

CITY OF HIGHLAND PARK

ORDINANCE NO. 003-2024

AN ORDINANCE AMENDING SECTION 150.415 OF THE "CITY OF HIGHLAND PARK ZONING ORDINANCE OF 1997," AS AMENDED, REGARDING SOLAR ENERGY SYSTEMS REGULATIONS

WHEREAS, Section 150.415 of the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), sets forth regulations for solar energy systems in the City; and

WHEREAS, the City Council desires to amend Section 150.415 of the Zoning Code to eliminate language encouraging the reduction of glare in the design and installation of solar energy systems in the City ("**Proposed Amendment**"); and

WHEREAS, a public hearing by the Plan and Design Commission ("**PDC**") to consider the Proposed Amendment to the Zoning Code was duly advertised in the Lake County News-Sun on August 21, 2023, and held on September 5, September 19, and October 3, 2023; and

WHEREAS, on October 3, 2023, the PDC adopted Findings of Fact, Public Hearing No. 2023-ZTA-003, recommending to the City Council approval of the Proposed Amendment, in accordance with and pursuant to Section 150.1506 of the Zoning Code; and

WHEREAS, the City Council has considered the Proposed Amendment and the recommendation of the PDC, and has determined that adoption of the Proposed Amendment, as set forth in this Ordinance, will serve and be in the best interest of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

SECTION TWO: **SOLAR ENERGY SYSTEMS REGULATIONS.** Section 150.415, titled "Solar Energy Systems Regulations," of Article IV, titled "Regulations for Permitted and Conditional Land Uses," of the Zoning Code is hereby amended further to read as follows:

"Sec.150.415. - Solar Energy System Regulations.

Legal Reference:

4881-0358-6929, v. 4

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(B) Location and Bulk Regulations.

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(2) Maximum Area.

- (a) No accessory ground-mounted solar energy system, **inclusive of accessory equipment,** may exceed ~~500 square feet in area~~ **10% of the area of the zoning lot**, except upon issuance of a special use permit therefor (for which notice need not be provided in accordance with Section 150.1403 https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TIT_XVLAUS_CH150ZOCO_ARTXIVSPUS_S150.1403_PRNOHE) of this Code, but must be provided in accordance with Section 150.1203 https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TIT_XVLAUS_CH150ZOCO_ARTXIIVA_S150.1203PR_NOHE of this Chapter). In no event may a ground-mounted solar energy system in any single-family residential district exceed 1,750 square feet in area.

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(4) Height.

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- (c) Accessory ground-mounted solar energy systems may not be installed at a height greater than 10 feet in height above grade, **except upon issuance of a special use permit in accordance with Section 150.1403 of this Code and the notice requirements of Section 150.1203 of this Code. In no event may any accessory ground-mounted solar energy system exceed a height greater 12 feet from grade.**

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- (6) ~~Reduction of Glare. To the extent practicable, solar energy systems should be designed and installed to minimize glare emanating from the system."~~

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SECTION THREE: PUBLICATION. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES: Presiding Officer Stone, Councilmembers Ross, Hoobler, Tapia, Lidawer

NAYS: None

ABSENT: Mayor Rotering, Councilmember Blumberg

PASSED: January 16, 2024

ADOPTED: January 16, 2024

PUBLISHED IN PAMPHLET FORM: January 17, 2024

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ATTEST:

Nancy R. Rotering, Mayor

Ghida S. Neukirch, City Clerk