Council Chambers, Spring Grove, Illinois, January 7, 2019; a meeting of the Architectural Review Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road, Chairperson Letzter presiding.

Call to Order. The following Commissioners were present: Chairperson Jeff Letzter; Commissioners Mike Bukolt, Bryan Heinrichs, Dawn Iselin, Kelly Popelka and Mike Starsiak - 6. Absent: Commissioner Kevin Hessenthaler – 1. Also present for the Village was Bob Walczak, Building & Zoning Officer, and Laura Frumet, Deputy Clerk.


New Business.
Review wall sign for Nielsen State Farm located at 2207 Route 12 Suite G. There was no one in attendance from State Farm. Chairperson Letzter explained the size, type and placement of the sign complies with the ordinance but the color of the sign is red, not white, as required by the Uniform Sign Plan (USP) for the Spruce Pointe retail center. Inspector Walczak explained that Mr. Nielsen received a permit for the sign when it was installed across the street in the Spring Grove Shops retail center where red lettering for signs is specified in the USP. When the State Farm office moved, Mr. Nielsen had the same sign installed in the new location without consulting the village, thinking the permit would be good for both locations.

It was noted that all the other signs in Spruce Pointe have white letters as required and some of the signs have a colored logo as part of the sign. However, the Discover Chiropractor sign, which was also moved from another location, has white letters but red interior lighting, so it lights up red at night. After some discussion, the committee was in agreement that the acrylic faces of the State Farm lettering should be changed to white, but the interior lighting could remain red so the sign would light up red at night. The business owner can decide whether to change the three-oval logo to white or leave it red. Commissioner Bukolt moved, seconded by Commissioner Iselin, to recommend approval of the wall sign with a variance to allow the red interior lighting but with the State Farm letters changed from red to white with the business owner deciding whether to keep the logo red or change it to white. Roll call vote: Ayes: Bukolt, Heinrich, Iselin, Letzter, Popelka & Starsiak – 6. Nays: None. Motion carried.

Review roof-mounted solar panels for 2726 Rabbit Court. Homeowner Daniel Rysz was in attendance along with Kathleen Falk & Iain Drummond with Certasun, the solar installation company. Chairperson Letzter noted the review materials included a letter stamped by a licensed structural engineer, a layout showing the panel array, a Certasun brochure, glare & reflectance information and an aerial view of the property showing distances from neighboring properties. Seven neighbors whose properties abut 2726 Rabbit Court were sent a certified mailing with the date and time of the ARC meeting to which they were invited. Mr. Rysz said he talked to several of his neighbors about the project and no neighbors contacted the village with any concerns or were in attendance.
Mr. Rysz explained that he will be leasing the solar panels for twenty years. He did a lot of research and felt that Certasun was the best company to work with and the SunPower panels are the best rated and have the most efficient performance. The front of the house faces south requiring the panels to be located on the front roof elevation. Chairperson Letzter questioned why the panels weren’t arranged in a rectangle pattern, as the two top rows have ten panels across and the bottom row only has eight panels across. He would like to see all of the rows with ten panels or eliminate one panel from the top row and move the panel from the second row to the bottom row, so all the rows have nine panels. Mr. Rysz said the system was designed for certain wattage based on his current usage which sets the number of panels. Adding or subtracting panels would change the calculations for Federal and State Tax and Energy credits and his contract with Certasun.

Chairperson Letzter felt the roof design and black roof shingles will work well with the black solar panels. All external components will also be black. The mounting brackets are under the panels and will not be seen. Mr. Drummond noted the panels are very thin and while they are 4” off the roof to allow water flow, the look from the street is only a couple of inches. The SunPower solar glass is stippled and has a very photon-absorbent solar cell attached to the back side which contributes to less light energy or glare being reflected. The existing structure was found to be adequate to support the proposed solar panel installation by a licensed structural engineer. In response to a question from Member Bukolt, there have been no known instances where the panels flew off the roof during a windstorm, with the exception of tornado-type weather conditions, in which case the whole roof could also be detached. Certasun and SunPower will maintain the system. Panels can be removed to get access to the roof which is eight years old.

Concern was expressed about the conduit running from the top of the panels to the other side of the roof and over the soffit to the meter on the back of the house. Mr. Drummond said the conduit could be run internally going from under the panels, along the roof rafters to the back of the house and come out of the soffit and down the back wall. There is already a meter on the house for a windmill the homeowner has that generates electricity. There will be an additional monitoring box which is thin and about the size of a shoebox. After further discussion, was the consensus of the committee that the solar panel array should be symmetrical.

Motion of Recommendation to the Village Board. Commissioner Bukolt moved, seconded by Commissioner Iselin, to recommend approval of the roof-mounted solar panels with a variance for street side roof-mounting because of the southern exposure, with a requirement that the conduit penetrate the roof under the panels and run along the rafters to the back of the house and that two working or dummy panels that match are added to the array or one is removed and one is moved to the bottom row to create a symmetrical rectangular pattern. Roll call vote: Ayes: Bukolt, Heinrichs, Iselin, Letzter, Popelka and Starsiak – 6. Nays: None. Motion carried.

Public Comment. There was no one in attendance.

Other Business. Inspector Walczak mentioned the village received a donation of a town clock that could be worked into the plan for downtown streetscape improvements that ARC will be working on. Chairperson Letzter said the Board will be looking for ideas from ARC to enhance the downtown area. The village purchased property for the future installment of a parking lot at the corner of Main Street & Blivin and Main Street may be resurfaced this year. The new off-street bike path down Main Street
should be going in this year, also. He would like to see directory signs for downtown businesses at Route 12 and Route 173 pointing towards the downtown area as part of the plan. Members were encouraged to take photos of other towns' downtown areas they liked or bring other ideas to a future meeting.

There being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

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Laura Frumet, Deputy Clerk