

ORDINANCE NO. 10181

**AN ORDINANCE TO AMEND ORDINANCE 9815 AND SECTION
16-400 OF THE GRANITE CITY ZONING CODE**

WHEREAS, the City of Granite City is a Home Rule unit pursuant to Article VII, Section 6, of the Illinois State Constitution of 1970; and

WHEREAS, on March 2, 2021, the Granite City City Council adopted Ordinance 9815, to add Section 16-100 through 16-400 to the Granite City Zoning Code, Ordinance 3818, for the purpose of regulating wind and solar renewable energy systems; and

WHEREAS, since adopting Ordinance 9815, the Granite City City Council has been advised of a 2020 study by the University of Rhode Island, entitled “Property Value Impacts of Commercial Scale Solar Energy”; and

WHEREAS, the Granite City City Council has been advised that said 2020 Study by the University of Rhode Island determined sales prices for homes located within .1 miles of a commercial solar installation fall by 7% post-construction, compared to homes further away; and

WHEREAS, said 2020 Study by the University of Rhode Island found an average reduction in property values of \$5,751 for homes located within one mile of a commercial solar installation, compared to homes two to three miles away; and

WHEREAS, since adopting Ordinance 9815, the Granite City City Council has learned of a January, 2023 study by the Energy Analysis and Environmental Impacts Division of the Lawrence Berkley National Lab, published by ELSEVIER; and

WHEREAS, said Lawrence Berkley National Lab Study determined that, in six States studied, homes within one-half mile of large-scale photovoltaic projects experience an average home price reduction of 1.5%, compared to homes two to four miles away; and

WHEREAS, said Lawrence Berkley National Lab Study determined homes within one-quarter mile of a large-scale photovoltaic projects experienced an average decline in property values of 2.3%, and

in three of the States studied, the sales price reduction for homes less than one-half mile away is 4% to 5.8%; and

WHEREAS, the Granite City City Council finds the unsightly appearance of many solar farms results in the reduction of residential and other property values described above; and

WHEREAS, the Granite City City Council finds it will better protect property values in Granite City to preserve the limited remaining space suitable for development, for commercial and residential projects which might enhance, rather than diminish, the values of properties nearby; and

WHEREAS, the Granite City City Council finds that Granite City is largely landlocked by other municipalities, thus rendering vacant land available for development within Granite City a finite resource best preserved for developments that might generate sales tax and higher real estate taxes due to higher property tax valuations; and

WHEREAS, the Granite City City Council finds many commercial solar projects lease the project land and install solar panels that approach the end of their useful life within thirty years; and

WHEREAS, the Granite City City Council thus finds solar farms and commercial scale solar energy projects may limit the long-term growth of assessed real estate values, compared to other potential land development projects; and

WHEREAS, the Granite City City Council finds the three existing commercial solar projects in Granite City are now sufficient, said projects located on Route 3, next to Weber Chevrolet; on Parcel No. 22-1-20-07-00-000-007.001, and at 2400 W. 25th Street.

NOW, THEREFORE, BE IT HEREBY ORDAINED AND DECREED by the City Council of the City of Granite City, in Madison County, and State of Illinois, as follows:

1. Section 16-400 of the Granite City Zoning Code, entitled Solar Farm Energy Systems, is hereby repealed in its entirety, and replaced with the following:

Section 16-400

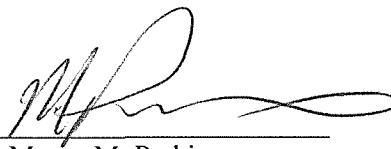
No more than three total Solar Farm Energy Systems, or Solar Farm Energy System Project Areas, shall be permitted in Granite City at any one time, whether operating or decommissioned.

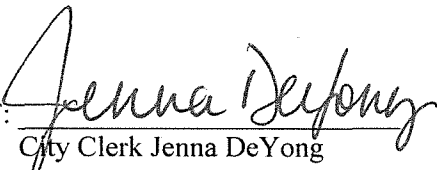
This limitation applies to and includes, but is not limited to, Solar Energy Systems of less than five acres, where built or operated for the primary purpose of selling generated electricity, whether wholesale or retail.

2. Ordinances 9815 and 3818 are hereby amended to conform to this Ordinance.

3. This Ordinance shall take effect upon passage, and may be published in pamphlet form by the Office of the City Clerk.

ADOPTED this 3rd day of October, 2023.

APPROVED: 
Mayor M. Parkinson

ATTEST: 
City Clerk Jenna DeYong

PASSED by a majority vote of the elected Corporate Authorities of the City of Granite City, Illinois, now holding office this 3rd day of October, 2023, pursuant to the following roll call vote:

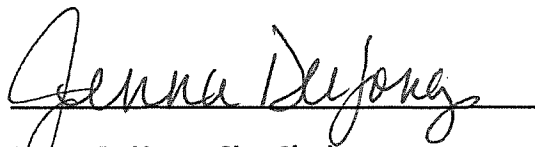
<u>ALDERPERSON</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Dan McDowell	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Bob Pickerell	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Mary Davis	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brad Eavenson	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jason Smith	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jerry Harrington	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Randy LeMaster	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jim Hawkins	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Kim Pierson	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Greg Garcia Sr.	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

APPROVED by the Mayor of the City of Granite City, Madison County, Illinois, this 3rd day of October, 2023.



Mayor Parkinson

Attest:



Jenna DeYong, City Clerk