

Ordinance 1626-21

Passed on the 25th day
of March, 2021

***An Ordinance Amending Title 8,
Chapter 9 of the Municipal Code for
the Village of Island Lake, Illinois
Regarding Solar Panels***

ORDINANCE 1627-21

An Ordinance Amending Title 8, Building Regulations, and Title 1, Administrative, of the Island Lake Village Code

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry Counties and pursuant to the Illinois Municipal Code, the Village has the authority to modify the official Village code; and

WHEREAS, the Board of Trustees desire to revise the ownership transfer inspection regulations within the Village Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: In Title 8, Chapter 1, Building Codes, paragraph 8-1-5 shall be fully amended as follows:

8-1-5 OWNERSHIP TRANSFER INSPECTION: Rental Property

No later than seven (7) days prior to the transfer of ownership of any rental real estate property within the village, the transferor shall schedule an inspection of the property with the building department. Violations of code requirements as adopted by the village will be noted and if a re-inspection is required, an additional inspection fee must be paid before the closing. A certificate of compliance will only be issued for an inspection which has passed before closing. If the property is being sold "as is" the buyer will be required to submit a letter of intent representing that the violations will be corrected within 90 days of closing and a re-inspection shall be scheduled with the Building Department. See Section 1-16-3 for the required inspection fee.

SECTION 2: Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 3: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

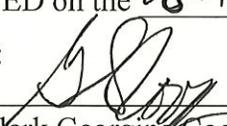
SECTION 4: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the 25th day of March, 2021.

	AYES	NAYS	ABSTAIN	ABSENT
Chris Carlsen	x			
Charles Cermak	x			
Harold England				x
Richard McLaughlin	x			
Dan Powell	x			
Will Ziegler	x			

APPROVED on the 25th day of March, 2021

ATTEST:


Village Clerk Georgina Cooper


Charles R. Amrich, Mayor

ORDINANCE 1626-21

An Ordinance Amending Title 8, Chapter 9 of the Municipal Code for the Village of Island Lake, Illinois Regarding Solar Panels

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry Counties and pursuant to the Illinois Municipal Code, the Village has the authority to modify the official Village Code; and

WHEREAS, the Board of Trustees desires to amend the provisions of the Island Lake Village Code regarding solar panels within the Village; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: Title 8, Chapter 9, shall be amended as follows:

Chapter 9

ROOFTOP ANTENNAS AND SOLAR PANELS

8-9-1 PARABOLIC OR DISH TYPE TELEVISION ANTENNAS

A. Definition:

“Parabolic or dish-type television antennas” as used herein shall mean any circular or similar dish shaped transmitting or receiving antenna for communications or for transmitting or receiving television signals from a satellite.

B. Maximum Number Allowed Per Parcel:

Not more than one parabolic or dish type antenna shall be permitted on any parcel of land used or occupied by one main building or one main use.

C. Residential Property:

1. No Permit Required: No permit shall be required for the installation and operation of a parabolic or dish type antenna where such antenna is totally enclosed within a residential building or where such antenna is one meter or less in diameter and meets all of the following requirements:
 - a. The maximum height does not exceed thirty five feet (35’) from ground level, or including any structure, as measured in accordance with the provisions of the zoning ordinance (Title 9 of this code) applicable to the zoning district classification of the subject property.

- b. Shall not be located in a front or side yard of the subject property as such yards are defined in the zoning ordinance of the Village (Title 9 of this code).
2. Permit Required: No parabolic or dish type antenna which is not totally enclosed within a building or which, if not so enclosed, is greater than one meter in diameter shall be installed until and unless an application for a construction permit has been filed with the village and approved by the building commissioner; no such application shall be approved unless the construction plans and specifications accompanying said application shall comply with the following requirements:
- a. The manufacturer's installation and operational manual, or a copy thereof, shall be filed with the application.
 - b. That said antenna shall be installed and operated in accordance with the specifications contained in the manufacturer's manual; provided, however, that such installation and operation shall otherwise comply with the terms and provisions contained in this chapter.
 - c. The maximum height of the installation from ground level at the site shall not exceed six feet (6').
 - d. The antenna shall not be located in any front or side yard as such yards are defined for the subject property according to the terms and provisions of the zoning ordinance of the Village (Title 9 of this code).
 - e. The antenna and pertinent structures in connection therewith shall comply with the minimum setback requirements for the subject property as provided in the zoning ordinance of the Village (Title 9 of this code).
 - f. The parabolic or dish type antenna shall not be in excess of six feet (6') in diameter.
 - g. Such antenna shall be mounted directly upon the ground. The installation or mounting of such antenna on any roof or tower or similar form of structural support is hereby prohibited.
 - h. Such antenna shall be completely screened so as not to have any portion thereof visible from any location outside the perimeter of the property on which it is installed. Provided, however, that any fence or shrubbery providing such screening shall otherwise comply with the ordinances of the village.
- D. Nonresidential Property:

