

**ORDINANCE AMENDING OR ADDING TO VARIOUS SECTION OF THE  
VILLAGE ZONING CODE TO ALLOW FOR THE REGULATION OF SOLAR  
ENERGY SYSTEMS**

**WHEREAS**, the Village of Barrington Hills (hereinafter the “Village”) is a duly organized and existing Illinois home rule municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the Village of Barrington Hills is authorized and empowered, under the Municipal Code and the Code of Ordinances of the Village of Barrington Hills, to regulate properties located within the municipal boundaries of the Village; and

**WHEREAS**, in furtherance of this authorization, the Village of Barrington Hills has adopted a zoning code, set forth in Title 5 Zoning Regulations of the Village’s Municipal Code to, among other purposes, effectuate the Village’s planning program and to regulate individual property use by establishing use districts, building site requirements, setback, density, parking and height regulations, and by specifying external impact standards for noise, smoke, odor, glare and vibration; and

**WHEREAS**, pursuant to the authority granted in Section 5-10-6(B) of the Village’s Zoning Regulations, the Zoning Board of Appeals determined to apply to amend the Zoning Regulations to provide for regulation of solar energy systems in the Village; and

**WHEREAS**, Notice of Public Hearing with respect to the proposed text amendment was published in the Daily Herald Newspaper in the Village of Barrington Hills, as required by the Village Code and statutes of the State of Illinois; and

**WHEREAS**, pursuant to said Notice, the Zoning Board of Appeals of the Village of Barrington Hills conducted a Public Hearing on the proposed text amendment at a meeting held on March 10, 2025, and after hearing testimony in opposition to the amendment, the Zoning Board of Appeals voted 1-4 on a motion to recommend adoption of the text amendment; and

**WHEREAS**, the Zoning Board of Appeals has forwarded its findings and recommendation in regard to the text amendment to the Village Board, in the Findings and Recommendation, attached hereto and incorporated herein by reference as Exhibit A; and

**WHEREAS**, the President and Village Board of Trustees has considered the matter and determined that those proposed text amendment to provide for the regulation of solar energy be approved, as such action is believed to be in the best interests of the Village and its residents.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Barrington Hills, a home rule community located in Cook, Lake, Kane, and McHenry Counties, Illinois, duly assembled at a regular meeting, as follows:

**SECTION ONE:** That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

**SECTION TWO:** That Title 5 Zoning Regulations, shall be amended as set forth in Exhibit B, attached hereto and incorporated herein by reference;

**SECTION THREE:** That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

**SECTION FOUR:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 17th day of March, 2025.

Ayes: 0  
Nays: 3 (Clarke, Hoffmann, Ekstrom)  
Absent: 3 (Hills, Strauss, Riff)

APPROVED:

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

Did Not Pass

**EXHIBIT A**

March 17, 2025

To: President and Board of Trustees  
Village of Barrington Hills

RE: ZBA Application for Text Amendment  
Solar Energy System Regulations

This is to advise you that a public hearing of the Zoning Board of Appeals (“ZBA”) was held on March 10, 2025, where a quorum was present, for purposes of the ZBA’s consideration of its own Application for a Text Amendment to Sections 5-2-1, and to add Section 5-3-15 and 5-3-17 to the Zoning Ordinance.

Notice of the hearing was published in a timely manner in the Daily Herald as well as posted in the Village Hall as part of the agenda for the March 10, 2025 meeting.

Information relative to the Application and the specific text amendments was presented by Anna Paul, Director of Administration.

**FACTS**

Village Administrator Paul testified to the notice provided for hearing. Ms. Paul outlined the amendments to the text of the zoning ordinance proposed, and the work of the ZBA which led to the decision to place this matter for public hearing.

Testimony from the Public was also made by the following:

Chris Yamamoto, 315 Dundee Road, Barrington Hills, IL who questioned whether existing solar energy systems would be “grandfathered in” to allow their continued existence.

Fr. Michael Sparough, 120 W. County Line Road, Barrington Hills, IL and Paul Horcher, 123 Wedgewood Drive, Barrington, IL representing the Bellarmine Jesuit Retreat House, 120 W. County Line Road, Barrington Hills, IL testified in regard to plans currently under consideration by the Retreat House to install a solar energy system, as a ground-mounted system. As such, the Retreat House is in opposition to that part of the proposed text amendment, which would prohibit ground-mounted solar energy systems in all zoning districts. Fr. Sparough testified that requiring a roof-mounted system would not be in keeping with the historical architecture of the Retreat House, and that a ground-mounted system would not be visible to those outside the property due to the fact that the facility has 80 acres of land.

Wayne Schild, 43 Brinker Road, Barrington Hills, IL representing the Barrington United Methodist Church, 98 Algonquin Road, Barrington Hills, IL testified in opposition to that part of the proposed text amendment which would prohibit ground-mounted solar energy systems. He testified that the Church is currently studying the installation of a solar energy system to provide electrical savings for the Church which would also benefit the power grid serving the Village. The Church currently plans to install the system as ground-mounted and stated it would not be visible to residences given the nature of the proposed installation and the acreage of the site.

