MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
August 29, 2016

Council Chambers, Spring Grove, Illinois, August 29, 2016; a regular meeting of the Architectural Review Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road, Chairperson McMahon presiding.

Call to Order. The following commissioners were present: Chairperson Bob McMahon; Commissioners Mike Bukolt, Del Houghton and Frank Lecinski – 4. Absent: Stella Broz, Brian Golwitzer and Jeff Letzter - 3. Also present for the Village were Laura Frumet, Deputy Clerk; and Trent Turner, Building & Zoning Officer.


Review proposed solar panels for 8507 St. Moritz Drive. Rich Maziarz, resident at 8507 St. Moritz Drive was in attendance with Joe Gordon, SolarWorld contractor. SolarWorld has been in the Chicago area for residential and commercial customers for 40 years and follow all electric codes and other regulations for solar energy materials. Mr. Gordon worked with Mr. Maziarz in 2004 when they installed thermal solar panels on the south wall of the house. In 2004 the North Ridge Homeowners Association approved the placement of the thermal panels on the south side of the house instead of the roof. The proposed panels will lay flush with the roof, making them less noticeable than the panels for hot water which have a higher angle required. The proposed panels are the SunModule Plus SW285 Mono with aluminum frames.

Inspector Turner said he is open to the idea of solar panels but that each situation is unique and has to be reviewed individually. Dark framed solar roof panels were approved in the Nottingham Woods subdivision in 2014 for a home that is surrounded by mature trees which block the view from the street. He took photos showing the roof for the proposed panels being visible from the street and adjoining homes. The panels also have aluminum frames and mounting hardware which stand out and don’t blend into the roof. Further, the approval letter from the North Ridge HOA has only one signature instead of the three he normally receives from the Association. Mr. Gordon stated that because the roads wind in the neighborhood it will be hard to make them not visible from every angle and that upgrading to black or brown panels would add 30% to the cost, causing a significant financial impact. Mr. Maziarz noted that he talked with many of his neighbors and they are all fine with the panel placements and because the full HOA and ARC committee were copied on the approval letter it should be sufficient for the village. Questions were also raised regarding fire and wind safety along with the warranty of the panels. Mr. Gordon explained the ten year workmanship warranty and design with tempered glass.
The other committee members agreed with Inspector Turner that if the panels were painted a dark color they would be less obtrusive and they were also concerned about the panels that can be seen from the street. The committee felt the visual impact to some neighbors, and the possible lowering of their home values should also take into consideration. Inspector Turner again mentioned the south facing roof slope will be visible from the street in front of the house, and panels should not be installed on this slope.

It was the general consensus to table the meeting until the following is submitted to the village:

1. New specs for solar panels with dark frames
2. Approval letters from homeowners who will be visually impacted
3. A new letter from the HOA with the correct number of signatures for approval

Motion of Recommendation to the Village Board. None.

Public Comment. None.

Other Business. The committee discussed the need for governing standards for solar energy systems in the building code. The zoning board and staff created standards for alternative energy systems in early 2010 that were never adopted. Inspector Turner will review and update these standards for the committee to review at the next scheduled meeting.

There being no further business, the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Laura Frumet, Deputy Clerk