

Monday
February 21, 2022
6:00 p.m.



Council Chambers
7401 Meyer Road
Spring Grove, IL 60081

Village of Spring Grove Architectural Review Commission

- 1) Call to Order
- 2) Roll Call
- 3) Approval of December 20, 2021 Meeting Minutes
- 4) New Business
 - A. Review proposed variance for front elevation roof-mounted solar panels at 702 Wilmot Farms Drive
 1. Motion of recommendation to the Village Board
- 5) Public Comment
- 6) Other Business
- 7) Adjournment

MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
FEBRUARY 21, 2022

Council Chambers, Spring Grove, Illinois, February 21, 2022; 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 Letzter presiding.

Call to Order. The following Commissioners were present: Chairperson Jeff Letzter; Commissioners Katie Fitzgerald, Bryan Heinrichs, Andrew Johnson, Jill Loring, and Mike Starsiak - 6. Absent: Mike Gajewski - 1. Also present for the Village were Laura Frumet, Deputy Clerk and Kelly Popelka, Deputy Clerk.

Approval of December 20, 2021 Meeting Minutes. Commissioner Starsiak moved, seconded by Commissioner Fitzgerald to approve the meeting minutes as presented. Roll call vote: Ayes: Fitzgerald, Heinrichs, Johnson, Letzter, Loring, and Starsiak – 6. Nays: None. Motion carried.

New Business. Review proposed variance for front elevation roof-mounted solar panels 702 Wilmot Farms Drive. In attendance was homeowner Gary Hannigan and David Saffrin, representing SunRun Installation Services. It was confirmed that the sign posting requirement was met and the contiguous neighbors were notified via certified mail. The village was not contacted with any questions or concerns.

Mr. Saffrin stated the house has a gable roof with the front ridge end facing south, which is the best exposure for solar panels. The north side on the back of the house would not have enough sunlight to produce the amount of energy needed. The solar panels are black with black framing and black metal skirting to hide components which gives the array a clean look. Mr. Hannigan said the many trees he planted in front of the house are large enough to block the view of his house and roof from the road and his neighbors.

There was some concern about where the conduit would be run as the main electrical box is on the front of the house. Mr. Saffrin said the electrical will be run through the attic with the conduit coming down the soffit by a downspout along the foundation and to the box, not like it's presented in the application.

Commissioner Johnson was concerned about setting a precedent and questioned whether they had considered a ground-mounted system. Mr. Saffrin stated SunRun has halted ground-mounted at this time because of product availability and affordability, as the cost has tripled, and the customer would not get a return on their investment. It was noted that the septic field was in the backyard, too.

Commissioner Loring was also concerned about setting a precedent if a variance was given. Chairperson Letzter explained that each application is looked at on a case by case basis and they must meet certain standards.

Tom Mirocha, the next door neighbor at 9216 Bentley Lane, asked if there would be any reflection from the panels that would affect him as the back of his house faces this property. He was shown an aerial view of the panel placement which would not affect him.

Discussion ensued regarding the streetside trees and what would prevent them from being cut down, thereby exposing the panels to view and if the trees were required to remain as a condition of approval, could that condition apply to a new owner.

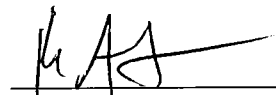
Commissioner Starsiak moved, seconded by Commissioner Fitzgerald to recommend approval of the front elevation roof-mounted solar panels with the condition that the current owner does not remove any streetside trees. Roll call vote: Ayes: Fitzgerald, Heinrichs, Johnson, Letzter, Loring, and Starsiak – 6. Nays: None. Motion carried.

Public Comment. None.

Other Business. Jill Loring was welcomed as a new member of the commission. Mike Gajewski was also appointed but was unable to attend.

There being no further business, Commissioner Starsiak moved, seconded by Commissioner Fitzgerald to adjourn the meeting at 6:41 p.m. All ayes, motion carried.

Respectfully submitted,



Kelly Popelka, Deputy Clerk