

ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE VILLAGE OF CALEDONIA, BOONE COUNTY, ILLINOIS, AMENDING CHAPTER 2, ‘RULES AND DEFINITIONS’, CHAPTER 6, ‘URBAN TRANSITIONAL DISTRICT’, CHAPTER 7, ‘RESIDENTIAL DISTRICTS’, CHAPTER 8, ‘R-M MULTI-FAMILY RESIDENTIAL DISTRICTS’, CHAPTER 9, ‘COMMERCIAL DISTRICTS’, AND CHAPTER 10, ‘I-INDUSTRIAL DISTRICTS’, OF THE VILLAGE’S ZONING ORDINANCE

WHEREAS, the Village of Caledonia (“Village”) has adopted a Code of Ordinances; and

WHEREAS, as a part of the Code of Ordinances, the Village has previously adopted a Zoning Ordinance; and

WHEREAS, the President and Board of Trustees of the Village desire to supplement the Village’s existing Zoning Ordinance to address solar energy systems; and

WHEREAS, in order to implement the above changes, it is necessary to enact an Ordinance.

NOW THEREFORE, be it ordained by the President and Board of Trustees for the Village of Caledonia, Boone County, Illinois, as follows:

1. The above recitals are incorporated herein and made a part hereof.
2. Section 2.2 of Chapter 2 of the Village of Caledonia’s Zoning Ordinance, entitled “Definitions”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions by strikethroughs). The remainder of the Sections in Article I remain unaffected hereby:

“SECTION 2.2 DEFINITIONS:

....

PERFORMANCE STANDARDS. Criteria established to regulate industrial uses according to the effect of their existence. Such criteria are noise, odors, smoke/toxic or noxious matter, vibration, fire and explosive hazards, and glare or heat.

PHOTOVOLTAIC PANEL. A single panel comprised of multiple semiconductor cells which converts light into electrical current through photovoltaic effect.

PLAT. A map or document that shows a division of land and is intended to be filed for record and which confirms to the Plat Act of the State of Illinois.

PV ARRAY. An array of photovoltaic panels mounted in a closely-placed arrangement. For purposes of coverage, the area of a PV Array shall be deemed to include all space between panels, and the edge of the array shall be treated as a line around the outermost edges of the outermost panels in the array, connected in a fashion which creates a polygon with no inner angles in excess of 180 degrees.

PV ARRAY – GROUND MOUNTED. A PV Array which is structurally mounted and anchored to the ground. May be fixed-mount or tracking.

PV ARRAY – ROOF MOUNTED. A PV Array which is affixed to the roof of a building or other structure using structural mounting points or a suitable ballasted system.

PV ARRAY – BUILDING MOUNTED. A PV Array which is structurally mounted to a building or other structure in a manner other than affixing panels to a rooftop, including, but not limited to, canopies or façade systems.

PV ARRAY – BUILDING INTEGRATED. A PV Array which is directly affixed to a building and functions as the building's outer surface, such as a roof, wall, or siding.

RECREATIONAL VEHICLE. A vehicular, portable structure, built on a chassis, with or without complete kitchen, toilet, bath and shower facilities designed to be used for temporary human habitation for travel or recreation.

REFLECTOR APPARATUS. A design element of a Solar Energy System which reflects sunlight toward a collection apparatus, such as a PV array or individual Photovoltaic Panel for the purpose of increasing the amount of sunlight received.

RESTAURANT. A food service establishment where food is consumed on the premises within the confines of an enclosed building or structure.

....

SELF-SERVICE GAS STATION AND CONVENIENCE STORE. An establishment where gasoline is stored only in underground tanks. Lubricating oil, grease or kerosene for the operation of automobiles is offered for sale, either full-service or self-service, directly to the public on the premises in conjunction with the sale of basis items such as limited groceries, packaged foods and drugstore items, and is open extended hours for the convenience stores shall not include the sale or storage of automobiles.

SOLAR CANOPY. A PV Array which is raised above the ground on structures designed to leave the surface beneath available for use for other

purposes, such as vehicle parking, and where the available space is designed for a use distinct from the collection of solar energy.

SOLAR ENERGY SYSTEM. A system which provides for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating through the use of photovoltaic panels or film or solar thermal panels, and includes all associated control, monitoring, and conversion electronics such as power inverters and battery storage units.

SOLAR ENERGY SYSTEM – LARGE SCALE. A Solar Energy System with PV Arrays occupying more than one (1) acre of land and/or rooftop space.

SOLAR ENERGY SYSTEM – MID SCALE. A Solar Energy System with PV Arrays occupying more than 4,000 square feet of land and/or rooftop space, but less than one (1) acre.

SOLAR ENERGY SYSTEM – SMALL SCALE. A Solar Energy System with PV Arrays occupying less than 4,000 square feet of land and/or rooftop space.

....”

- 3. Section 6.3 of Chapter 6 of the Village of Caledonia’s Zoning Ordinance, entitled “Urban Transitional District - Permitted Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions as strikethroughs). The remainder of the Sections in Section 6.3 remain unaffected hereby:

“SECTION 6.3. PERMITTED USES: Unless otherwise provided in this Ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in the UT District except for one or more of the following uses:

....

D. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.”

