

# STAFF REPORT      2019-14P: Zoning Chapter Amendment

Community Development Department

Council Chambers, 7:30 PM, June 6, 2019

To:        Paul Luke, Chairman, Skokie Plan Commission  
From:     Steve Marciani, Planning Supervisor  
Case:     **2019-14P: Zoning Chapter Amendment**  
            Electric Generators

General Information	
<i>Petitioner</i>	Skokie Village Manager
<i>Purpose</i>	To review and possibly modify the Zoning Chapter regarding requirements for electric generators.

## STAFF ANALYSIS

The Skokie Village Manager requested that the Plan Commission review the Zoning Chapter to provide guidance on the treatment of electric generators in yards. Currently, there are no specific regulations for generators; however, the Zoning Administrator has interpreted the placement of these generators similarly to air conditioning condensers. The Zoning Review Committee recommended regulations be adopted on both the level of noise and the hours for periodic testing of the unit. The testing period will be limited to the hours in which lawnmowers and leaf blowers may operate, which is between 8 a.m. and 9:00 p.m. Monday through Friday, 9:00 a.m. and 9:00 p.m. on Saturdays, and 10:00 a.m. and 9:00 p.m. on Sundays and holidays.

## STAFF RECOMMENDATION

The Zoning Review Committee recommends that Appendix of Chapter 118 Zoning of the Skokie Village Code be amended as follows, with text to be deleted ~~highlighted and stricken through~~ and text to be added **highlighted and bolded**.

## ARTICLE IV. GENERAL PROVISIONS

...

Sec. 118-66. - Air conditioning condensers **and electric generators**.

(a) A permit shall be required for the installation or replacement of ~~an air conditioning condenser~~ **the unit**.

- (b) ~~Air conditioning condensers~~ **The unit** cannot be located in a required front yard or side yard facing a street.
- (c) *Residential regulations.* The following conditions shall apply to ~~air conditioning condensers~~ **units** that are located on a lot with a detached or 2-unit multifamily residence:
- (1) ~~Air conditioning condensers~~ **The unit** must be located at grade level.
  - (2) ~~Air conditioning condensers~~ **The unit** must be located at least 6' from a lot line.
  - (3) Electric generators cannot have a decibel level over 70 dB at full load as specified by the manufacturer of the equipment. Specifications shall be submitted for review at the time of permit application.**
  - (4) Electric generators may only be tested during times listed in Sec. 42-78(2) Lawn care equipment.**

...