1. No Permit Required: No permit shall be required for the installation and operation of any parabolic or dish type antenna in a nonresidential zone within the village if such antenna is either fully enclosed within the building structure or, if not so enclosed, is one meter in diameter or less in size and otherwise complies with the height and setback requirements for such property as provided in the zoning ordinance of the Village (Title 9 of this code).
2. Permit Required: No such antenna whose diameter exceeds one meter and which is not wholly enclosed within a building shall be installed and operated within the village unless and until an application for permit has been filed with the village and approved by the building commissioner. No permit shall be issued for such antenna unless the following requirements are met:
 - a. The manufacturer's installation and operational manual, or a copy thereof, shall be filed with the application.
 - b. That said antenna shall be installed and operated in accordance with the specifications contained in the manufacturer's manual; provided, however, that such installation and operation shall otherwise comply with the terms and provisions contained in this chapter.
 - c. The maximum height of the installation from ground level at the site shall not exceed six feet (6').
 - d. The antenna shall not be located in any front or side yard as such yards are defined for the subject property according to the terms and provisions of the zoning ordinance of the Village (Title 9 of this code).
 - e. The antenna and pertinent structures in connection therewith shall comply with the minimum setback requirements for the subject property as provided in the zoning ordinance of the village (Title 9 of this code).
 - f. All the terms and provisions of the building code of the village (Chapter 1 of this title) are met.
 - g. Such antenna shall be completely screened so as not to have any portion thereof visible from any location outside the perimeter of the property on which it is installed. Provided, however, that any fence or shrubbery providing such screening shall otherwise comply with the ordinances of the village.

E. Application Fees:

The application fee for a permit for a residential antenna shall be in the amount set forth in

the annual fee ordinance schedule contained in section 1-16-3 of this code.

SECTION 2: Title 8, Chapter 9, shall be amended adding the following section at the end of Chapter 9:

8-9-1 SOLAR PANELS

A. Definitions: As used in this chapter, the following terms shall have the following meanings, unless the context clearly indicates a different meaning:

1. *Collector*: Same as solar collector.
2. *Enforcement Officer*: The Building Officer of the Village, or any employee authorized by the Building Officer to act under this chapter.
3. *Low Slope Roof*: A roof with a slope of less than four inches (4") vertically for every twelve inches (12") horizontally, or less than thirty three centimeters (33 cm) vertically for every meter horizontally.
4. *Reflector*: Any device designed or intended to reflect the sun's rays to a solar collector or designed to concentrate the sun's rays on a solar collector.
5. *Snow Load*: The greatest weight of snow to be anticipated from any snowfall in the Village, to be calculated from United States Weather Bureau statistics.
6. *Solar Cell*: Any device designed or intended to produce electricity directly from the energy of sunlight, without moving parts.
7. *Solar Collector*: Any device designed or intended to collect energy from the sun and use that energy to heat air, other gas or liquid to be transmitted through pipes or ducts for heating or energy purposes. A window letting sunlight directly into a room to be heated is not a solar collector.
8. *Solar Component*: Any solar collector, solar engine, reflector, pipe, duct or other component of a system using solar collectors or solar engines.
9. *Solar Energy Engine*: Any device designed or intended to produce motion from heat generated by sunlight; such motion may be by turning a wheel, pulley or gear, or by moving a shaft back and forth. The motion may be produced by a sterling engine, a steam engine, or any mechanical device using heat and light from the sun.
10. *Solar Panel*: A solar collector in the shape of a panel, more than 144 square inches in area, regardless of the thickness of the panel.

