and large-scale systems are subject to the Site Capacity/Site Plan review process, which triggers:
 - Landscape buffering and fencing (where appropriate)
 - Must be planted with native prairie species
 - Natural resource protection measures (woodland resources)
- May require Site Development (i.e., engineering) permits depending on total site disturbance
- All systems must meet required setback, height, location, and maximum area standards

Miscellaneous Standards

- Any ground mounted system which has reached the end of its useful life or has been abandoned shall be removed
- Developer of *principal use* medium or large-scale systems must provide a bond, letter of credit, or surety bond for removal cost
- Security, signage, and lighting provisions apply

The image shows a modern, multi-story building with a grid of windows. In the foreground, there is a large, dark bronze bust of Abraham Lincoln, facing left. The entire scene is overlaid with a semi-transparent white filter. The word "QUESTIONS?" is written in a large, black, sans-serif font across the middle of the image, with a thin horizontal line underneath it.

QUESTIONS?