

ZONING REVIEW – Broadview, IL



PZ-1: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required)

To assist your community, the national solar experts at SolSmart have conducted a review of your community’s zoning code to assess possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. Below, please find the outcome of their review. By reading the narrative, reviewing the example code language provided, and signing the statement at the bottom of the page, your community will satisfy PZ-1 and be one step closer to achieving SolSmart designation.

Positive elements in current code language

Element	Section	Description
Definitions	10-10-2: Definitions	The code defines accessory-use, community-scale, building-mounted, ground-mounted, and large-scale
Reviewer Comments		
This aligns with SolSmart best practices. Defining solar in the code forms the basis of understanding for the solar sections of the ordinance. Broadview’s definitions are incredibly extensive and provide clear parameters for the rest of the code.		

Element	Section	Description
Accessory use by-right	10-10-3: Permitted Accessory Use	The ordinance allows solar energy systems as an accessory use by-right in all major districts.
Reviewer Comments		
The inclusion of this statement is a key step in becoming a solar-ready community. Allowing accessory-use solar in all major districts without administrative or review barriers minimizes the steps that residents need to take to implement solar on their property. This statement should qualify Broadview for credit PZ-5, a prerequisite for Gold designation.		

Element	Section	Description
Use table	10-10-5: Use Table	The amendment adds community-scale and large-scale to the existing primary use table
Reviewer Comments		
Use tables are excellent resources for those looking to develop solar in districts around Broadview. This use table, in addition to the earlier “accessory-use by right” statement will set Broadview up for credit for PZ-5.		



Element	Section	Description
Large-scale and community-scale requirements	10-10-4: Principal Uses	The code clearly defines important components of large-scale and community-scale siting.
Reviewer Comments		
Large-scale and community-scale solar siting is an often complex, expensive, and lengthy process requiring many steps. There is often room for flexibility in the specific requirements listed in a code as long as the process is clear and transparent. In this case, there do not appear to be any unnecessary barriers in the code and it even includes important aspects like agrivoltaics.		

Additional notes

The Village of Broadview has implemented a strong set of zoning ordinances that addresses many fundamental issues related to solar projects, is transparent about regulations, and generally does not inhibit the development of accessory, community, or large-scale solar in the community. In its current form, Broadview's zoning code would likely receive credit for many of the SolSmart Planning & Zoning actions. Additionally, while SolSmart's program doesn't provide guidance on it, the inclusion of section "10-10-2: Purpose" is an excellent way to limit challenges to the zoning if concerns arise in the future.

By signing and returning this document to your TA provider, Broadview will earn credit for PZ-1 (a prerequisite). Broadview's zoning should earn the village many credits in the Planning & Zoning category due to its inclusion of many key solar topics. Final determination will be made by SolSmart's designation review team, but this zoning code should earn credit for PZ-5, a 20 point credit and a prerequisite for Gold designation.

I, David Upshaw (Name), as Economic Development Director (Title) of Village of Broadview (Community), Illinois (State)

have received the zoning review and read its findings.

Signature David Upshaw

Date 2/7/22