11. *Wind Load*: Pressure of wind against any object or structure, such as a solar collector.
- B. Scope: This chapter shall apply to all solar collectors and all component parts of a solar system using solar collectors, installed in the Village. Solar energy engines are also regulated by this chapter, whenever such an engine or any part of such engine is mounted on a roof. This chapter shall cover not only solar collectors on new buildings being constructed but also solar collectors on existing buildings. No such solar collector shall be installed without complying with the terms of this chapter.
- C. Permit Required: No solar collector or solar engine shall be installed or constructed without a permit having been issued for the solar collector. Applications shall be accompanied by drawings or blueprints showing the locations and clearances from the roof of all existing and proposed solar collectors, ducts, pipes, controls and other components, including those parts of the system to be installed on the roof or above the roof and those parts of the system to be installed elsewhere in the building. Methods for installing pipes through the roof shall be indicated. The slope of the roof shall be indicated. The application shall be accompanied by specifications for any manufactured components to be installed and shall contain a complete description of any components to be fabricated on or off the site for the installation.
- D. Location; Height and Setback: All solar collectors shall be installed either on the roof of the main building or shall be otherwise incorporated into and made an integral part of the main building itself. The maximum height and setback regulations of the Village Zoning Ordinance shall be observed. Solar collectors are not allowed in any yard as free standing structures.
- E. Minimum Roof Slope: No solar collector, solar engine or accessories, pipes or ducts for any solar collector or solar engine shall be installed on any roof having a slope of less than two percent (<2%) (1/4 of an inch per foot or 2 centimeters per meter).
- F. Low Sloped Roof Installation: Installations on low sloped roofs shall comply with the following requirements:
1. Clearances: All collectors, reflectors, engines, pipes, ducts and other components shall have sufficient clearance between the roof and the installation to permit roof repairs to be made and to permit circulation of air to avoid constant dampness, considering the configuration and location of the solar components and the roof. A space of two feet (2') or sixty-one centimeters (61 cm) shall be adequate clearance in all instances; provided, that a smaller space shall be permitted if it can be demonstrated that all normal repairs and resurfacings of the roof may be made under the proposed clearances. The clearances required herein shall not apply to

vertical pipes installed through the roof surface or installed outside of the outside walls to provide access to solar components.

2. **Load Capacity:** No solar component shall be installed on any roof unless the roof has sufficient capacity to hold the weight of the roof, the weight of the solar components and the anticipated snow load. The weight of fluid to be used in any panels, pipes or other components will be included in the calculations of load. In determining the anticipated snow load, the effect of the solar components on causing drifting shall be considered. If the rated capacity of the roof structure is at least one and one-half (1 1/2) times the weight of the roof components, the solar components and the anticipated snow load, the roof structure shall be deemed to have sufficient load capacity.
 3. **Protection From Drifting Or Sliding Snow:** On any installation where solar collectors, solar engines and reflectors may cause snow to drift on a roof, provisions shall be made by snow fences, chutes or other barriers to prevent snowdrifts from accumulating on the roof. Wherever a solar collector, or other solar component may cause snow to slide, the part of the roof where the snow may accumulate as a result of sliding shall have sufficient capacity to hold the weight of the snow anticipated to accumulate because of sliding. Wherever the location and slope of a solar collector or other solar component may cause snow to slide onto any doorway, patio, deck, sidewalk or other place used by pedestrian traffic, protection in the form of chutes, awnings or other devices shall be provided to prevent any snow from sliding onto any such doorway, patio, deck, sidewalk or other place.
 4. **Roof Penetration:** Wherever any pipe, duct or other solar component penetrates the surface of a roof, the roof shall be protected from leaks in the manner provided for any stack, pipe or conduit penetrating the roof surface.
 5. **Roof Preparation:** Before any solar component is installed, the roof shall be inspected and any repairs and maintenance work needed shall be done to put the roof in leakproof condition.
- G. **Other than Low Sloped Roof Installation:** All of the requirements for installations on low sloped roofs shall apply to installations on roofs other than low sloped roofs, except that in lieu of clearance from the roof, a solar panel may be attached flush to the roof. Such solar panel may be an integral part of the roof, providing a waterproof cover, with a waterproof seal between the panel and the rest of the roof. If such panel is not made an integral part of the roof but is attached flush with the roof, the top and sides of the panel shall be sealed where they meet the roof surface or shingles, to prevent water from getting under the panel.

