

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, October 15, 2018

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich
Trustees Kathleen M. Fenton and James V. Dodge
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:08 P.M.

Present: 3 - Chairman Griffin Ruzich; Trustee Fenton and Trustee Dodge

APPROVAL OF MINUTES

2018-0711 Approval of the September 17, 2018 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of September 17, 2018.

A motion was made by Trustee Dodge, seconded by Trustee Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ITEMS FOR SEPARATE ACTION

2018-0582 CTF Illinois - Special Use Permit

Director of Development Services Karie Friling reported that the Petitioner proposes to operate a 32,074 square foot vocational school at 18230 Orland Parkway within the Regional Mixed-Use Campus (RMC) Zoning District. No changes to the Site Plan, parking lot, landscaping, or building elevations are proposed as part of this project; however, CTF Illinois stated that they may wish to complete an expansion to the building in the future as Phase II. Some interior remodeling will occur, such as converting some classrooms into office space and installing new flooring. New tenant signage in compliance with the Village's Sign Code may be permitted at a later date upon obtaining a Sign Permit.

History & Context

The site was originally approved for St. Xavier University's south campus in 2002 (Ordinance 3715). According to staff reports, the building plans included 18 classrooms, offices, a cyber café with vending machines, and offices. St. Xavier's enrollment increased over time; however, the growing popularity of online learning versus physical classroom environments caused them to close their doors at this location. The site is in the general vicinity of the intersection of Orland Parkway and LaGrange Road and is adjacent to vacant land on all sides of the parcel.

Project Analysis

Special Use Permit Requirement

The proposed land use is classified as a “vocational school”, which is defined in Section 2-102 of the Land Development Code as “a secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade or business and does not provide lodging or dwelling units for students or faculty. The term "vocational schools" does not include schools that teach repair skills for automobiles or other types of heavy machinery that require garage and/or outdoor work space.” A Special Use Permit is required for a vocational school in the RMC Zoning District according to Section 6-214.F.2.c. of the Land Development Code.

Comprehensive Plan

The proposed use conforms to the Village’s Comprehensive Plan and Land Development Code. The proposed land use is compatible with the Comprehensive Plan because it is a community/institutional use.

Business Operations

The Petitioner states that CTF Illinois will provide vocational and educational support to people with intellectual disabilities for the purpose of learning the arts of drama, dance, fine arts, and music. The site will be licensed as a “Community Day Program” and receive funding from the State of Illinois. The Petitioner describes this land use as an extended learning environment for those with intellectual disabilities. The students at CTF Illinois will learn the arts and life skills. CTF Illinois currently operates in Tinley Park and will be relocating their educational programs from the Tinley Park location to this location. Phase II of the project may include a theater for performing arts.

Parking

Section 6-306.B. of the Land Development Code states a vocational school requires two (2) parking spaces per classroom and one (1) parking space per every two (2) students, so the parking requirement for CTF Illinois is 134 parking spaces (based on 16 classrooms and 204 students). There are (318) parking spaces on the property, so the site provides adequate parking.

Special Use Standards & Findings of Fact

The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following dashed information/opinions based on research and the information provided by the Petitioner as of September 21, 2018.

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.

- The land use is a vocational school and complies with the Village’s Comprehensive Plan, which calls for community/institutional land uses on this site.
- The proposed project does not include any changes to the site and does not

include any requests for modifications from Village codes.

2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.

- The site has existed for about fifteen (15) years and is consistent with the Village's Comprehensive Plans and vision for the character of the remaining undeveloped parcels in the vicinity.

- The proposed Special Use is consistent with the land uses identified in the Comprehensive Plan.

3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.

- The Petitioner is not proposing any design changes to the property except for new tenant signage. All new signage will meet the Village's Sign Code. Additional site changes will be reviewed by the Village through an Appearance Review or through a formal Development Petition process depending on the scope.

4. The proposed use will not have an adverse effect on the value of the adjacent property.

- Staff does not have an expert opinion on this standard.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

- The site has existed for about fifteen (15) years. The necessary facilities for the site have been provided.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

- The site has existed for about fifteen (15) years. The amount of open space required at the time of the development's approval has been provided.

7. The development will not adversely affect a known archaeological, historical, or cultural resource.

- Staff does not have an expert opinion on this standard.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

- Staff has not identified additional standards or requirements for the Petitioner's proposed Special Use.

Plan Commission Discussion

On September 25, 2018 the Plan Commission held a Public Hearing for the proposed Special Use Permit for CTF Illinois. Staff presented the Staff Report and the Petitioner provided information about CTF Illinois, CSF, and the R.I.T.A. Project.

