

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)**  
**Regular Meeting Minutes – May 7, 2013**

Present: Fred Phillips, Chairman, Commissioners Jeff Kazmer, Charles Cohn, Wendy Parr, Shelly Rubin, Bill Peltin and Mike Dvorak and Charles Cohn.

Absent: None

Also present: Village Planner James Hogue; Marlo Del Percio, Village Attorney.

1. **Call to Order:** Chairman Phillips called the meeting to order at 7:03 P.M.
2. **Public Hearing (s) – Continuation** - Consideration of a request for amendment(s) to the Village Code for the Village of Long Grove, and specifically: Creation of Alternative Energy Source regulations.

At the March 19<sup>th</sup> re-scheduled regular meeting a public hearing regarding the creation of alternative energy regulations was opened and continued to the May 7<sup>th</sup> regular meeting. The PCZBA had requested additional information regarding alternative energy sources and in particular wind powered energy systems.

The PCZBA considered the draft alternative energy regulations as prepared by staff for Wind, Solar and Geo-thermal energy sources. As proposed these regulations would be inserted into the Village Zoning Code in Chapter 9, “District Regulations of General Applicability”.

Discussion of the proposed regulations by the PCZBA centered on the desire to promote alternative energy sources while finding a good “fit for the infrastructure” associated with these energy sources within the community. The aesthetics of alternative energy sources and their impact on the community and abutting property owners were the key focus of the PCZBA. Wind powered energy sources were the most problematic and discussed most by the PCZBA.

As a result of these discussions the PCZBA made the following recommendations to the Village Board regarding alternative energy sources;

**REGARDING WIND ENERGY SYSTEMS;**

**Building-Mounted Wind Energy Systems (BWES)**

- Building mounted wind energy systems be allowed as special uses in all residential districts;
- Building mounted wind energy systems shall require review and approval by the Architectural Commission in all residential districts;
- Building mounted wind energy systems be allowed as a matter- of- right in all other zoning districts except in the B-1 Historic District where such structures shall be prohibited ;
- All Building mounted wind energy systems shall be subject to the standards and conditions contained within the proposed ordinance including application for and compliance with all applicable building code and permit regulations.

**Small (freestanding) Wind Energy Systems (SWES)**

- Small wind energy systems be allowed a special uses in all residential districts;

- Small wind energy systems require review and approval by the Architectural Commission in all residential districts;
- Height of small wind energy systems to be determined as part of the special use permit process;
- Small wind energy systems shall be allowed as a matter- of- right in all other zoning districts except in the B-1 Historic District where such structures shall be prohibited;
- Height as prescribed in draft ordinance 65 to 100 feet.
- Small wind energy systems shall be subject to the standards and conditions contained within the proposed ordinance including application for and compliance with all applicable building code and permit regulations.

### **Ground Mounted Solar Energy Systems**

- Ground mounted solar energy structures shall be considered special uses in all zoning districts and subject to the standards contained in the proposed ordinance and Architectural Review except in the B-1 Historic District where such structures shall be prohibited.
- All ground mounted solar energy systems shall be subject to the standards and conditions contained within the proposed ordinance including application for and compliance with all applicable building code and permit regulations.

All other provisions of the Alternative Energy Regulations for Wind, Solar and Geo-thermal energy sources were approved as submitted subject to modifications for codification.

### **3. Approval of Minutes; March 19<sup>th</sup> and April 2 2013 - Draft Meeting Minutes**

A motion was made by Commissioner Parr, seconded by Commissioner Rubin to accept the March 19, 2013 draft meeting minutes as presented. On a voice vote; all aye.

A motion was made by Commissioner Dvorak, seconded by Commissioner Kazmer to accept the April , 2013 draft meeting minutes as presented. On a voice vote; all aye.

### **4. Other Business: None**

### **5. Adjournment**

Commissioner Dvorak made a motion to adjourn, seconded by Commissioner Kazmer, on a voice vote; all ayes; no nays. Motion carried. Meeting was adjourned at 8:08 p.m.

### **6. Next Regular Meeting: June 3, 2013 @ 7 p.m.**

Respectfully Submitted,

*James M. Hogue*

Village Planner/PCZBA Secretary Pro-Tem