- H. Access: Any roof over three (3) stories above the ground shall be provided with a means of access other than an outside ladder against an outside wall. No solar components shall be installed in a location so as to interfere with walkways on any roof.
- I. Leakproof Components: Each solar component which may contain any liquid or gas shall be designed and constructed to prevent the leakage of any liquid or gas under any combination of temperature and pressure possible either during use or when the system is not in use.
- J. Wind Pressure: Each solar collector, solar panel and solar engine shall be securely anchored to withstand the maximum wind pressure anticipated, considering the effects, if any, of the solar components in channeling wind, and without considering the weight of any liquid in the components.
- K. Innovative Designs: Nothing in this chapter shall be interpreted as prohibiting any innovative design. Any design not specifically permitted by this chapter may be installed, upon a showing that the proposed system of solar components will achieve the safety objectives and structural objectives of the provisions of this chapter.
- L. Inspections, Repairs: Each solar collector, reflector, solar engine and all solar components shall be inspected at least once each year. Such inspections shall be at the owner's expense, and may be made by any qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks, and shall include examining the structural parts securing all components. A certified report of such inspection shall be filed annually by, or on behalf of, the owner/applicant with the Building Officer on or before March 1 of each year.
- M. Interference with Adjoining Property: Nothing herein contained nor any permit issued hereunder, shall be constructed to restrict or limit the use and development of any adjoining or other premises.

SECTION 3: The Village of Island Lake Village Code Table of Contents shall be amended as follows:

* * *

Chapter 9: Rooftop Antennas and Solar Panels

8-9-1: Parabolic or Dish Type Television Antennas

8-9-2: Solar Panels

* * *

SECTION 4: Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 5: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the ____ day of _____, 2021.

	AYES	NAYS	ABSTAIN	ABSENT
Chris Carlsen	X			
Charles Cermak	X			
Harold England				X
Richard McLaughlin	X			
Dan Powell	X			
Will Ziegler	X			

APPROVED on the 25 day of March, 2021


Charles R. Amrich, Mayor

ATTEST:



Village Clerk Georgine Cooper

CERTIFICATION

I, Georgine Cooper, do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 25th day of March, 2021, the foregoing Ordinance entitled *An Ordinance Amending Title 9, Chapter 9 of the Municipal Code for the Village of Island Lake, Illinois Regarding Solar Panels* was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1426-21, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available from the Village Clerk commencing on the 29th day of March, 2021, and continuing for at least 10 days thereafter.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this 29th day of March, 2021.



Georgine Cooper, Clerk,
Village of Island Lake
Lake and McHenry Counties, Illinois



ORDINANCE 1626-21

An Ordinance Amending Title 8, Chapter 9 of the Municipal Code for the Village of Island Lake, Illinois Regarding Solar Panels

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry Counties and pursuant to the Illinois Municipal Code, the Village has the authority to modify the official Village Code; and

WHEREAS, the Board of Trustees desires to amend the provisions of the Island Lake Village Code regarding solar panels within the Village; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: Title 8, Chapter 9, shall be amended as follows:

Chapter 9

ROOFTOP ANTENNAS AND SOLAR PANELS

Formatted: Underline

8-9-1 PARABOLIC OR DISH TYPE TELEVISION ANTENNAS

Formatted: Justified

A.8-9-1 Definition:DEFINITION

“Parabolic or dish-type television antennas” as used herein shall mean any circular or similar dish shaped transmitting or receiving antenna for communications or for transmitting or receiving television signals from a satellite.

B.8-9-2 Maximum Number Allowed Per Parcel:MAXIMUM NUMBER ALLOWED-PER-PARCEL

Not more than one parabolic or dish type antenna shall be permitted on any parcel of land used or occupied by one main building or one main use.

C.8-9-3 Residential Property:RESIDENTIAL-PROPERTY

1.A. No Permit Required: No permit shall be required for the installation and operation of a parabolic or dish type antenna where such antenna is totally enclosed within a residential building or where such antenna is one meter or less in diameter and meets all of the following requirements:

Formatted: Indent: Left: 0.75"

a.1. The maximum height does not exceed thirty five feet (35') from ground

Formatted: Indent: Left: 1"

level, or including any structure, as measured in accordance with the provisions of the zoning ordinance (Title 9 of this code) applicable to the zoning district classification of the subject property.

b.2. Shall not be located in a front or side yard of the subject property as such yards are defined in the zoning ordinance of the Village (Title 9 of this code).

Formatted: Indent: Left: 1"

2.B. Permit Required: No parabolic or dish type antenna which is not totally enclosed within a building or which, if not so enclosed, is greater than one meter in diameter shall be installed until and unless an application for a construction permit has been filed with the village and approved by the building commissioner; no such application shall be approved unless the construction plans and specifications accompanying said application shall comply with the following requirements:

Formatted: Indent: Left: 0.75"

a.1. The manufacturer's installation and operational manual, or a copy thereof, shall be filed with the application.

