

Solar Panel Permit Requirements



How can I submit a permit application?

Required paperwork shown below can be dropped off at Village Hall (500 S Fish Lake Rd, Volo, IL 60073) Monday-Friday from 8am until 4pm. After hours they can be submitted via our utility payment drop-box located outside of Village Hall. Applications can also be submitted electronically via email to building@villageofvolo.com

What do I need to obtain a Solar Panel Permit?

- [Village of Volo Building Permit Application](#)
- HOA Approval Letter
- Installation Instructions for Each System Component
- Maintenance Instructions for Each System Component
- [Original Solar Agreement](#) (Indemnification) Letter signed by the Homeowner (and HOA if Townhome). **Must be a wet signature or e-verified signature.**
- A Certificate of Compliance demonstrating the system has been tested and approved by the Underwriters Laboratories (UL) or other approved independent testing agency
- Approval letter from the local electric utility company (ComEd)
- Copy of Electrician License
- Site Plan and Engineered Drawings which show where and how the panels will be affixed to the home

Solar Panel code regulations to keep in mind:

- The panels on your roof cannot occupy more than 80% of the surface area
- The village may request further information pertaining to the application other than that listed above at any time during the review process
- Alternative Energy Systems Ordinance below (pg 2)

VILLAGE OF VOLO

ORDINANCE NO. O-17-25

**AN ORDINANCE AMENDING VARIOUS PROVISIONS OF THE
VILLAGE OF VOLO ZONING ORDINANCE REGARDING
ALTERNATIVE ENERGY SYSTEMS**

Published in Pamphlet Form November 7, 2017

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ORDINANCE NO. O-17-25

**AN ORDINANCE AMENDING VARIOUS PROVISIONS OF THE
VILLAGE OF VOLO ZONING ORDINANCE REGARDING
ALTERNATIVE ENERGY SYSTEMS**

WHEREAS, the Village of Volo, pursuant to its home rule powers and other applicable authority, has adopted the Village of Volo Zoning Ordinance, as amended from time to time (“*Zoning Ordinance*”) to regulate, among other things, land uses and structures within the Village; and

WHEREAS, from time to time the Village reviews the Zoning Ordinance to ensure that it is up to date and that it regulates matters as intended by the Village; and

WHEREAS, the President and Board of Trustees desire to amend the Zoning Ordinance to provide for the production of wind, solar, and geothermal generated electricity as an accessory use, and the maintenance of wind, solar, and geothermal energy systems as accessory structures, subject to certain conditions as set forth in this Ordinance (“*Proposed Amendments*”); and

WHEREAS, pursuant to notice duly published in the Daily Herald on September 25, 2017, the Village’s Planning and Zoning Commission (“*Commission*”) conducted a public hearing on October 10, 2017 regarding the Proposed Amendments; and

WHEREAS, at the conclusion of the public hearing, and after hearing and considering the written and oral testimony of all those present who wished to testify, the Commission recommended that the President and Board of Trustees adopt the Proposed Amendments as set forth in this Ordinance; and

WHEREAS, the President and Board of Trustees, having considered the recommendation of the Commission and other relevant information, hereby find and determine that it is in the best interests of the Village and its residents to amend the Zoning Ordinance as set forth herein pursuant to Sections 3.10 and 3.11 of the Zoning Ordinance and the Village’s home rule powers;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VOLO, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION TWO. Amendment to Subsection 4.3.1. Subsection 4.3.1, entitled “Accessory Buildings and Uses,” of Section 4.3 entitled “Accessory Buildings, Bulk Regulations

and Permitted Obstructions in Required Setbacks and Yards,” of Article 4, entitled “General Provisions,” of the Zoning Ordinance is hereby amended in part, as follows:

4.3.1 Accessory Buildings and Uses

* * *

- g. Permitted Obstructions in Yards. Subject to all other requirements of this section, accessory buildings, structures or uses shall be permitted in designated yards of a zoning lot as follows:

