

Monday
November 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 October 17, 2022 Meeting Minutes
- 4) New Business
 - A. Review and recommendation for a variance to the Solar Standards for 1405 Huron Drive
 - B. Review and recommendation for a variance to the Solar Standards for 10003 Fox Bluff Lane
- 5) Public Comment
- 6) Other Business
- 7) Adjournment

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

Council Chambers, Spring Grove, Illinois, November 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, Jason Reibel and Mike Starsiak - 7. Absent: None - 0. Also present for the Village were Bob Walczak, Building & Zoning Officer and Kelly Popelka, Deputy Clerk.

Approval of October 17, 2022 Special Meeting Minutes. Commissioner Starsiak moved, seconded by Commissioner Fitzgerald to approve the meeting minutes as presented. Roll call vote: Ayes: Fitzgerald, Heinrichs, Johnson, Loring, Starsiak, Reibel, and Letzter - 7. Nays: None. Motion carried.

New Business.

Review proposed Solar variance for 1405 Huron Drive. In attendance was Bianca Harris from Bright Planet Solar and homeowner Kenneth Zandrowicz. Commissioner Letzter confirmed that the original certified mail documents required to proceed with the public meeting were submitted. Ms. Harris stated that the panels currently on the roof will be removed, any necessary repairs will be made, and black shingles will be replaced before the new panels are installed on the rear and west side of the house. Commissioner Fitzgerald confirmed with homeowner he has seen the most recent drawings and agrees with the construction plan. Mr. Zandrowicz said he was. Building & Zoning Officer Walczak reminded the petitioner that all conduit must be ran internally, not on the rooftop and that racking must be black in color. Commissioner Fitzgerald moved, seconded by Commissioner Starsiak to approve the request as presented. Roll call vote: Ayes: Fitzgerald, Heinrichs, Johnson, Loring, Starsiak, Reibel, and Letzter - 7. Nays: None. Motion carried.

Review proposed Solar variance for 10003 Fox Bluff Lane. In attendance was Brandon Preston from Freedom Forever and homeowner James Davis. Mr. Preston turned in original certified mail documents and an overview of the layout which includes panels on the rear, front and side of the home. Building & Zoning Officer Walczak previously contacted Freedom Forever to discuss moving all panels to the rear of the home and also to clarify that all conduit must be run internally. A lengthy discussion ensued regarding the placement of the panels and the number of panels necessary to meet the homeowners needs. The Commission agreed they would like to see all panels on the rear of the home, the homeowner would also prefer all panels were on the rear. Mr. Preston stated some panels may have to be eliminated but panels on the rear of the home will receive the most sun exposure. Mr. Preston was given deadlines to submit updated renderings for the December Village Board meetings. Commissioner Heinrichs moved, seconded by Commissioner Starsiak to approve the installation of all panels on the rear of the home as permitted by right. Roll call vote: Ayes: Fitzgerald, Heinrichs, Johnson, Loring, Starsiak, Reibel, and Letzter - 7. Nays: None. Motion carried.

Public Comment. Karen Megaw, resident of Breezy Lawn subdivision sought confirmation that both homes need to run conduit internally on their systems.

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Other Business. None

There being no further business, Commissioner Fitzgerald moved, seconded by Commissioner Starsiak to adjourn the meeting at 6:59 p.m. All ayes, motion carried.

Respectfully submitted,



Kelly Popelka, Deputy Clerk