Formatted: Indent: Left: 1"

b.2. That said antenna shall be installed and operated in accordance with the specifications contained in the manufacturer's manual; provided, however, that such installation and operation shall otherwise comply with the terms and provisions contained in this chapter.

Formatted: Indent: Left: 1"

c.3. The maximum height of the installation from ground level at the site shall not exceed six feet (6').

Formatted: Indent: Left: 1"

d.4. The antenna shall not be located in any front or side yard as such yards are defined for the subject property according to the terms and provisions of the zoning ordinance of the Village (Title 9 of this code).

Formatted: Indent: Left: 1"

e.5. The antenna and pertinent structures in connection therewith shall comply with the minimum setback requirements for the subject property as provided in the zoning ordinance of the Village (Title 9 of this code).

Formatted: Indent: Left: 1"

f.6. The parabolic or dish type antenna shall not be in excess of six feet (6') in diameter.

Formatted: Indent: Left: 1"

g.7. Such antenna shall be mounted directly upon the ground. The installation or mounting of such antenna on any roof or tower or similar form of structural support is hereby prohibited.

Formatted: Indent: Left: 1"

h.8. Such antenna shall be completely screened so as not to have any portion thereof visible from any location outside the perimeter of the property on which it is installed. Provided, however, that any fence or shrubbery providing such screening shall otherwise comply with the ordinances of the village.

Formatted: Indent: Left: 1"

D.8-9-4 Nonresidential Property:~~NONRESIDENTIAL PROPERTY~~

1.A. No Permit Required: No permit shall be required for the installation and operation of any parabolic or dish type antenna in a nonresidential zone within the village if such antenna is either fully enclosed within the building structure or, if not so enclosed, is one meter in diameter or less in size and otherwise complies with the height and setback requirements for such property as provided in the zoning ordinance of the Village (Title 9 of this code).

Formatted: Indent: Left: 0.75"

2.B. Permit Required: No such antenna whose diameter exceeds one meter and which is not wholly enclosed within a building shall be installed and operated within the village unless and until an application for permit has been filed with the village and approved by the building commissioner. No permit shall be issued for such antenna unless the following requirements are met:

Formatted: Indent: Left: 0.75"

a.1. The manufacturer's installation and operational manual, or a copy thereof, shall be filed with the application.

Formatted: Indent: Left: 1"

b.2. That said antenna shall be installed and operated in accordance with the specifications contained in the manufacturer's manual; provided, however, that such installation and operation shall otherwise comply with the terms and provisions contained in this chapter.

Formatted: Indent: Left: 1"

c.3. The maximum height of the installation from ground level at the site shall not exceed six feet (6').

Formatted: Indent: Left: 1"

d.4. The antenna shall not be located in any front or side yard as such yards are defined for the subject property according to the terms and provisions of the zoning ordinance of the Village (Title 9 of this code).

Formatted: Indent: Left: 1"

e.5. The antenna and pertinent structures in connection therewith shall comply with the minimum setback requirements for the subject property as provided in the zoning ordinance of the village (Title 9 of this code).

Formatted: Indent: Left: 1"

f.6. All the terms and provisions of the building code of the village (Chapter 1 of this title) are met.

Formatted: Indent: Left: 1"

g.7. Such antenna shall be completely screened so as not to have any portion thereof visible from any location outside the perimeter of the property on which it is installed. Provided, however, that any fence or shrubbery providing such screening shall otherwise comply with the ordinances of the village.

Formatted: Indent: Left: 1"

E.8-9-5 Application Fees:~~APPLICATION FEES~~

The application fee for a permit for a residential antenna shall be in the amount set forth in the annual fee ordinance schedule contained in section 1-16-3 of this code.