* * *

<u>Alternative Energy Systems</u>	S	R
<u>(see Section 4.14 for additional requirements)</u>		

Air Conditioning Equipment, central	S	R
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SECTION THREE: Addition of New Section 4.14. Article 4, entitled “General Provisions,” of the Zoning Ordinance is hereby amended to add a new Section 4.14, which shall hereafter be and read as follows:

4.14 Alternative Energy Systems (AES)

- a. Purpose. The purpose of this Section 4.14 is to:
 1. Establish reasonable and uniform regulations for the location, installation, operation, maintenance, and decommissioning of Alternative Energy Systems (AES);
 2. Assure that any development and production of wind, solar, and geothermal generated electricity in the Village is safe and to minimize any potentially adverse effects on adjoining properties and the broader community;
 3. Promote the supply of sustainable and renewable energy resources, in support of national, state, and local goals; and
 4. Facilitate energy cost savings and economic opportunities for Village residents and businesses.
- b. Definitions. Notwithstanding Section 2.3 of this Ordinance, when used in this Section 4.14 the following terms shall have the meanings herein ascribed to them:

Alternative Energy System (AES): Any wind energy system (WES), solar energy system (SES), or geothermal energy system (GES), as further defined in this Section 4.14.

Abandoned AES: An AES that has not been repaired to Operating Condition within the applicable timeframe set forth in Section 4.14.c.9 of this Ordinance, or for which the owner has not made all submissions required pursuant to Section 4.14.g of this Ordinance.

Ambient Sound: The all-encompassing sound at a given location, usually a composite of sounds from many sources near and far. For the purpose of this Section 4.14, the “ambient sound level” shall mean the quietest of ten 10-second average sound levels measured when there are no nearby or distinctly audible sound sources (e.g., dogs or jets). Daytime ambient measurements should be made during mid-morning weekday hours, while nighttime measurements should be made after midnight.

Blade: The portion of a WES that is designed to capture the wind, causing the shaft to turn.

Blade Tip: The farthest extremes of a blade.

BSES-M, Flush Mounted: A BSES-M that is mounted to a finished roof surface where the solar collector, once installed, projects no further than six (6) inches in height beyond the roof surface.

BSES-M, Non-Flush Mounted: A BSES-M that is mounted to a finished roof surface where the solar collector, once installed, projects more than six (6) inches in height beyond the roof surface.

Building Integrated Solar Energy System (BSES-I): A SES that is accessory to a principal use and that is an integral part of a principal or accessory building, rather than a separate mechanical device, that replaces or substitutes for an architectural or structural part of the building. BSES-I include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, skylights, shading devices, and similar architectural components.

Building Mounted Solar Energy System (BSES-M): A SES that is accessory to a principal use and professionally mounted on the roof of a principal building or accessory structure if allowed by the Village’s Building Code. A BSES-M can be flush mounted or non-flush mounted.

Daytime Hours: The hours of the day from 7:00 am to 10:00 pm.

Decibel (dB): The unit of sound level based on a reference where 0 dB represents the threshold of hearing at 1000 Hz for a healthy young adult.

FAA: The Federal Aviation Administration of the United States Department of Transportation.

FCC: The Federal Communications Commission.

Geothermal Energy System (GES): A sealed, watertight loop of pipe buried outside of a building foundation, intended to re-circulate a liquid solution through a heat exchanger. This includes but is not limited to: vertical closed loop, horizontal closed loop, and body of water closed loop system.

Ground Mounted Solar Energy System (GSES): A free-standing SES that is accessory to a principal use and is placed on or mounted to the ground.

Height: When used in reference to a WES, "height" shall mean the vertical distance measured from grade to the highest point of the WES, including the top of the extended blade. When used in reference to any other structure, "height" shall have the meaning set forth in Section 2.3 of this Ordinance.

High Quality Aquatic Resource: Waters of the United States or Isolated Waters of Lake County that are determined to be critical due to their uniqueness, scarcity, function, and/or value, in accordance with the Lake County Watershed Development Ordinance.

