



AGENDA REQUEST
City of Bunker Hill Village
Planning and Zoning Commission

Agenda Date:	June 6, 2023
Agenda Item:	IV
Subject:	Amendments to City Zoning Ordinance
Exhibits:	Proposed Ordinance – Synthetic Turf Proposed Ordinance – Solar Panels Proposed Ordinance – Screening of Ground Equipment
Presenter(s):	Karen Glynn, Community Development

Executive Summary

At the April 2023 Meeting, staff presented and shared information regarding the following items that do not have City requirements:

- A. Synthetic Turf
- B. Solar Panels

At the direction of the Council and with input from the Commission, staff and the City Attorney have worked to develop three ordinances to provide clear direction for various situations:

1. Synthetic Turf

- Turf to be considered a permeable surface so long as it is inspected by the City at the time of installation and meets the criteria and installation requirements established by the City and/or manufacturer for permeable surfacing.
- Permeable surfaces continue to be limited in lot coverage requirements: Impermeable surfaces are limited to 45%; Impermeable and permeable surfaces limited to 55% of total lot coverage.
- Turf is prohibited in the front yard.
- Turf must be a shade of grass green.

2. Solar Panels

Per state law, the City cannot restrict solar panels but may regulate the installation. Proposed regulations include:

- Solar panels must be silver, bronze, or black in color .
- Panels must conform to the slope of the roof.
- Accessory equipment must not be visible from the street.

3. Screening of Ground Equipment

In addition to the screening requirement discussed for solar panel equipment, a general screening requirement is recommended for all ground utility equipment, similar to the requirement for generators.

With approval of the City Council, these ordinances would ultimately amend the City's Zoning Ordinance; therefore, public hearings must be held before the Planning and Zoning Commission.

Notice of the public hearings were published in the City's newspaper of record and on the City's website. There have been no comments received to date.

Recommended Action

Staff recommends that the Planning and Zoning Commission hold a public hearing with possible action on a recommendation to the City Council for approval of the proposed City's zoning ordinances.