

**VILLAGE OF FLANAGAN
LIVINGSTON COUNTY, ILLINOIS**

**ORDINANCE NO. 2024-05
AN ORDINANCE ESTABLISHING THE REGULATION OF SOLAR ENERGY SYSTEMS**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF FLANAGAN**

This 16 day of April 2024

VILLAGE OF FLANAGAN, ILLINOIS

ORDINANCE NO. 2024-05

AN ORDINANCE ESTABLISHING THE REGULATION OF SOLAR ENERGY SYSTEM

(A) DEFINITIONS.

The following terms shall apply to this chapter as written unless the context indicates or requires different meanings:

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

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

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

SOLAR FARM. A commercial facility either more than 20 acres in size or more than two megawatts a/c in capacity 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 or more and two megawatts or less a/c in capacity 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 locations of the solar energy system. A county solar garden is the principal land use for the parcel on which it is located.

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.

(B) Building permit requirements and fees.

(1) All solar energy systems (SES) will be required to have 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 with all property lines and setback footage indicated. A fee of one hundred dollars (\$100) for processing the applications for building permits shall be submitted to and collected by the Village of Flanagan.

(C) ROOF MOUNT SESs:

Roof mount SESs shall be permitted with a building permit in all zoning districts where there is a principal structure. The building permit application shall be submitted and shall demonstrate compliance with all applicable zoning requirements. Building or roof mount SESs shall not exceed the maximum allowed height for principal structures in any zoning district, and the collector surface and mounting

devices shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.

(D) GROUND MOUNT SESs:

Freestanding or ground-mounted solar energy systems, solar farms, and solar gardens are prohibited in all zoning districts.

(E) REQUIREMENTS FOR ALL SESs:

A. Reflection Angles: Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

B. Visibility: Solar energy systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the North while still providing adequate solar access for collectors.

C. Safety: Roof-mount SESs, excluding building integrated systems, shall allow adequate roof access for firefighting purposes to the south-facing or flat roof upon which the panels are mounted.

D. Building Code: All SESs shall meet the requirements of the applicable City building and property maintenance codes.

E. Installation: All SES installations shall be performed by a qualified solar installer.

F. Any connection of an SES to the public utility grid shall be inspected by the appropriate public utility.

G. Approved Solar Components: Electric SES system components shall have a UL listing or approved equivalent.

H. Appearance: Brand labels that are visible from the lot boundary of the subject property shall be removed.

(F) ADMINISTRATION:

- 1) Any person or business entity who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this section shall face fines of not less than fifty dollars (\$50.00) nor more than three hundred fifty dollars (\$350.00) for each offense. Each day of non-compliance is a separate offense.

PRESENTED to the Board of Trustees of the Village of Flanagan, Livingston County, Illinois, on this 16th day of April 2024.

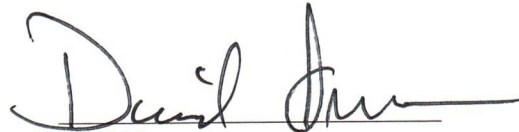
PASSED by the Board of Trustees of the Village of Flanagan, Livingston County, Illinois, this 16 day of April 2024.

SIGNED by the President of the Board of Trustees of the Village of Flanagan, Livingston County, Illinois, this 16 day of April 2024.

AYES: 6

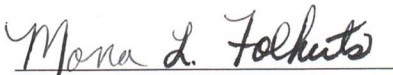
NAYES: 0

ABSENT: 0



David Iverson
Village President
Village of Flanagan

ATTEST:



Mona L. Folkerts
Village Clerk
Village of Flanagan

IL (SEAL)