

Bloomfield Club Recreation Association Energy Policy Statement

Whereas, Bloomfield Club Recreation Association (BCRA) is a common interest community association and a not-for-profit corporation organized and existing under the laws of the State of Illinois, and

Whereas, the affairs of this corporation are managed by its Board of Directors, which is charged with the enforcement of the Declarations for the Association, the By-Laws and Rules and Regulations, and

Whereas, the Association is bound by the Homeowners' Energy Policy Statement Act ("the Act"), 765 ILCS 165/1 et seq., (HEPSA) and is required to adopt an energy policy statement,

BE IT RESOLVED that the Board has reviewed and approved this energy policy statement:

I. Definitions:

- A. **"Solar Energy"** means radiant energy received from the sun at wave lengths suitable for heat transfer, photosynthetic use, or photovoltaic use.
- B. **"Solar Collector"** means:
 - 1. An assembly, structure, or design, including passive elements, used for gathering, concentrating, or absorbing direct and indirect solar energy, specifically designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid, or liquid or to use that energy directly; or
 - 2. A mechanism that absorbs solar energy and converts it into electricity; or
 - 3. A mechanism or process used for gathering solar energy through wind or thermal gradients; or
 - 4. A component used to transfer thermal energy to a gas, solid, or liquid, or to convert it into electricity.
- C. **"Solar storage mechanism"** means equipment or elements (such as piping and transfer mechanisms, containers, heat exchangers, or controls thereof, and gases, solids, liquids, or combinations thereof) that are utilized for storing solar energy, gathered by a solar collector, for subsequent use.
- D. **"Solar Energy System"** and **"Solar Power Devices" (SES and SPD)** mean:
 - 1. A complete assembly, structure, or design of solar collector, or a solar storage mechanism, which uses solar energy for generating electricity or for heating or cooling gases, solids, liquids, or other materials; and
 - 2. The design, materials, or elements of a system and its maintenance, operation, and labor components, and the necessary components, if any,

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of supplemental conventional energy systems designed or constructed to interface with a solar energy system.

- E. **Compost System** — a system and its component parts used for the storage for the decomposition of organic materials into compost.
- F. **Wind Energy System** — a system and its components parts used for transferring energy from the wind into electricity or power, including but not limited to turbines.
- G. **Rain Water Collection System** — a system and its component parts that collect water from the rain for use.

II. Prohibited Installations.

No Owner shall allow a wind energy system to be installed on the Property.

III. Compost systems and rain water collection systems.

These may be approved if consistent with existing landscape and architectural standards.

IV. Solar Energy System Regulatory Rules.

- A. The Board will appoint an Architectural Control Committee (ACC) to review SES, SPD, and other exterior addition or modification applications.
- B. All SES projects must be approved in writing by the ACC prior to commencing any construction activities on the exterior of the residence.
- C. It is highly recommended that ACC approval be obtained prior to applying for interconnection of the SES with ComEd (as required by 83 IL Administrative Code, Part 466), and prior to seeking necessary Village permits. The Village may not issue permits without evidence of Association approval pursuant to Village Ordinance).
- D. An **Owner** seeking to install an SES shall submit an Architectural Improvement Application to the ACC for written approval. The solar energy system shall not be installed until such time as the application is approved in writing.
- E. Solar energy systems shall NOT be ground-mounted, located on site features (landscape, retaining walls, pergolas, etc.) or on structures not integral to the house.
- F. The SES **may be** installed on the rear or side slopes of the roof only. The SES **shall not** be installed on the front roofline of a building unless it is not possible to install such a system without reducing annual energy production by more than 10%, per HEPSA. Care should be taken to minimize visibility of the solar energy system from the street. Applicants seeking an exception to this rule must provide documentation necessary to determine the production shortfall.

- G. All exterior components of the solar energy system are to be integrated into the design of the home to the most extent practicable. The color of the components should conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of a composite shingle are acceptable but shall match the color of the roof shingles to the extent practical. All solar systems must have a frame, brackets, visible piping, and/or wiring that is a color match to the existing roof shingles.
- H. Exterior solar energy system components must be parallel (level) with the roof and installed no more than six (6) inches above the existing roof.
- I. The highest point of a solar energy system such as a solar panel array shall be lower than the ridge line of the roof where it is attached. Panels shall fit within the roof area and not overhang the edges of the roof.
- J. Solar energy system equipment shall be aligned so the top edge of the equipment is parallel to the roof ridge line for the roof section to which it is attached.
- K. Piping / electrical connections shall be located directly under and/or within the perimeter of the panels and concealed from all viewing angles. Secondary utility connections (e.g. transformers) shall be placed at rear facing areas of the house.
- L. SES applications must include a Certificate of Insurance from the installer and documentation that the installer is certified as an Illinois Solar Contractor. SES shall be installed by a professional licensed and bonded contractor and shall comply with any applicable standards and requirements imposed by the State or local government.
- M. SES applications should include Roof plans, floor plans and elevations drawn to scale by the licensed contractor installing the system, or if required by the Village of Bloomingdale prepared by a design professional licensed in the State of Illinois, necessary to fully describe the system; Photographs of where the solar energy system will be mounted, and wall and ground areas where support equipment will be installed; Solar energy system manufacturer's written description of the system, diagrams and photographs of the system, samples of the materials to be used, and color of the system. When possible, provide photographs of recently installed similar systems as examples.
- N. The BCRA Architectural Committee recommends that roof solar panels be installed on shingles that are six (6) years old or less per industry practice and standards, given that the life of shingles is generally twenty (20) years and the life of solar panels is generally twenty-five (25) years.
- O. Approval by the ACC only means that the proposed SES meets the standards of the Association. This approval **does not** exempt any homeowner from obtaining the necessary approval from ComEd, or appropriate approvals and permits from the Village of Bloomingdale. Additionally, the homeowner is strongly encouraged to contact ComEd and the Village for more information about necessary approvals.

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- P. The ACC shall have **90 days** to respond to an application for the installation of a solar energy system.
- Q. If construction is not started within six (6) months of issuance of approval, the approval by the ACC becomes null and void.

V. Maintenance of Solar Energy Systems.

Solar Energy Systems must be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or no longer in use must be removed or repaired within ninety (90) days after such initial damage, destruction or disuse. All solar panels that are installed on a roof are required to have bird and squirrel deterrent metal wire mesh installed along the perimeter of the solar panels, which are designed to prevent the attraction of pests that nest under the solar array, thereby maintaining aesthetics.

VI. Bloomfield Club Recreation Association will observe and comply with 765 ILCS 165/1 ("The Homeowners' Energy Policy Statement Act.") Nothing in this Policy is intended to violate 765 ILCS 165/1.

Approved by the Board of Directors,
Bloomfield Club Recreation Association:

DATE: 19 April 2023

Signed: 4/19/2023 JB _____ Signed: 4/19/2023 RC _____
President Vice President

Signed: 4/19/2023 MB _____ Signed: 4/19/2023 PW _____
Secretary Treasurer

Signed: 4/19/2023 JS _____ Signed: 4/19/2023 PM _____
Director Director

Signed: 4/19/2023 DS _____
Director

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