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**THE VILLAGE OF COAL CITY**  
GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER 23 - 05

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**AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY  
CODE OF ORDINANCES AMENDING THE REQUIREMENTS REGARDING THE  
PLACEMENT OF SOLAR PANELS IN ALL DISTRICTS**

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on March 22, 2023

**ORDINANCE NO. 23-05**

**AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY  
CODE OF ORDINANCES AMENDING THE REQUIREMENTS REGARDING THE  
PLACEMENT OF SOLAR PANELS IN ALL DISTRICTS**

**WHEREAS**, it is in the best interest of the residents of Coal City that the Village update the Village Code in a timely manner; and

**WHEREAS**, the Planning and Zoning Board published and conducted a public hearing on Monday, March 6, 2023; and

**WHEREAS**, the Planning & Zoning Board has determined during the consideration of residential solar panel installations the need to modify its requirements in light of manufacturers having come to agreed upon installation standards; and

**WHEREAS**, the Board of Trustees has determined that it is in the best interest of the Village to update the building code requirements and standards regarding the application of building permits.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Coal City, Grundy & Will Counties, Illinois, as follows:

**Section 1. Recitals.** The recitals listed below shall replace the existing code provisions.

**Section 2. Amendment to the Requirements for the Installation of Small-scale solar energy conversion (SSEC) systems.** The text (requirements) provided in Section 156.62.1 shall be removed in its entirety and replaced with the requirements provided below:

**156.621.1 Small-scale solar energy conversion systems.**

- A. Small-scale solar energy conversion (SSEC) systems shall be allowed as an accessory use in all zoning districts subject to the requirements listed below. Failure to follow all the requirements for the placement of a solar energy conversion system shall not be allowed. These requirements are as follows:

1. All contractors related to SSEC installation must be registered with the Village of Coal City.
  2. At the time of permit application, the applicant must provide documentation proving that the utility company has been notified that a connection to their service is going to be made.
  3. Electrical and control wiring must be either underground, in-ground or pole-mounted installations, or concealed in roof-mounted installations.
  4. The SSEC shall be finished in a manner that reduces its overall appearance. The finish shall be nonreflective and of a neutral color, or be a color that is complementary to the house.
  5. The SSEC shall have the ability to immediately cease operation of the system during an emergency.
  6. All SSECs must be maintained in good working condition and be tightly secured to their mounting points at all times.
  7. No SSEC is permitted to have advertising material, writing, or signage other than the warning notifications and/or equipment identification.
  8. No wall-mounted installations are permitted in residential districts.
  9. The SSEC must be constructed according to manufacturers' specifications as well as engineers' evaluation for design wind loads for this geographic area.
- B. Additionally, roof-mounted installations in all zoning districts are required to provide an adequate structural engineer's report evaluating the roof load calculation and must comply with the following requirements as well:
1. The minimum clearance between the edge of solar panel and edge of roof or top of the roof ridge must meet the manufacturer's specifications; in no instance shall the solar panel extend beyond the edge of the roof or its ridge.
  2. The pitch of the panels must be parallel to the roof pitch unless the panels are installed atop a flat roofing system.
- C. In addition to the aforementioned requirements within all zoning districts, there shall be additional requirements for that side of the structure's roof which is directly adjacent to the street or road on which a structure is located (for example, a lot possessing a corner side yard would have two sides) shall be referred to as the "street side."
1. Street side solar panel installations must be aligned in a single, concurrent, rectangular shape.
  2. Within the Core Area as defines in the Commercial Design Guidelines, a parapet wall must be utilized between the solar panel installation and the street on the street side of the property.
- D. SSEC systems installed upon the property that do not meet the requirements of street-side or non-street side installations must meet the following ground- and pole-mounted installations. Ground- and pole-mounted installations:
1. Must be anchored to an adequate base which extends below the frost line.
  2. Shall not be any taller than six feet.