Horizontal Axis Wind Turbine (HAWT): A turbine for which the main rotor shaft is arranged horizontally, and typically for which the main rotor shaft and generator are located at the top of the tower on which the WES is mounted and pointed into the wind in order to generate electricity.

Low-Frequency Sound: Sound with frequencies below 100 Hz, including audible sound and sound at a frequency below that of human hearing (i.e. infrasound).

Nacelle: That part of a turbine containing the shaft, gear box, and generator.

Nameplate Wattage: The amount of energy produced from a WES at maximum or optimum wind speeds within one hour, as indicated by the manufacturer.

Nighttime Hours: The time between 10:00 pm on one calendar day and 7:00 am on the next calendar day.

Nonparticipating Property: A property that is not owned by the owner of the property on which a WES is proposed or installed.

Operable Condition: For any AES, the condition of being capable of operating at full capacity while meeting all applicable conditions set forth in this Ordinance.

Photovoltaic Cell: A semiconductor device that converts solar energy directly into electricity.

Shadow Flicker: The on-and-off strobe light effect caused by the shadow of moving blades cast by the sun upon a turbine's blades.

Shadow Flicker Intensity: The difference or variation in brightness at a given location in the presence and absence of a shadow.

Silhouette: The area covered by moving blades of a WES turbine, as viewed from the front elevation, described in square feet.

Solar Collector: A professionally manufactured device structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, or electrical energy.

Solar Collector Surfaces: Any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. The solar collector surface does not include frames, supports and mounting hardware.

Solar Energy System (SES): An active or passive system for which the primary purpose is to convert solar energy into thermal, mechanical, or electrical energy for storage and use.

Sound Level: The A-weighted sound level in decibels (dB) (or the C-weighted level, if specified).

Structural Engineer: An Engineer who is licensed and registered to practice structural engineering in the State of Illinois under the Illinois Structural Engineering Act and whose principal professional practice is in the field of structural engineering.

Sun Glint: The reflection of sunlight off of a surface of the turbine, tower, or other component of a WES.

Tower: The structure on which a turbine is mounted, which structure is a component of a WES.

Turbine: The blades, nacelle, and tail of a WES.

Vertical Axis Wind Turbine (VAWT): A turbine of which the main rotor shaft is arranged vertically and that does not need to be pointed into the wind in order to generate electricity.

Wind Energy System (WES): A wind energy production, conversion, and distribution system consisting of a wind turbine, tower, and associated electronics equipment.

- c. General Regulations. Except as specifically provided otherwise in Sections 4.14.d, 4.14.e, and 4.14.f of this Ordinance, all AES shall comply with the general regulations set forth in this Section 4.14.c.
1. Location. AES may be established in the Village only as accessory structures and uses, and only in the zoning districts and locations expressly authorized by this Section 4.14.
 2. Compliance with Laws. All AES shall comply with all applicable Village, state, and federal laws and regulations, including, without limitation, the provisions of this Section 4.14, this Ordinance, and all Village building ordinances and regulations.
 3. Compliance with Permits. All AES shall comply with all applicable AES permits issued pursuant to this Section 4.14, including, without limitation, all conditions imposed by the Village as a condition of issuance of the permits.
 4. Interference with Utilities, Roads, and Neighboring Properties. No AES shall be operated in a manner so as to interfere with any public right-of-way or any utility system in the Village, or so as to interfere with the reasonable use and enjoyment of any other property in the Village.
 5. General Engineering Regulations.
 - i. Each AES shall conform to all applicable industry standards, including, without limitation, the standards developed by the American National Standards Institute (ANSI).
 6. General Installation Regulations.
 - i. AES facilities must be installed according to manufacturer specifications.
 - ii. All necessary electrical connections must be made by a licensed electrician.
 - iii. All electrical lines connecting to an AES not installed on a primary structure shall be installed underground.
 - iv. All AES and associated equipment shall be screened from view of adjoining properties, in a manner not to adversely affect its operation, with landscaping or screen walls consistent with the principal structure design, materials, and colors.
 7. Maintenance.