SECTION 2: Title 8, Chapter 9, shall be amended adding the following section at the end of Chapter 9:

8-9-1 SOLAR PANELS

- A. Definitions: As used in this chapter, the following terms shall have the following meanings, unless the context clearly indicates a different meaning:
1. *Collector*: Same as solar collector.
 2. *Enforcement Officer*: The Building Officer of the Village, or any employee authorized by the Building Officer to act under this chapter.
 3. *Low Slope Roof*: A roof with a slope of less than four inches (4") vertically for every twelve inches (12") horizontally, or less than thirty three centimeters (33 cm) vertically for every meter horizontally.
 4. *Reflector*: Any device designed or intended to reflect the sun's rays to a solar collector or designed to concentrate the sun's rays on a solar collector.
 5. *Snow Load*: The greatest weight of snow to be anticipated from any snowfall in the Village, to be calculated from United States Weather Bureau statistics.
 6. *Solar Cell*: Any device designed or intended to produce electricity directly from the energy of sunlight, without moving parts.
 7. *Solar Collector*: Any device designed or intended to collect energy from the sun and use that energy to heat air, other gas or liquid to be transmitted through pipes or ducts for heating or energy purposes. A window letting sunlight directly into a room to be heated is not a solar collector.
 8. *Solar Component*: Any solar collector, solar engine, reflector, pipe, duct or other component of a system using solar collectors or solar engines.
 9. *Solar Energy Engine*: Any device designed or intended to produce motion from heat generated by sunlight; such motion may be by turning a wheel, pulley or gear, or by moving a shaft back and forth. The motion may be produced by a sterling engine, a steam engine, or any mechanical device using heat and light from the sun.
 10. *Solar Panel*: A solar collector in the shape of a panel, more than 144 square inches in area, regardless of the thickness of the panel.

11. *Wind Load*: Pressure of wind against any object or structure, such as a solar collector.
- B. Scope: This chapter shall apply to all solar collectors and all component parts of a solar system using solar collectors, installed in the Village. Solar energy engines are also regulated by this chapter, whenever such an engine or any part of such engine is mounted on a roof. This chapter shall cover not only solar collectors on new buildings being constructed but also solar collectors on existing buildings. No such solar collector shall be installed without complying with the terms of this chapter.
- C. Permit Required: No solar collector or solar engine shall be installed or constructed without a permit having been issued for the solar collector. Applications shall be accompanied by drawings or blueprints showing the locations and clearances from the roof of all existing and proposed solar collectors, ducts, pipes, controls and other components, including those parts of the system to be installed on the roof or above the roof and those parts of the system to be installed elsewhere in the building. Methods for installing pipes through the roof shall be indicated. The slope of the roof shall be indicated. The application shall be accompanied by specifications for any manufactured components to be installed and shall contain a complete description of any components to be fabricated on or off the site for the installation.
- D. Location: Height and Setback: All solar collectors shall be installed either on the roof of the main building or shall be otherwise incorporated into and made an integral part of the main building itself. The maximum height and setback regulations of the Village Zoning Ordinance shall be observed. Solar collectors are not allowed in any yard as free standing structures.
- E. Minimum Roof Slope: No solar collector, solar engine or accessories, pipes or ducts for any solar collector or solar engine shall be installed on any roof having a slope of less than two percent (<2%) (1/4 of an inch per foot or 2 centimeters per meter).
- F. Low Sloped Roof Installation: Installations on low sloped roofs shall comply with the following requirements:
1. Clearances: All collectors, reflectors, engines, pipes, ducts and other components shall have sufficient clearance between the roof and the installation to permit roof repairs to be made and to permit circulation of air to avoid constant dampness, considering the configuration and location of the solar components and the roof. A space of two feet (2') or sixty-one centimeters (61 cm) shall be adequate clearance in all instances; provided, that a smaller space shall be permitted if it can be demonstrated that all normal repairs and resurfacings of the roof may be made under the proposed clearances. The clearances required herein shall not apply to

vertical pipes installed through the roof surface or installed outside of the outside walls to provide access to solar components.

