



Lake County Illinois

Legislation Text

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Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider proposed text amendments relating to solar energy systems to the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances).

- The need for land use regulations sufficiently tailored to address the installation of solar energy systems has grown as a result of several recent trends: the adoption of the Future Energy Jobs Act (FEJA) by the state of Illinois, increased financial incentives, community demand, interest from the solar development market, and decreased costs due to advances in technology.
- Solar energy systems include, without limitation, ground and/or roof-mounted solar arrays, along with related equipment, at varying size and scale.
- PB&D is convening a solar energy task force in early 2019 to engage with local communities to jointly prepare a best practice-based solar model ordinance. The model ordinance will serve as a template for communities (including Lake County) to develop their own solar-specific zoning regulations in timely response to the emerging solar energy trends in the region. Staff will expeditiously prepare a draft set of regulations based on the model.
- To minimize delay in considering solar energy regulations for unincorporated Lake County upon completion of the Task Force's model ordinance, the attached County Board resolution directs the Zoning Board of Appeals to conduct text amendment public hearings at that time.

RESOLUTION

WHEREAS, the Lake County Board adopted the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances) (UDO) on April 11, 2000; and

WHEREAS, the Lake County Code requires periodic review to maintain relevancy and address changing conditions, and

WHEREAS, there is a need to adopt regulation sufficiently tailored to address the unique land use characteristics of solar energy systems for unincorporated Lake County; and

WHEREAS, the Planning, Building and Development Department will draft proposed amendments to the text of the UDO based upon recommendations of the Solar Energy Task Force related to solar energy systems and review amendments with all relevant County bodies and will submit such proposed amendments to the Zoning Board of Appeals for hearing to amend the text of the UDO; and

WHEREAS, the Public Works, Planning and Transportation Committee is of the opinion the necessary steps should be taken to amend the UDO to address solar energy systems; and

WHEREAS, the state law requires the Zoning Board of Appeal to hold a public hearing on proposed amendments to the text of the UDO.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the Lake County Zoning Board of Appeals is hereby directed to conduct a public hearing to consider the adoption of regulations, as proposed by

the Planning, Building and Development Department, based upon recommendations of the Solar Energy Task Force related to solar energy systems, and such other amendments that are directly related thereto; and

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is hereby directed to notify the Zoning Board of Appeals of this action and keep a record of this Resolution; and

BE IT FURTHER RESOLVED that the Clerk of the County Board shall keep a record of this action.

DATED AT LIBERTYVILLE, LAKE COUNTY, ILLINOIS, this 6th day of February 2019.