- 1) Unless otherwise provided by the special use permit, there shall be a limit of one (1) SWES per zoning lot.
- ii. Setbacks. All portions of all SWES (including, without limitation, the blades of any turbines) shall comply with the generally applicable setback restrictions for the zoning district in which the SWES is located and with the following setback restrictions, to be measured from the base of the SWES tower:
 - 1) SWES shall be set back from all property lines, third party transmission lines, and communication towers a minimum distance equal to 110 percent of the height of the SWES.
 - 2) Guy wires and anchoring systems shall not be located closer than 30 feet from any property line or public right-of-way.
- iii. Installation. SWES shall be installed in conformance with the following:
 - 1) No SWES shall be located in the street yard of any property.
 - 2) No part of a SWES shall be located in or protrude into any recorded easement.
 - 3) No SWES may not be constructed within 50 feet of any body of water or wetlands, nor within 100 feet of any High Quality Aquatic Resources.
- iv. Height.
 - 1) SWES Height. No portion of any SWES shall exceed 65 feet in height.
 - 2) Blade Tip Height. The blade tip, at its lowest point, shall not be located at a height lower than 15 feet above the ground.
- v. Diameter. Unless otherwise provided by the special use permit, the diameter of a SWES shall not exceed 10 feet.
- vi. Color and Sun Glint. SWES facilities shall be finished in a neutral color. The finish shall be flat or matte, so as to reduce incidence of sun glint. The required coloration and finish shall be maintained throughout the life of the SWES.
- vii. Climb Prevention. The base of the tower shall not be climbable for a vertical distance of 15 feet from the base, unless the tower is enclosed with a locked fence that is at least 8 feet in height.
- viii. Lighting.

- 1) SWES facilities shall comply with all applicable FAA lighting regulations and any other federal, state or Village lighting regulations.
 - 2) SWES facilities shall not be artificially lighted except as expressly required by the FAA or as necessary for the safety of personnel performing maintenance of, or repairs to, the facilities. Any such artificial lighting shall be shielded so that no glare extends substantially beyond the property lines of the property on which the SWES is located.
 - 3) Any security or emergency lighting shall be used only to the minimum extent necessary.
 - 4) In order to reduce the impact on local wildlife, only red, dual red-and-white strobe, strobe-like, or flashing lights shall be used for SWES facilities.
- ix. Signage. One or more warning signs, no less than eighteen square inches and no greater than two square feet in area, shall be posted at the base of an SWES tower. The sign shall include a notice of no trespassing, a warning of high voltage, and the emergency telephone number of the owner of the SWES.
- x. Environmental Impact.
- 1) SWES facilities, and the property on which such facilities are located, shall be maintained in accordance with the environmental plan submitted pursuant to Section 14.4.g.2.iii.4 of this Ordinance.
 - 2) In order to reduce potential bird perching and nesting, all towers used for SWES facilities shall be designed as enclosed tubular structures with pointed tops (monopoles), rather than lattice structures, unless alternative mitigation strategies are otherwise approved by the Village.
- xi. Reporting to Village. Not less than once every 12 months, the owner of each WES shall submit to the Village a sworn statement that the operation and maintenance of the WES has been performed in compliance with all applicable directions issued by the manufacturer thereof, along with supporting evidence as may be requested by the Village.
- e. Additional Regulations for Solar Energy Systems (SES)
1. Building Mounted Solar Energy Systems (BSES-M)
 - i. Permitted Locations.

