

Monday  
August 29, 2022  
6:00 p.m.



Council Chambers  
7401 Meyer Road  
Spring Grove, IL 60081

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## Village of Spring Grove Architectural Review Commission Special Meeting Agenda

NOTICE IS HEREBY GIVEN that the Village of Spring Grove Architectural Review Committee will hold a Special Meeting on Monday, August 29, at 6:00 p.m. in the Council Chambers at the Village of Spring Grove Municipal Centre, 7401 Meyer Road, Spring Grove, Illinois.

The agenda for the meeting is as follows:

- 1) Call to Order
- 2) Roll Call
- 3) Approval of August 15, 2022 Meeting Minutes
- 4) New Business
  - A. Review and recommendation for a variance to the Solar Standards for 9506 Champion Court
  - B. Review and recommendation for a variance to the Solar Standards for 702 Wilmot Farms Drive
- 5) Public Comment
- 6) Other Business
- 7) Adjournment

MEETING MINUTES OF THE  
ARCHITECTURAL REVIEW COMMISSION  
SPECIAL MEETING  
OF THE VILLAGE OF SPRING GROVE  
AUGUST 29, 2022

Council Chambers, Spring Grove, Illinois, August 29, 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, Andrew Johnson, and Jill Loring - 4. Absent: Commissioners Bryan Heinrichs and Mike Starsiak - 2. Also present for the Village were Kelly Popelka, Deputy Clerk.

**Approval of August 15, 2022 Meeting Minutes.** Commissioner Fitzgerald moved, seconded by Commissioner Johnson to approve the meeting minutes as presented. Roll call vote: Ayes: Fitzgerald, Johnson, Letzter, and Loring - 4. Nays: None. Motion carried.

**New Business.**

**Review proposed Solar variance for 9506 Champion Court.** In attendance were Deirdre and Tom Powers, homeowners, and Noah Rothchild from RX Sun/Fresh Coast Solar. Chairperson Letzter noted that an emailed photo of the certified mail receipts was received indicating proper notification was sent to adjoining properties. Mr. Rothchild indicated at the beginning of the meeting that paperwork delivered to the Village Hall via USPS just hours earlier were updated plans they wished to present. He indicated that the correct plans were dated 5/21/2022. Updated plans were given to the Commissioners for review. Mrs. Powers indicated that she has a medical need that requires her home always has power.

Committee members questioned whether any of the front or side mounted panels could be relocated to the back of the detached garage. A lengthy discussion ensued regarding the placement of the panels and amount of energy needed for this home. Mr. Rothchild indicated that moving any panels to the detached garage would cost the homeowner more money to bore conduit underground. Commissioner Fitzgerald noted that there were no neighbors in attendance to object and that there was a fair amount of screening around the house except for the south side elevation. Commissioner Johnson noted his hesitation to approve the variance for panels on both the front and side elevations but acknowledged that the homeowner's hardship was monetary.

Mr. Rothchild answered questions of Karen Megaw, who was in attendance for public comment, regarding number of panels and power needed in comparison to other homes.

Commissioner Fitzgerald moved, seconded by Commissioner Loring to recommend approval of the variance as presented of the plans dated 5/21/2022. Roll call vote: Ayes: Fitzgerald, Letzter, Loring - 3. Nays: Johnson - 1. Motion carried.

**Review proposed Solar variance for 702 Wilmot Farms Drive.** In attendance was Gary Hannigan, homeowner, and David Saffrin from SunRun Solar. Chairperson Letzter noted that certified mail receipts were turned in indicating proper notification was sent to adjoining properties. Chairperson Letzter noted

this submittal was originally in front of the Architectural Review Board in December of 2021 and approved but had failed at the Village Board level due to the homeowner having other code violations which have since been fixed. Mr. Saffrin noted that homes with solar panels facing south are 30% more efficient than north facing panels. Mr. Hannigan indicated that he has been actively foresting his property since he purchased his home and has no intention of removing any screening of his property.

Tom Mirocha, neighbor, was in attendance, does not have a problem with panels on the front of the house because he cannot see them from his home, he does not want to see any conduit. Mr. Mirocha went to the Spring Grove Fire Department with questions about a home in the Vintage neighborhood that had a fire under the solar panels, said he was told the fire was electrical, he has concerns about fires with how close their houses are.

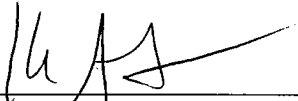
Commissioner Fitzgerald moved, seconded by Commissioner Loring to approve the request as presented with the additional condition that screening always remain at the front of the home, that it be replaced if damaged or dead. Roll call vote: Ayes: Fitzgerald, Johnson, Letzter, and Loring – 4. Nays: None. Motion carried.

**Public Comment.** No one wished to speak.

**Other Business.** None

There being no further business, Commissioner Fitzgerald moved, seconded by Commissioner Johnson to adjourn the meeting at 6:58 p.m. All ayes, motion carried.

Respectfully submitted,



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Kelly Popelka, Deputy Clerk