



**Zoning Board of Appeals
AGENDA & NOTICE OF MEETING
MONDAY, JULY 21, 2025 6:30 PM
Village Hall
112 Algonquin Road
Barrington Hills, IL 60010**

Audio Options:

- Dial: 312-626-6799 and enter Meeting ID 889-5617-0602
- Link: [Zoom Meeting ID 889-5617-0602; Passcode: 849920](#)

1. Call to Order & Roll Call

2. Public Comment

Be advised public comment is limited to three (3) minutes per person. If you are unable to attend, send your comment to clerk@vbhil.gov and it will be forwarded to the ZBA members.

3. Minutes

- 3.1 [Vote] Minutes - May 12, 2025
[05-12-2025 ZBA Minutes - Draft.pdf](#)

4. Public Hearing

- 4.1 Text Amendment - Definitions 5-2-1, Solar Energy Regulations 5-3-15, Energy System Removal 5-3-17 Recommendation
[Solar Code Text Amendment Public Hearing 07-25.pdf](#)
[Notice of Public Hearing for Solar Energy Text Amendment.pdf](#)

5. Public Meeting

- 5.1 [Vote] Text Amendment - Definitions 5-2-1, Solar Energy Regulations 5-3-15, Energy System Removal 5-3-17 Recommendation
See documents under 4.1.

6. Adjournment

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS MEETING**

**Village Hall, 112 Algonquin Road, Barrington Hills, IL
May 12, 2025**

1. Call to Order/Roll Call:

The Meeting was called to Order at 6:30 p.m. by Chairman Dan Wolfram.

On roll call, the following Members were present:

Dan Wolfram, Chairman
Arnold Cernik
Eric Humbert
Jim Root
John Gigerich
Gina Koertner

Absent: Edward Carfora

Staff Present: Anna Paul, Village Administrator
Sean Conway, Village Attorney

2. Public Comment:

Nina Kawalek expressed her appreciation for the ZBA's general efforts and attention to making its recommendations to the Village Board on zoning matters. Ms. Kawalek provided the ZBA information on glare issues she is experiencing at her residence, which she represented is due to her neighbor's building materials used on her neighbor's roof. Ms. Kawalek represented that currently the Village Code does not provide for regulations on glare caused by building materials and she encouraged the ZBA to consider recommending zoning regulations in this regard.

Chris Yamamoto provided comment on the Village's denial of his various previous zoning petitions as well as comments in opposition to the Village's adjustments to its zoning fees schedule and the proposed updates to the ZBA's public hearings rules and procedures.

3. Approval of Minutes

Member Humbert moved, seconded by Member Koertner, to approve the minutes of the March 10, 2025 meeting.

On a roll call vote:

| | <u>Aye</u> | <u>No</u> | <u>Absent</u> | <u>Abstain</u> |
|------------------------|------------|-----------|---------------|----------------|
| Dan Wolfgram, Chairman | X | | | |
| Arnold Cernik | X | | | |
| John Gigerich | X | | | |
| Gina Koertner | X | | | |
| Jim Root | X | | | |
| Edward Carfora | | | X | |
| Eric Humbert | X | | | |

The Motion passed.

4. Revision of Zoning Board of Appeals (ZBA) Rules of Notice and Petition

Village Administrator Paul and Village Attorney Conway provided the ZBA information on the proposed updates to the ZBA rules of notice and petition, explaining that the proposed updates are to clarify the existing rules for the sake of petitioners and to clearly express current practices and procedures.

Chairman Wolfgram guided the ZBA through the proposed rules and asked the ZBA Members if they had any suggested changes to the proposed updates.

Discussion ensued without any proposed changes to the proposed updates.

Member Gigerich moved, seconded by Member Koertner, to approve the proposed updates to the ZBA rules of notice and petition, as presented.

On a roll call vote:

| | <u>Aye</u> | <u>No</u> | <u>Absent</u> | <u>Abstain</u> |
|------------------------|------------|-----------|---------------|----------------|
| Dan Wolfgram, Chairman | X | | | |
| Arnold Cernik | X | | | |
| John Gigerich | X | | | |
| Gina Koertner | X | | | |
| Jim Root | X | | | |
| Edward Carfora | | | X | |
| Eric Humbert | X | | | |

The Motion passed.

5. Solar Energy Regulations

Administrator Paul indicated that the ZBA previously recommended substantially similar solar regulations that were not approved by the Village Board due to the allowance of ground mounted solar systems, as a matter of right.

Administrator Paul indicated that the newly proposed solar regulation provide for the allowance of ground mounted solar systems through the special use permitting process.

Administrator Paul and Attorney Conway explained that this would provide the Village the opportunity to have approval and oversight of ground mounted solar systems on a case-by-case basis.

Discussion ensued without any proposed changes to the proposed solar energy regulations.

Member Gigerich moved, seconded by Member Koertner, to set the proposed solar energy regulations, as presented for a public hearing.

On a roll call vote:

| | <u>Aye</u> | <u>No</u> | <u>Absent</u> | <u>Abstain</u> |
|-----------------------|------------|-----------|---------------|----------------|
| Dan Wolfram, Chairman | X | | | |
| Arnold Cernik | X | | | |
| John Gigerich | X | | | |
| Gina Koertner | X | | | |
| Jim Root | X | | | |
| Edward Carfora | | | X | |
| Eric Humbert | X | | | |

The Motion passed.

7. Adjournment

Member Gigerich moved, seconded by Member Cernik to adjourn the meeting.

On a voice vote, all members present voted “aye.”

The meeting stands adjourned at 7:17 p.m.

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, non-ground mount, 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. Special Accessory Use: Solar energy systems, private, ground-mounted, as defined herein are special accessory uses in all zoning districts where structures of any sort are allowed, subject to the requirements set forth in this section and subject to the special use standards and approval procedures set forth in section 5-10-7 of the Village Code.
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.
 - b. All Solar Energy Systems authorized in this section shall conform to all applicable setback requirements in the Village Code.

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.

PUBLIC HEARING
Before the Zoning Board of Appeals
Village of Barrington Hills
Text Amendment – Definitions 5-2-1,
Solar Energy Regulations 5-3-15,
Energy System Removal 5-3-17

Notice is hereby given that a Public Hearing will be held on Monday, July 21, 2025, at 6:30 p.m. by the Zoning Board of Appeals of the Village of Barrington Hills at the Village Hall, 112 Algonquin Road, Barrington Hills, Illinois, concerning the Zoning Board of Appeals proposed text amendments to the Village's Zoning Ordinance, Title 5 of the Village Code, specifically to add definitions and regulations related to solar energy systems.

A copy of the Zoning Ordinance and the text amendment application is available for examination by appointment at the office of the Village Clerk at the Village Hall, weekdays during business hours, 9:00 a.m. to 5:00 p.m.

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Written comment on the proposed amendment will be provided to the members of the Zoning Board of Appeals but will not be part of the public record of the public hearing. Written comment will be accepted in the Office of the Village Clerk through 3:00 PM, July 18, 2025.

By: Village Clerk
Village of Barrington Hills
clerk@barringtonhills-il.gov
847-551-3000

Published in Daily Herald July 3, 2025 (296003)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/03/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

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