- 4. Section 6.4 of Chapter 6 of the Village of Caledonia’s Zoning Ordinance, entitled “Urban Transitional District – Special Uses” is hereby supplemented and amended to read as follows (additions shown in bold and deletions as strikethroughs). The remainder of the Sections in Section 6.4 remain unaffected hereby:

“SECTION 6.4. SPECIAL USES: The following uses may be allowed by Special Use Permit in accordance with the provisions of CHAPTER 14.

....

Q. Small-Scale, Mid-Scale and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.”

5. Section 7.3 of Chapter 7 of the Village of Caledonia’s Zoning Ordinance, entitled “Permitted Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions as strikethroughs). The remainder of the Sections in Section 7.3 remain unaffected hereby:

“SECTION 7.3. PERMITTED USES: The following uses shall be permitted:

Section 7.3.1 One-Family Residential (R-1) Districts.

....

E. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

Section 7.3.2 Two-Family Residential Districts.

....

E. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

Section 7.3.3 Rural Estates (RE) District.

....

C. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.”

6. Section 7.4 of Chapter 7 of the Village of Caledonia’s Zoning Ordinance, entitled “Special Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions as strikethroughs). The remainder of the Sections in Section 7.4 remain unaffected hereby:

“SECTION 7.4 SPECIAL USES: The following special uses shall be permitted in the RE, R-1, and R-2 Districts upon the granting of a Special Use Permit, in accordance with the provisions of CHAPTER 14:

....

K. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.”

7. Section 8.4 of Chapter 8 of the Village of Caledonia’s Zoning Ordinance, entitled “R-M Multi-Family Residential Districts – Special Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions as strikethroughs). The remainder of the Sections in Section 8.4 remain unaffected hereby:

“SECTION 8.4 SPECIAL USES: The following special uses shall be permitted upon the granting of a use permit, in accordance with the provisions of Chapter 14:

....

M. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

N. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.”

8. Section 9.3 of Chapter 9 of the Village of Caledonia’s Zoning Ordinance, entitled “Commercial Districts – Permitted Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions in strikethroughs). The remainder of the Sections in Chapter 9 remain unaffected hereby:

“SECTION 9.3 PERMITTED USES: The following uses shall be permitted:

Section 9.3.1 CR Retail and Service Commercial.

....

K. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

....

Section 9.3.2 CG General Commercial District.

....

R. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

....

Section 9.3.4 CO Limited Office District.

....

H. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.”

9. Section 9.4 of Chapter 9 of the Village of Caledonia’s Zoning Ordinance, entitled “Commercial Districts – Special Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions in strikethroughs). The remainder of the Sections in Chapter 9 remain unaffected hereby:

“SECTION 9.4 SPECIAL USES: The following special uses shall be permitted upon the granting of a use permit, in accordance with the provisions of CHAPTER 13.

Section 9.4.1 CR Retail and Commercial Service District.

....

- L. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.**

....

Section 9.4.2 CG Service Commercial District.

....

- N. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.**

....

Section 9.4.3 CH Highway Commercial District.

....

- D. Small-Scale, Mid-Scale and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.**

....

Section 9.4.4 CO Limited Office District.

....

- M. Small-Scale, Mid-Scale and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.”**

10. Section 10.3 of Chapter 10 of the Village of Caledonia’s Zoning Ordinance, entitled “I – Industrial Districts – Permitted Uses” is hereby supplemented and amended to read as

follows (additions shown in bold and deletions in strikethroughs). The remainder of the Sections in Chapter 10 remain unaffected hereby:

“Section 10.3.1 IL Light Industrial District. Unless otherwise provided in the Ordinance, no building or land may be used, and no building may be erected, converted, or enlarged or structurally altered, in the IL District except for one or more of the following uses:

....

G. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

Section 10.3.2 IG General Industrial Districts. Unless otherwise provided in this Ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in the IG District except for one or more of the following uses:

....

E. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.

Section 10.3.3 IH Heavy Industrial District. Unless otherwise provided in this Ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered, in the IH District except for one or more of the following uses:

....

L. Solar Energy Systems which do not utilize Ground Mounted PV Arrays.”

11. Section 10.4 of Chapter 10 of the Village of Caledonia’s Zoning Ordinance, entitled “I-Industrial Districts – Special Uses”, is hereby supplemented and amended to read as follows (additions shown in bold and deletions in strikethroughs). The remainder of the Sections in Chapter 10 remain unaffected hereby:

“SECTION 10.4 SPECIAL USES: The following special uses shall be permitted upon granting of a use permit in accord with the provisions of CHAPTER 14:

Section 10.4.1 IL Light Industrial District

....

F. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays

Section 10.4.2 IG General Industrial District.

....

G. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.

Section 10.4.3 IH Heavy Industrial Districts.

....

C. Small-Scale, Mid-Scale, and Large-Scale Solar Energy Systems which utilize Ground Mounted PV Arrays.”

12. This Ordinance shall be in full effect from and after its passage and approval.

PASSED by the Village Board this ____ day of _____, 2021

APPROVED by the President of the Village Board this ____ day of _____, 2021

EFFECTIVE this ____ day of _____, 2021.

Rod Fritz, President
Village of Caledonia, Illinois

ATTEST:

Sue Pfaffinger, Clerk
Village of Caledonia, Illinois

AYES: _____
NAYS: _____
ABSENT: _____