- 1) BSES-M, Flush Mounted are permitted as an accessory use and as accessory structures only on zoning lots in the RC, RE, R1, R2, MU-1, MU-2, B1, B2, B3, LI, and OR zoning districts.
 - 2) BSES-M, Non-Flush Mounted are permitted as an accessory use and as accessory structures only on zoning lots in the B2, B3, LI and OR zoning districts or the MU-1 and MU-2 zoning districts where the principal use of such lot is non-residential.
 - a) BSES-M, Non-Flush Mounted may only be installed on buildings with a flat roof.
 - 3) Except as otherwise expressly provided in this Section 4.14.e.1, BSES-M shall comply with all applicable regulations of the zoning district in which such use and structures are located, including all regulations applicable to accessory uses and structures, and all applicable requirements of this Section 4.14.
- ii. Installation. BSES-M may be structurally attached to the roof of a building, if in accordance with the 2003 International Building Code (as amended). The BSES-M shall occupy a maximum of 80% of the roof area unless otherwise determined by the Fox Lake or Wauconda Fire Protection District.
 - 1) BSES-M can be installed on the principal structure of a lot or an accessory structure if allowed by Village Building Codes.
 - 2) BSES-M shall not extend more than two (2) feet beyond the exterior perimeter of the building on which they are mounted, as measured horizontally from the façade or roof edge on which they are mounted.
 - iii. Height. No portion of a BSES-M shall extend more than five (5) feet above the roof, but in no case shall exceed the maximum building height requirement of the zoning district in which it is located.
2. Building – Integrated Solar Energy System (BSES-I).
- i. Permitted Locations. BSES-I are permitted as an accessory use and as accessory structures only on zoning lots located in the RC, RE, R1, R2, MU-1, MU-2, B1, B2, B3, LI, and OR. Except as otherwise expressly provided in this Section 4.14.e.2, BSES-I shall comply with all applicable regulations of the zoning district in which such use and structures are located, including all regulations applicable to accessory uses and structures, and all applicable requirements of this Section 4.14.
 - ii. Installation. BSES-I shall occupy a maximum of 80% of the roof area unless otherwise determined by the Fox Lake or Wauconda Fire Protection District.

- 1) BSES-I can be installed on the principal structure of a lot or an accessory structure if allowed by Village Building Codes.

3. Ground Mounted Solar Energy Systems (GSES).

- i. Permitted Locations. GSES shall be allowable subject to issuance of a special use permit and as accessory uses and accessory structures only on zoning lots located in the RC, RE, R1, R2, MU-1, MU-2, B1, B2, B3, LI, and OR zoning districts. Except as otherwise expressly provided in this Section 4.14.e.3, GSES shall comply with all applicable regulations of the zoning district in which such use and structures are located, including all regulations applicable to accessory uses and structures, and all applicable requirements of this Section 4.14.

- ii. Setbacks. GSES shall be set back a distance equal to or more than one times the system height of 10 feet.

- iii. Lot Coverage. The total solar panel surface area shall not exceed 1% of the total lot area.

- iv. Installation. GSES shall be installed in conformance with the following:

- 1) No GSES shall be located in the street yard of any property.

- 2) No part of a GSES shall be located in or protrude into a dedicated easement.

- v. Height. No portion of any GSES shall exceed 10 feet in height.

4. Exempt SES. SES used to generate electricity for stand-alone light fixtures including street lights, area lights, and regulatory signs shall be exempt from the requirements of this Section 4.14.

f. Additional Regulations for Geothermal Energy Systems (GES)

1. Permitted Locations. GES are permitted as an accessory use and as accessory structures only on zoning lots located in the RC, RE, R1, R2, MU-1, MU-2, B1, B2, B3, LI, and OR zoning districts. Except as otherwise expressly provided in this Section 4.14.f., GES shall comply with all applicable regulations of the zoning district in which such use and structures are located, including all regulations applicable to accessory uses and structures, and all applicable requirements of this Section 4.14.

