

**VILLAGE OF SOUTH WILMINGTON
GRUNDY COUNTY, ILLINOIS**

ORDINANCE NO. 2025-04

**AN ORDINANCE AMENDING THE VILLAGE OF SOUTH WILMINGTON MUNICIPAL CODE
CREATING REGULATIONS FOR SMALL SCALE SOLAR ENERGY CONVERSION SYSTEMS
WITHIN THE VILLAGE OF SOUTH WILMINGTON, GRUNDY COUNTY, ILLINOIS**

**PASSED AND APPROVED BY
THE VILLAGE OF SOUTH WILMINGTON, VILLAGE BOARD
THIS 11th DAY OF JUNE, 2025.**

Published in Pamphlet Form
by the authority of the Village of
South Wilmington, Village Board
This 11th day of June, 2025.

Prepared by:
Christopher M. Dearth.
Law offices of Christopher M. Dearth, P.C.
305 East North Street
Morris, Illinois 60450

ORDINANCE NO. 2025-04

**AN ORDINANCE AMENDING THE VILLAGE OF SOUTH WILMINGTON MUNICIPAL CODE
CREATING REGULATIONS FOR SMALL SCALE SOLAR ENERGY CONVERSION SYSTEMS
WITHIN THE VILLAGE OF SOUTH WILMINGTON, GRUNDY COUNTY, ILLINOIS**

WHEREAS, the Village of South Wilmington is granted the general power to enact zoning and design regulations (65 ILCS 5/11-13-1); and

WHEREAS, the Village of South Wilmington is authorized to regulate structures and activities which hinder access to solar energy (65 ILCS 5/11-13-1(10)); and

WHEREAS, the South Wilmington Village Board finds that in the best interest of the health, safety and welfare of the residents of the Village of South Wilmington, the Village adopt and approve regulations related to Small-Scale Solar Energy Conversion Systems.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND TRUSTEES OF THE VILLAGE OF SOUTH WILMINGTON, AS FOLLOWS:

SECTION 1. That the above recitals constitute the findings of the South Wilmington Village Board and are hereby restated and incorporated into the body of this Ordinance as though fully set forth herein.

SECTION 2. That the Village of South Wilmington adopts and approves a Small Scale Solar Energy Conversion System regulations, and the same is hereby created and shall hereafter read as follows:

SMALL-SCALE SOLAR ENERGY CONVERSION SYSTEMS:

- A. **Purpose:** The purpose of this section is to provide regulations for the permitting of Small-Scale Solar Energy Conversion Systems (SSEC) as an accessory use in all zoning districts.
- B. **Definition:**
 - a. Small-Scale Solar Energy Conversion (SSEC) System: A Small-Scale Solar Energy Conversion (SSEC) System is defined as a collection or array of

solar panels, that provide for the conversion of solar energy into electricity which is utilized for the property where the SSEC is located.

C. **Accessory Use:** Small-scale solar energy conversion (SSEC) systems shall be allowed as an accessory use in all zoning districts subject to the requirements listed below. Failure to follow all the requirements for the placement of a solar energy conversion system shall be a violation of this section. These requirements are as follows:

1. SSEC is a permitted use on any roof in any residentially zoned district as a permitted accessory uses.
2. At the time of a permit application, the applicant must provide documentation providing that the utility company has been notified that a connection to their service is going to be made.
3. A building permit shall be required prior to erecting any SSEC. Mounting for such systems shall be in conformance with all state required electrical codes and building codes to ensure wind and weight loading requirements are met. Plans shall be stamped by a licensed structural engineer and by a qualified inspector for such installation.
4. The SSEC system shall have the ability to immediately cease operation of the system during an emergency.
5. SSEC systems must be maintained in good working condition and be tightly secured to their mounting points at all times.
6. No SSEC system is permitted to have advertising material, writing, or signage other than the warning notifications and/or equipment identification.
7. Wall-mounted installations are prohibited within any residential districts.
8. Solar shingles shall be permitted to cover any amount of a roof, provided that they are incorporated into and made to appear as part of the roof, continuous in the area without gaps, rectangular in shape and do not cause glare to reflect on the neighboring properties.
9. SSEC systems not in service for a period of one hundred eighty days shall be removed and the property restored to its original condition within thirty days.

D. **ROOF-MOUNTED SSEC SYSTEMS:** Roof-mounted SSEC system installations are required to provide an adequate structural engineer's report evaluating the roof load calculation and must comply with the following requirements:

1. Front Yard SSEC Systems: All SSEC Systems located upon any structure's roof that is located within the front yard, shall meet the following requirements:
 - a. May cover any percentage of the structure's roof face so long as the SSEC system load does not exceed the limit as determined by a structural engineer.
 - b. Must be aligned in a single, concurrent, rectangular shape.
 - c. Not located within four feet of the structure's roof or ridge edge.
 - d. The panels of the SSEC system must be parallel to the existing structure's roof pitch.
2. Side Yard and Rear Yard SSEC Systems: All SSEC Systems located upon any structure's roof that is located within the side yard or rear yard, shall meet the following requirements:
 - a. May cover any percentage of the structure's roof face so long as the SSEC system load does not exceed the limit as determined by a structural engineer.
 - b. May be aligned in any fashion.
 - c. Not located within four feet of the structure's roof or ridge edge.
 - d. The panels of the SSEC system must be parallel to the existing structure's roof pitch.

SECTION 3. The Village Clerk is hereby authorized and directed to publish a true and correct copy of this Ordinance in pamphlet form for a period of not less than ten (10) days to complete a Certificate of Posting consistent therewith.

SECTION 4. This Ordinance shall be effective from and following its passage, approval and publication as required by law.

SECTION 5. Any Ordinances inconsistent with the terms and the provisions hereof is hereby repealed and revoked to the extent of any such inconsistency.

PASSED AND APPROVED THIS 11th DAY OF JUNE, 2025.

Ayes: 5
Nays: 0
Abstain: 0
Absent: 1

Norman Lardi
NORMAN LARDI, President

[SEAL]

ATTEST:

Terry Schultz
TERRI SCHULTZ, Village Clerk