2. **Load Capacity:** No solar component shall be installed on any roof unless the roof has sufficient capacity to hold the weight of the roof, the weight of the solar components and the anticipated snow load. The weight of fluid to be used in any panels, pipes or other components will be included in the calculations of load. In determining the anticipated snow load, the effect of the solar components on causing drifting shall be considered. If the rated capacity of the roof structure is at least one and one-half (1 1/2) times the weight of the roof components, the solar components and the anticipated snow load, the roof structure shall be deemed to have sufficient load capacity.
 3. **Protection From Drifting Or Sliding Snow:** On any installation where solar collectors, solar engines and reflectors may cause snow to drift on a roof, provisions shall be made by snow fences, chutes or other barriers to prevent snowdrifts from accumulating on the roof. Wherever a solar collector, or other solar component may cause snow to slide, the part of the roof where the snow may accumulate as a result of sliding shall have sufficient capacity to hold the weight of the snow anticipated to accumulate because of sliding. Wherever the location and slope of a solar collector or other solar component may cause snow to slide onto any doorway, patios, decks, sidewalk or other place used by pedestrian traffic, protection in the form of chutes, awnings or other devices shall be provided to prevent any snow from sliding onto any such doorway, patios, decks, sidewalk or other place.
 4. **Roof Penetration:** Wherever any pipe, duct or other solar component penetrates the surface of a roof, the roof shall be protected from leaks in the manner provided for any stack, pipe or conduit penetrating the roof surface.
 5. **Roof Preparation:** Before any solar component is installed, the roof shall be inspected and any repairs and maintenance work needed shall be done to put the roof in leakproof condition.
- G. **Other than Low Sloped Roof Installation:** All of the requirements for installations on low sloped roofs shall apply to installations on roofs other than low sloped roofs, except that in lieu of clearance from the roof, a solar panel may be attached flush to the roof. Such solar panel may be an integral part of the roof, providing a waterproof cover, with a waterproof seal between the panel and the rest of the roof. If such panel is not made an integral part of the roof but is attached flush with the roof, the top and sides of the panel shall be sealed where they meet the roof surface or shingles, to prevent water from getting under the panel.

- H. Access: Any roof over three (3) stories above the ground shall be provided with a means of access other than an outside ladder against an outside wall. No solar components shall be installed in a location so as to interfere with walkways on any roof.
- I. Leakproof Components: Each solar component which may contain any liquid or gas shall be designed and constructed to prevent the leakage of any liquid or gas under any combination of temperature and pressure possible either during use or when the system is not in use.
- J. Wind Pressure: Each solar collector, solar panel and solar engine shall be securely anchored to withstand the maximum wind pressure anticipated, considering the effects, if any, of the solar components in channeling wind, and without considering the weight of any liquid in the components.
- K. Innovative Designs: Nothing in this chapter shall be interpreted as prohibiting any innovative design. Any design not specifically permitted by this chapter may be installed, upon a showing that the proposed system of solar components will achieve the safety objectives and structural objectives of the provisions of this chapter.
- L. Inspections, Repairs: Each solar collector, reflector, solar engine and all solar components shall be inspected at least once each year. Such inspections shall be at the owner's expense, and may be made by any qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks, and shall include examining the structural parts securing all components. A certified report of such inspection shall be filed annually by, or on behalf of, the owner/applicant with the Building Officer on or before March 1 of each year.
- M. Interference with Adjoining Property: Nothing herein contained nor any permit issued hereunder, shall be constructed to restrict or limit the use and development of any adjoining or other premises.

SECTION 3: The Village of Island Lake Village Code Table of Contents shall be amended as follows:

* * *

Chapter 9: Roof-top Antennas and Solar Panels

- 8-9-1: Parabolic or Dish Type Television Antennas
- 8-9-1: Definition
- 8-9-2: Maximum Number Allowed Per Parcel
- 8-9-3: Residential Property
- 8-9-4: Nonresidential Property
- 8-9-5: Application Fees
- 8-9-2: Solar Panels

Formatted: Space After: 0 pt

* * *

SECTION 4: Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

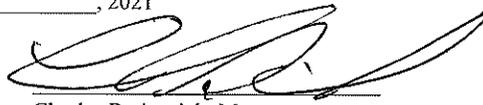
SECTION 5: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the 25th day of March, 2021.

	AYES	NAYS	ABSTAIN	ABSENT
Chris Carlsen	X			
Charles Cermak	X			
Harold England				X
Richard McLaughlin	X			
Dan Powell	X			
Will Ziegler	X			

APPROVED on the _____ day of _____, 2021


Charles R. Amrich, Mayor

ATTEST:


Village Clerk Georgine Cooper
Z:\1\standlake\Ordinances\SolarPanels.doc

CERTIFICATION

I, Georgine Cooper, do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 25th day of March, 2021, the foregoing Ordinance entitled *An Ordinance Amending Title 9, Chapter 9 of the Municipal Code for the Village of Island Lake, Illinois Regarding Solar Panels* was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1426-21, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available from the Village Clerk commencing on the 29th day of March, 2021, and continuing for at least 10 days thereafter.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this 29th day of March, 2021.



Georgine Cooper, Clerk,
Village of Island Lake
Lake and McHenry Counties, Illinois

