



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: August 10, 2026

TOPIC Introduction and First Reading of Zoning Ordinance Text Amendment – Standby Generator Mechanical Units

BACKGROUND BRIEF:

Council is scheduled to consider introducing and giving first reading to a zoning ordinance text amendment that would:

- Removal of the noise decibel limit of 55dB at 10'
- Limit operations to only during power outages or during scheduled maintenance testing
- Limit scheduled maintenance testing to Monday through Friday between the hours of 12:00-4:00pm

This amendment was considered and recommended for approval by the Planning Commission in response to complaints received by the Village regarding the placement of stand-by generators. The Planning Commission held a public hearing on the proposed amendments during its July 6, 2026, regular meeting and voted to recommend to Village Council the adoption of the amendments.

Attached is a copy of the report from the Village's planning consultant regarding the proposed amendments. Also attached is correspondence received from a property owner regarding the proposed amendments.

SUMMARY OF PREVIOUS COUNCIL ACTION:

None

FINANCIAL IMPACT:

None

RECOMMENDED MOTION:

To introduce and give first reading to a zoning ordinance text amendment as presented to amend Section 13.11 – ACCESSORY BUILDINGS, STRUCTURES, AND USES amending the regulations regarding standby generator mechanical units; to direct the Village Clerk to publish the required public notice; and to schedule the proposed ordinance for second reading and consideration for adoption at Village Council's September 14, 2026, regular meeting.