

CITY OF PARK RIDGE
ORDINANCE NO. 2019-29

**AN ORDINANCE AMENDING SOLAR ENERGY PROVISIONS IN CHAPTERS 7 AND 16 OF
THE PARK RIDGE BUILDING CODE CONTAINED IN ARTICLE 15 OF THE PARK RIDGE
MUNICIPAL CODE**

WHEREAS, the City of Park Ridge is an Illinois home rule municipal corporation organized and operating under Article VII of the Illinois Constitution of 1970; and

WHEREAS, the City has adopted Article 15 in its Municipal Code ("Building Code"); and

WHEREAS, Chapter 7 of the Building Code regulates the Appearance Commission and its duties and Chapter 16 of the Building Code regulates the installation and placement of solar energy collectors and related equipment; and

WHEREAS, the City's Appearance Commission has reviewed the requirements of Chapters 7 and 16 pertaining to solar energy panels and equipment; and

WHEREAS, the Mayor and City Council have determined that certain amendments to Chapters 7 and 16 of the Building Code are desirable and in the best interests of the City and its residents in order to promote solar energy and remove unnecessary barriers to the installation of solar collection panels and related equipment, as set forth in this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

SECTION 1: Section 15-7-7, entitled "Regulatory Powers of the Commission," of the Park Ridge Municipal Code is hereby amended as follows (additions shown as **bold, double underlined** and deletions as ~~strike through~~):

"15-7-7 REGULATORY POWERS OF THE COMMISSION

No building permit required under the ordinances of the City for the following shall be issued by the Building and Zoning Administrator except upon the granting

of a Certificate of Approval when such proposals are found to be consistent with the Design Guidelines.

- A. The Commission shall review all new construction, including residential, commercial and institutional structures, but not including detached accessory structures on single-family residential parcels.
- B. The Commission shall review all building alterations involving exterior design features of multiple-family residential, commercial, and institutional structures. The Commission shall also review alterations affecting street elevations of single-family residences except alterations limited to **solar PV and solar thermal systems**, windows, doors, exterior cladding or roof covering.
- C. The Commission shall review alterations (including painting) within the B-4 Commercial Conservation District.
- D. The Commission shall hear and make a determination on appeals of staff determinations regarding Design Guidelines for all ground and wall signs."

SECTION 2: Chapter 16, entitled "Solar Collector Requirements," of the Park Ridge Municipal Code is hereby amended as follows (additions shown as **bold, double underlined** and deletions as ~~strikethrough~~):

"5-16-1 – DEFINITION

Solar Collector

- 1. An assembly, structure, or design, including passive elements, used for gathering, concentrating, or absorbing direct or indirect solar energy, specially designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid, or liquid or to use that energy directly; or,
- 2. A mechanism that absorbs solar energy and converts it into electricity; or,
- 3. A mechanism or process used for gathering solar energy through wind or thermal gradients; or,
- 4. A component used to transfer thermal energy to a gas, solid, or liquid, or to convert it into electricity.

15-16-2 - ARCHITECTURAL, STRUCTURAL AND ENGINEERING SEALS

No plans shall be approved for permit unless such plans are signed and sealed either by an architect licensed to practice architecture, as approved by the "Illinois Architectural Act", a structural engineer licensed to practice engineering, as provided by the "Illinois Structural Engineering Act" or by a professional engineer licensed to practice engineering, as provided by the Illinois Department of Registration and Education.

5-16-3 - PLANS AND DRAWINGS

Plans shall be drawn at a scale of not less than one-eighth inch to a foot and shall contain the following information unless specifically waived by the Building Official:

A. Complete structural details indicating size and location of all structural members supporting the solar collectors and storage areas.

~~B. Calculations indicating method used to determine size of collectors and projected heating percentage the proposed solar system can be expected to conserve over a yearly span.~~

~~B.C.~~ All details relating to construction of proposal solar system, including size, type of materials, location of all duct work, heat exchangers, solar collectors, storage areas, piping, fans, valves, insulation details for floors, walls and ceilings or any other related details may be required by the Building Official.

~~If, in the opinion of the Building Official, the plans submitted require additional review by an independent qualified architect or engineer, the cost of this service shall be borne by the permittee.~~

15-16-4 - INSTALLATION AND MATERIALS

The installation and Mmaterials shall be approved and installed according to rules and regulations set forth in the International Building Code, International Mechanical Code and provisions of this Chapter.

15-16-5 - BACK-UP SYSTEMS

All structures designed to provide solar heat shall install a conventional back-up system which is capable of supplying 100% of the energy required for heating and hot water needs.

~~15-16-6 - REVIEW BY THE BUILDING OFFICIAL~~

~~When a building permit application for a solar collector is submitted, the Building Official will review the plans and determine whether the collector is visible from a public street, place or way and whether the solar collector is obtrusive. If the solar collector is visible from a public street, place or way or the solar collector is determined to be obtrusive, the Building Official will refer the matter to the Appearance Commission for approval before a building permit could be issued. If the solar collector is not visible from a public street, place or way and is not considered obtrusive, the Building Official may issue a building permit if the collector complies with all applicable provisions of this Chapter.~~

~~15-16-7 - SOLAR COLLECTOR OBTRUSIVE DETERMINATION~~

~~A. When the Building Official reviews an application for a solar collector, the following guidelines shall be used to determine whether a solar collector is obtrusive.~~

- ~~B. Solar collector panels shall be flat on the roof or no more than three feet above the roof surface because they are then most compatible with the form of the building.~~
- ~~C. The location of the solar collector shall not require extensive trimming or removal of trees.~~
- ~~D. Solar collectors shall be located so that they do not reflect light into neighboring homes. (Note: The flatter the panel tilt, the smaller is the chance of reflection into neighboring properties).~~
- ~~E. Solar collectors shall be located so that future buildings on adjacent lots will not obstruct sunlight falling on the collectors.~~
- ~~F. Solar collectors shall lie between visually dominant lines of the house and/or the roof.~~
- ~~G. Solar collectors shall be located so that the highest portion of the collectors does not extend over the ridge line of the roof.~~
- ~~H. Solar collectors should be located where they are not visible from the front of the house or public street, and where possible, from other properties. If racks are used to mount the collectors, the smaller angle between the roof surface and the collector's surface, the better the collector will blend with the roof. The sides of the rack must be covered with a roof or siding material compatible with the rest of the structure.~~
- ~~I. Solar collectors should start at the ridge line and end at the gutter.~~
- ~~J. Spaces between collectors should be minimized, since they usually do not appear as good as collectors that fit snugly together.~~
- ~~K. The amount of visible piping should be minimized.~~
- ~~L. If the piping or mounting brackets (racks) are visible, they shall match the color of the surface to which it is attached.~~
- ~~M. The color of the collector frame and the color of the roof should match.~~
- ~~N. Both the solar panels and mounting frame must be well designed if it is to stand above the roof surface and/or ridgeline of the roof. Design review will be more rigorous with such installations."~~

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

SECTION 4: The City Clerk is hereby authorized and directed to publish said Ordinance in pamphlet form according to law.

VOTE:

AYES:	Ald. Moran, Wilkening, Shubert, Melidosian, Mazzuca, and Joyce
NAYS:	None
ABSENT:	Ald. Milissis
ABSTAIN:	None

Approved by me this 6th day May, 2019

Marty C. Maloney, Mayor

Attest:

Betty W. Henneman, City Clerk

Published in pamphlet form this _____ day of _____, 2019 by

_____.