One person, Patrick O'Malley, commented on the proposed Special Use Permit. Mr. O'Malley owns land adjacent to the subject property and voiced opinions about the original intent of this area. He also stated that he was not properly notified about the meeting. He stated he would have liked to be involved in changes in this area. There was also discussion about easements and access from the subject site to adjacent properties. The Petitioner and Mr. O'Malley pointed to the map on the PowerPoint to confirm locations of these easements.

Please reference the meeting minutes and recording for full details.

The Petitioner provided Staff a copy of the certified mail letters, envelopes, and receipts following the Plan Commission meeting for verification. As of September 26, 2018, the Petitioner only received one green receipt, which was signed by Patrick O'Malley, Jr.

Plan Commission Motion

On September 25, 2018, the Plan Commission voted 6-0-1 on the following motions:

“Regarding Case Number 2018-0582, also known as CTF Illinois - Special Use Permit, I move to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated September 21, 2018.”

And

“I move to recommend to the Village Board approval of a Special Use Permit for CTF Illinois to operate a 32,074 square foot vocational school at 18230 Orland Parkway within the Regional Mixed-Use Campus (RMC) Zoning District. The Plan Commission finds that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code.”

This case is now before the Development Services Committee for recommendation to the Village Board of Trustees.

Chairman Ruzich had a question regarding the property. (refer to audio file)

Director Friling responded to Chairman Ruzich's question. (refer to audio file)

I move to recommend to the Village Board approval of a Special Use Permit for CTF Illinois to operate a 32,074 square foot vocational school at 18230 Orland

Parkway within the Regional Mixed-Use Campus (RMC) Zoning District.

A motion was made by Trustee Dodge, seconded by Trustee Fenton, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0543 Workout Anytime - Special Use Permit

Director of Development Services Karie Friling reported that the Petitioner proposes to operate a 5,948 square foot health club/fitness center called Workout Anytime at 9234-9240 159th Street. No changes to the Site Plan, parking lot, landscaping, or building elevations are proposed as part of this project. New tenant signage in compliance with the Village's Sign Code may be permitted at a later date upon obtaining a Sign Permit.

History & Context

The Park Hills Plaza commercial center was approved via a Special Use Permit for a Planned Development in 1984 (Ordinance 1314). The multi-tenant commercial building on the north part of the development is approximately 63,000 square feet. The 8.49 acre commercial plaza also includes three (3) outlots on the south portion of the development which are occupied by Jiffy Lube, Culver's, and McDonald's. Currently, there are no other gyms or recreational-type uses at the plaza. Most of the current tenants are restaurants, retail, or personal services. The site is bounded by the Village Square of Orland and Park Hill residential neighborhoods to the north, 159th Street to the south, Park Hill Drive to the east, and commercial uses to the west. Staff notes that the owner of the plaza recently received approval to improve the main building's façade with new paint.

Project Analysis

Special Use Permit Requirement

The proposed land use is classified as a "health club or fitness center", which is defined in Section 2-102 of the Land Development Code as "a privately-owned building, or enclosed structure over 5,000 square feet, containing recreational facilities, such as athletic or physical conditioning equipment, racquet courts, and/or a swimming pool, which is operated on a private membership basis and restricted to use by members and their guests." A Special Use Permit is required for a health club/fitness center larger than 5,000 square feet in the BIZ Zoning District according to Section 6-207.C. of the Land Development Code.

Comprehensive Plan

The proposed use conforms to the Village's Comprehensive Plan and Land Development Code. The proposed land use is compatible with the surrounding

area due to its commercial nature. The Village's Comprehensive Plan notes that the subject site is within the 159th and Harlem Planning District and the site is designated "community commercial".

Business Operations

The Petitioner states that the business will operate 24 hours per day, 7 days per week. According to the Petitioner, there are over 180 Workout Anytime gyms nationwide. While the gym is always open, only certain hours are staffed by employees. The existing locations closest to Orland Park are in Darien, Crest Hill, and Downers Grove.

The Petitioner states that music will be played within the gym and it will be kept to an appropriate level. Staff notes that the tenant space is a corner unit and only shares one (1) wall with another tenant, which is Clothes Mentor (resale of gently used apparel and accessories).

Parking

Section 6-306.B. of the Land Development Code states a health club/fitness center requires one (1) parking space per employee and one (1) parking space per each 200 square feet of tenant space, so the parking requirement for Workout Anytime is thirty-one (31) parking spaces (assuming one (1) employee staffing the gym). The Petitioner states that there will be an average of 8-12 clients visiting the gym each hour. There are eighteen (18) parking spaces directly south of the tenant space in addition to shared parking throughout Park Hill Plaza.