2. Installation. GES shall be installed in conformance with the following:

- i. No GES shall be located in the street yard of any property.
 - ii. No part of a GES shall be located in or protrude into a recorded easement.
 - 3. Height. No portion of any GES shall exceed 10 feet in height.
- g. Application Requirements. In addition to such other data and information ordinarily required in connection with an application for a building permit or special use permit, if applicable, an applicant for an AES must submit to the Village as part of its application at least the following information:
 - 1. Generally Applicable Requirements.
 - i. Name, address and telephone number of the applicant.
 - ii. Name, address and telephone number of the person, firm or corporation constructing and installing the SES.
 - iii. Manufacturer's Directions. A copy of the directions issued by the manufacturer of the proposed AES for the proper installation, operation, and maintenance of the AES.
 - iv. A certificate of compliance demonstrating the system has been tested and approved by the Underwriters Laboratories (UL) or other approved independent testing agency.
 - v. Approval letter from the local electric utility company, if the system is to be connected to the energy grid.
 - vi. Any other information required by the Village to show full compliance with this and other applicable laws, ordinances, rules and regulations.
 - 2. Application Fee. Unless otherwise provided by the Permit Fee Schedule established by the President and Board of Trustees from time to time, no application fee shall be required in connection with a special use permit for an AES.
 - 3. Applications for WES.
 - i. Generally Applicable Requirements.
 - 1) Project Proposal.
 - a) A project summary, including, without limitation, the manufacturer information and number of proposed turbines.

- b) Current photographs of the proposed location of the WES.
 - c) A front elevation depiction of the subject property, showing the location and proposed height of the top of the turbine from top of the building.
- 2) Certification of Design Compliance. A certification of design compliance for the proposed WES with respect to the applicable noise, structural, and safety regulations set forth in this Section 4.14, which certification must have been obtained from Underwriters Laboratories (UL), National Renewable Energy Laboratories (NREL), Det Norske Veritas (DNV), Germanischer Lloyd Wind Energie (GL), or an equivalent third party.
 - 3) Insurance. Proof of homeowner or business general liability insurance, as appropriate, with a minimum coverage level of \$1,000,000 per occurrence for bodily injury and property damage.
 - 4) Contact Information. The name of a local contact with authority to operate or repair the proposed WES as needed and at any time, and the telephone number at which such contact may be reached on a 24-hour basis. At all times during which the WES is in Operable Condition, the applicant shall have the duty to notify the Village of any changes to the information required pursuant to this Section 4.14.g.2.i.4.

ii. Additional BWES Requirements.

- 1) Engineering Plans. Engineering plans, which must include, without limitation, the manufacturer's engineering specifications of the turbine, nameplate wattage capacity, dimensions of the turbine unit, mounting mechanisms, expected load and expected sound level production.
- 2) Site Plan. A site plan, drawn to scale, signed and sealed by a Professional Engineer licensed in the State of Illinois, and including, without limitation, the following:
 - a) The location of any overhead or underground power lines and utility easements; and
 - b) The locations and the expected duration of shadow flicker caused by the BWES facility.

iii. Additional SWES Requirements.

- 1) Engineering Plans. Engineering plans, which must include, without limitation, the manufacturer's engineering specifications of the tower, turbine and foundation, detailed drawing of electrical components and

installation details, and expected sound level production (see Sound Level standards below). For turbines with a nameplate wattage capacity exceeding 20 kilowatts, the plans must be sealed by a Structural Engineer.