## **FINDINGS**

After having examined the facts as presented, and taking into consideration the testimony set forth during the public hearing, the ZBA discussed its prior decision to prohibit ground-mounted solar energy systems, which was primarily due to concern that ground-mounted systems would be visible to neighbors and, therefore, objectionable. Upon hearing the testimony regarding the need for ground-mounted systems, the ZBA determined that it would be best to reconsider the proposed amendment to consider allowing ground-mounted solar energy systems, or to provide for them by way of a variance procedure. To allow for reconsideration of the text, it was determined that the current text should not be supported.

## **RECOMMENDATION**

The ZBA voted 1-4 (2 members absent) to recommend that the Village Board approve the request for amendment to the text of the zoning ordinance, as shown in Exhibit B of the Ordinance. This vote results in a recommendation to DENY the text amendment.

Respectfully submitted,

*/s/ Daniel Wolfgram*

---

Chairman  
Zoning Board of Appeals  
Village of Barrington Hills

Did Not Pass

**EXHIBIT B****Renewable Energy****5-2-1 Definitions (Additions to existing code)**

**ACTIVE SOLAR ENERGY SYSTEM:** A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

**BUILDING-INTEGRATED SOLAR ENERGY SYSTEM:** A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of a building. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

**GROUND MOUNT:** A solar energy system on a rack or pole that rests on or is attached to the ground.

**PHOTOVOLTAIC SYSTEM:** A solar energy system that converts solar energy directly into electricity.

**ROOF MOUNT:** A solar energy system mounted on a rack fastened onto a roof.

**SOLAR ENERGY SYSTEM:** A system that uses the power of the sun to capture, distribute, and/or store energy for on-site consumption of utility power within a principal or accessory structure.

**SOLAR ENERGY SYSTEM, PRIVATE:** A collection of one (1) or more solar collectors designed for use by the occupant(s) of the zoning lot on which said system is located; excess power generation is limited to net metering or similar technology with regulations set by the local power utility, community, county and state. Private solar energy system equipment shall conform to applicable industry standards, and applicants for building permits for private solar energy systems shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards.

**SOLAR FARM:** A commercial facility that converts sunlight into electricity, whether by photovoltaic, concentrating solar thermal devices, or other conversation technology, for the primary purpose of wholesale sales of generated electricity.

**5-3-15 SOLAR ENERGY SYSTEM REGULATIONS**

- A. **Purposes:** The purpose of this section is to preserve the health, safety, and welfare of the Village by promoting the safe, effective, and efficient use of solar energy systems. For such purposes, this section:

1. Establishes zoning regulations relative to the installation and operation of solar energy systems permitted to be installed within the Village.
  2. Accommodates sustainable energy production from a renewable energy source.
  3. Preserves the character and aesthetics of the Village's zoning districts to maintain property values and promote the public health, safety, and welfare of Village residents and businesses.
- B. Permitted Accessory Use: Solar energy systems, private, as defined herein, are permitted accessory uses in all zoning districts where structures of any sort are allowed, subject to the requirements set forth in this section.
- C. General Requirements: The requirements set forth in this section shall govern the Solar Energy Systems that may be installed within the Village. The provisions of this section are intended to establish zoning regulations for Solar Energy Systems that may be installed in the Village.
1. Use: A Solar Energy System shall be an accessory to the principal permitted use of zoning lot.
  2. Approval: Any approval granted for a Solar Energy System shall not, under the provisions of this section, be construed to prevent ordinary or permitted building, landscaping, or other accessory improvements on any adjacent properties.
- D. Permitting and Installation:
1. A building permit is required to be obtained from the Village prior to the commencement of any construction activity relative to the installation of any Solar Energy System.
  2. The owner of a Solar Energy System shall ensure that it is installed and maintained in good condition and in compliance with all applicable provisions of the Village code and the laws, statutes, codes, and regulations enforced by any State or Federal agency of competent jurisdiction.
  3. All wiring associated with a Solar Energy System shall be underground or contained within a raceway that complements the building materials of the principal structure.
  4. Interconnection: Energy produced by a Solar Energy System shall be utilized on-site, subject to legal provisions that allow the sale of excess energy back to the electric grid.
  5. Illumination of a Solar Energy System shall be prohibited, except to accommodate co-installation of parking lot lighting luminaries, where applicable.

6. Signage: Other than safety signage, no commercial signage or attention-getting device is permitted on any Solar Energy System.
7. Ground-Mounted Solar Energy Systems: Not allowed in any zoning district of the Village.
8. Solar Farms: Not allowed in any zoning district of the Village.
9. Height:
  - a. Roof-Mounted Solar Energy System:
    - (i) When installed on a flat roof, a Roof-Mounted Solar Energy System shall not exceed a maximum height of six feet (6') as measured from the roof surface of the building on which the system will be mounted to the highest point of the system as installed.
    - (ii) When installed on a pitched roof, a Roof-Mounted Solar Energy System shall be mounted parallel to the pitch of the roof and not extend more than one (1) foot off the roof surface.
10. Setback:
  - a. Roof-mounted Solar Energy Systems shall not extend beyond the exterior perimeter of the building on which the system is mounted.

### **5-3-17 Energy System Removal**

- A. All energy systems are required to be properly removed after they have reached the end of their useful life, while no longer in use, when damaged beyond repair or similar conditions. Full removal is required, including structures, equipment, foundation etc.
- B. A separate permit from the Building Department is required for removal.