3. Must be located 10 feet from any other structure.
4. Must follow the zoning district's lot coverage limitation.
5. Shall not be located in the front yard.
6. Shall not be utilized within the Core Area Commercial zone of the village.
7. Must conform to Village Code Section 156.214 - Glare.

**Section 3. Effective Date.** After its passage, the amended provisions of the Village Code, outlined herein, shall be effective and commence 10 days after this Ordinance is printed in book or pamphlet form and published by the authority of the corporate authorities.

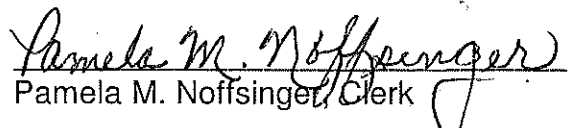
SO ORDAINED this 22nd day of March, 2023, at Coal City, Grundy County, Illinois.

AYES: 4  
NAYS: 0  
ABSENT: 2  
ABSTAIN: 0

**VILLAGE OF COAL CITY**

  
Terry Halliday, President

Attest:

  
Pamela M. Noffsinger, Clerk

## Amended Portions of Solar Code Requirements –

§ 156-162.1 Small-scale solar energy conversion systems.  
[Added 5-29-2020 by Ord. No. 20-08]

A. Small-scale solar energy conversion (SSEC) systems shall be allowed as an accessory use in all zoning districts subject to the requirements listed below. Failure to follow all the requirements for the placement of a solar energy conversion system shall not be allowed. These requirements are as follows:

1. All contractors related to SSEC installation must be registered with the Village of Coal City.
2. At the time of permit application, the applicant must provide documentation proving that the utility company has been notified that a connection to their service is going to be made.
3. Electrical and control wiring must be either underground, in-ground or pole-mounted installations, or concealed in roof-mounted installations.
4. The SSEC shall be finished in a manner that reduces its overall appearance. The finish shall be nonreflective and of a neutral color, or be a color that is complementary to the house.
5. The SSEC shall have the ability to immediately cease operation of the system during an emergency.
6. All SSECs must be maintained in good working condition and be tightly secured to their mounting points at all times.
7. No SSEC is permitted to have advertising material, writing, or signage other than the warning notifications and/or equipment identification.
8. No wall-mounted installations are permitted in residential districts.
9. The SSEC must be constructed according to manufacturers' specifications as well as engineers' evaluation for design wind loads for this geographic area.

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B. Additionally, roof-mounted installations are required to provide an adequate structural engineer's report evaluating the roof load calculation and must comply with the following requirements as well:

1. That side of the structure's roof which is directly adjacent to the street or road on which a structure is located (for example, a lot possessing a corner side yard would have two sides) shall be referred to as the "street side." Street side installations:
  - a. ~~May not cover more than 50% of the roof face.~~
  - b. Must be aligned in a single, concurrent, rectangular shape.
  - c. ~~Must not be located any closer than four feet from any roof edge, including the ridge.~~
  - d. The pitch of the panels must be parallel to the roof pitch.
2. That side of the structure's roof that does not meet the qualifications of street side installation shall be deemed to be non-street-side installations. Such non-street-side SSEC installations:
  - a. May cover any percentage of the roof face so long as the load on the roof does not exceed the limit expressed in the roof load calculation.

- b. May be aligned in any fashion.
  - c. ~~Must not be located any closer than four feet from any roof edge, including the ridge.~~
  - d. The panels may have any pitch, so long as they can withstand the design wind speed for our area.
- C. SSEC systems installed upon the property that do not meet the requirements of street-side or non-street side installations must meet the following ground- and pole-mounted installations. Ground- and pole-mounted installations:
- 1. Must be anchored to an adequate base which extends below the frost line.
  - 2. May not be any taller than six feet.
  - 3. Must be located 10 feet from any other structure.
  - 4. Must follow the zoning district's lot coverage limitation.
  - 5. May not be located in the front yard.
  - 6. Must conform to Village Code § 156-214, Glare.