MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
APRIL 15, 2019

Council Chambers, Spring Grove, Illinois, April 15, 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, Kevin Hessenthaler, Dawn Iselin, Kelly Popelka and Mike Starsiak (arrived at 6:05) - 7. Absent: none. Also present for the Village were Bob Walezak, Building & Zoning Officer, and Laura Frumet, Deputy Clerk.


New Business.

Review roof-mounted solar panels for 8820 Bentley Lane. Nick Sinclair with Summit Solar and applicant Jorgen Paren were in attendance. Mr. Sinclair explained that the roof-mounted solar energy system will be located on the back of the house. The rack is low profile and the panels are black with black back sheets instead of white back sheets so no grid lines will be apparent and there will be no glare. Micro inverters are installed on the back of each panel allowing system monitoring of each individual panel. Summit Solar maintains the system with a 10-year warranty for components and a 25-year degradation warranty. In answer to questions from the Commission, he stated the warranty is transferrable and since the system is a permanent fixture, it is covered under the homeowner’s insurance policy. If there are maintenance issues, they generally have a 72-hour response time.

Commissioner Bukolt questioned the arrangement of the panels as there are two arrays on different sections of the roof and each one has a plumbing vent pipe protruding in the array. This results in one panel missing from each rectangular arrangement and the addition of two extra panels on the top of the south array. He asked if the panels could be rotated or rearranged uniformly by possibly removing some panels. Mr. Sinclair said the number of panels are based on energy needs and number of hours of direct sunlight on the system. Removing panels would result in the lowering of solar power production so the system couldn’t be installed. The commission inquired whether false panels could be installed with the vent pipes protruding from them or the vent pipes moved to another location. Mr. Sinclair said they would be agreeable to moving the vent pipes and redesigning a new uniform rectangular pattern.

In answer to questions about electrical being exposed on the roof, Mr. Sinclair answered that if it is required, the conduit will be run inside the house to the outside meter. The color of the panels and frames do not match the brown roof but they are only available in black or black with aluminum frames so a variance would need to be granted.
Commissioner Starsiak asked about issues with mold growing under the panels or snow backing up and causing damage to roof shingles. Mr. Sinclair said the panels give off heat which would melt any snow and mold is not an issue. The 4” space from the roof to the panels is designed to allow water flow and debris to not get caught up. Panels can be removed to get access to the roof for maintenance issues.

The homeowners will be purchasing the system, not leasing. Both options are available and usually retirees are the ones who lease because their tax liability is too small to claim the investment tax incentive from the federal government.

Chairperson Letzter noted that a letter from a structural engineer was included in the packet and they will need to go through the permitting process and meet all the current codes. Although the solar energy system will face Wilmot Road, there are trees in a conservation easement which block the view and Wilmot Road is the municipal boundary line, so he feels a variance for that is acceptable. He also felt the other concerns regarding the panel arrangement and exposed electrical were addressed.

Motion of Recommendation to the Village Board. Commissioner Iselin moved, seconded by Commissioner Hessenthlaer, to recommend approval of the roof-mounted solar panels with a variance for street side roof-mounting because of the blocked view and municipal boundary, a variance for black panels and framing, with the design of the array to be a uniform rectangular pattern with the roof vents being relocated and the conduit penetrating the roof under the panels so no electrical is exposed on the roof. Roll call vote: Ayes: Bukolt, Heinrichs, Iselin, Letzter and Popelka – 6. Nays: Starsiak – 1. Motion carried.

Public Comment. There was no one in attendance.

Other Business. State Farm agent Mark Nielsen replaced the red lettering of the State Farm sign with white letters to adhere to the Uniform Sign Plan for Multi-Tenant Buildings.

There being no further business, the meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Laura Frumet, Deputy Clerk