- 2) Site Plan. A site plan, drawn to scale, signed and sealed by a Professional Engineer licensed in the State of Illinois, and including, without limitation, the following:
 - a) The existing and proposed contours, at a minimum of two-foot intervals;
 - b) The location, setbacks, exterior dimensions and square footage of all structures on the subject property and all nonparticipating properties located within 100 feet of the subject property;
 - c) The location and size of existing waterways, wetlands, one hundred-year floodplains, sanitary sewers, field drain tiles, storm sewer systems, aquifers, and water distribution systems;
 - d) The location of any overhead or underground power lines and utility easements; and
 - e) The locations and the expected duration of shadow flicker caused by the SWES facility.
- 3) Soil Studies. For all proposed turbines of a structural weight greater than 5,000 pounds, the applicant shall submit a soil analysis measured at the proposed location for the base of the proposed tower and a drawing stamped by a Structural Engineer, in order to demonstrate that the soils are able to support the structural weight of the proposed SWES. For purposes of this Section 4.14.g.2.iii.3, structural weight shall include the tower, wind turbine generator, and any other components otherwise supported by the base foundation of the proposed SWES.
- 4) Environmental Impact Studies and Plans.
 - a) Upon request of the Village, the applicant shall submit evaluations regarding the impact of the proposed SWES on the local environment and local wildlife from the Illinois Department of Natural Resources, the United States Fish and Wildlife Service, and the Lake County Soil and Water Conservation District.
 - b) Upon request of the Village, the applicant shall submit an environmental plan to mitigate or eliminate any adverse impact of the proposed SWES on the local environment and local wildlife, which plan shall be subject to the approval of the Village in consultation with

the Illinois Department of Natural Resources and the United States Fish and Wildlife Service.

4. Applications for SES.

i. Engineering Plans. Engineering plans, which must include, without limitation, the manufacturer's engineering specifications of the solar collectors and devices including wattage capacity, dimensions of collectors, mounting mechanisms and/or foundation details and structural requirements.

ii. Additional Requirements for BSES-M and BSES-I.

1) Elevation drawings(s) and/or photographs showing location, size and design details of the BSES-M or BSES-I.

iii. Additional Requirements for GSES.

1) Site Plan. A site plan, drawn to scale, signed and sealed by a Professional Engineer licensed in the State of Illinois, and including, without limitation, the following:

a) The existing and proposed contours, at a minimum of two-foot intervals;

b) The location, setbacks, exterior dimensions and square footage of all structures on the subject property;

c) The location and size of existing waterways, wetlands, one hundred-year floodplains, sanitary sewers, field drain tiles, storm sewer systems, aquifers, and water distribution systems;

d) The location of any overhead or underground power lines and utility easements; and

5. Applications for GES.

i. Site Plan. A site plan, drawn to scale, signed and sealed by a Professional Engineer licensed in the State of Illinois, and including, without limitation, the following:

1) The existing and proposed contours, at a minimum of two-foot intervals;

2) The location, setbacks, exterior dimensions and square footage of all structures on the subject property;

- 3) The location and size of existing waterways, wetlands, one hundred-year floodplains, sanitary sewers, field drain tiles, storm sewer systems, aquifers, and water distribution systems;
 - 4) The location of any overhead or underground power lines and utility easements; and
- h. Indemnification. The owner of each AES, and the owner of the property on which the AES is located, shall jointly and severally defend, indemnify and hold harmless the Village and its officials from and against any and all claims, demands, losses, suits, causes of action, damages, injuries, costs, expenses and liabilities whatsoever including attorney's fees arising out of any permit, approval, inspection, or other act or omission of the Village, or any acts or omissions of the owners concerning the operation of the AES project without limitation, whether said liability is premised on contract or on tort.

SECTION FOUR. Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

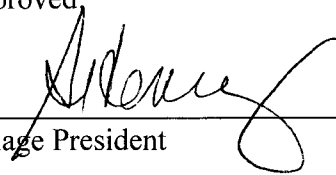
The foregoing Ordinance was passed this 7th day of November, 2017, by a vote as follows:

Ayes: Wagner, Johnson, Heuser, Buttita, Northam

Nays: _____

Absent and Not Voting: Porter

Approved:

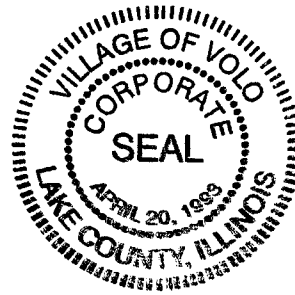


Village President

Attest:



Village Clerk



Passed: November 7, 2017

Approved: November 7, 2017

Published in Pamphlet Form: November 7, 2017