Special Use Standards & Findings of Fact

The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following dashed information/opinions based on research and the information provided by the Petitioner as of September 21, 2018.

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
 - The land use is a commercial use and complies with the Village's Comprehensive Plan, which calls for community commercial land uses on this site.
 - The proposed project does not include any changes to the site and does not include any requests for modifications from Village codes.

2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
 - The Park Hill Plaza development has existed for more than thirty (30) years. Workout Anytime is consistent with the commercial nature of the area.

3. The design of the proposed use will minimize adverse effects, including visual

impacts, on adjacent properties.

- The Petitioner is not proposing any design changes to the property except for new tenant signage. All new signage will meet the Village's Sign Code.

- The music played within the tenant space will not cause a nuisance to adjacent tenants or adjacent properties.

4. The proposed use will not have an adverse effect on the value of the adjacent property.

- Staff does not have an expert opinion on this standard.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

- The Park Hill Plaza development has been in existence for over thirty (30) years. The necessary facilities for the site have been provided.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

- The Park Hill Plaza development has been in existence for over thirty (30) years. The amount of open space required at the time of the development's approval has been provided.

7. The development will not adversely affect a known archaeological, historical, or cultural resource.

- Staff does not have an expert opinion on this standard.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

- Staff has not identified additional standards or requirements for the Petitioner's proposed Special Use.

Plan Commission Discussion

On September 25, 2018 the Plan Commission held a Public Hearing for the proposed Special Use Permit for Workout Anytime. Staff presented the Staff Report and the Petitioner provided information about Workout Anytime. No one from the audience commented on the proposed Special Use Permit. Please reference the meeting minutes and recording for full details.

Plan Commission Motion

On September 25, 2018, the Plan Commission voted 6-0-1 on the following motions:

“Regarding Case Number 2018-0543, also known as Workout Anytime - Special Use Permit, I move to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated October 10, 2018.”

And

“I move to recommend to the Village Board approval of a Special Use Permit for Workout Anytime to operate a 5,948 square foot health club/fitness center at 9234-9240 159th Street in the Park Hill Plaza commercial center within the BIZ Zoning District. The Plan Commission finds that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code.”

This case is now before the Development Services Committee for recommendation to the Village Board of Trustees.

Chairman Ruzich had a question regarding access to the facility. (refer to audio file)

Director Friling responded to Chairman Ruzich's question. (refer to audio file)

Trustee Dodge had questions regarding the business. (refer to audio file)

Village Manager LaMargo responded to Trustee Dodge. (refer to audio file)

Trustee Fenton had a question regarding noise. (refer to audio file)

Director Friling responded to Trustee Fenton. (refer to audio file)

I move to recommend to the Village Board approval of a Special Use Permit for Workout Anytime to operate a 5,948 square foot health club/fitness center at 9234-9240 159th Street in the Park Hill Plaza commercial center within the BIZ Zoning District.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0585 Solar Panel Installation - 10255 144th Street - Sulkowski Residence, Installation of 3.48 kW Solar Array as part of an Environmental Clean Technology (ECT) Review

Director of Development Services Karie Friling reported that the petitioner is proposing to install and maintain 3.48 kW interactive solar arrays, comprised of twelve (12) photovoltaic (PV) solar panels at a single family home located in the Raney's Addition to Orland Subdivision. The solar panels will be located on the south facing gabled rooftop of a single-family residence located at 10255 144th Street. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes a "SnapNrack 100" roof mount system, inverters and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes the following conditions:

1. That all building code related items shall be met.
2. That all building permits shall be obtained prior to construction.
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties.
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area.

SITE PLAN

The petitioner submitted a plan set ("Sulkowski Residence Plan Set") by AEOS Energy, dated 8/17/2018 and specification sheets that detail the location, dimensions and materials to be used for the installation of the proposed solar panels. The solar panels (collectively referred to as an array) will be located on the south-facing roof of the single family house.

The proposal is for a 3.48 kW, grid-tied photovoltaic (PV) installation, comprised of twelve (12) "LONGi SOLAR LR-6-60DG-290M" (290W) modules (panels). The array will be supported by a flush mounted racking system, which is a low-profile system that connects to roof rafters with structural screws.

One (1) "SolarEdge Power Optimizer" will be connected to each solar module to monitor performance data, increase the energy output from the photovoltaic system by constantly tracking the maximum power point of each module individually, and control safe voltage levels. One (1) "SolarEdge Single Phase Inverter" will be used to convert incoming Direct Current (DC) to Alternating

Current (AC) before entering the building. A PV disconnect will be installed on the outside of the home near the electric meter. All ground-level utilities will be screened from view from neighboring properties and from the street. Additional screening may be required after installation is complete to ensure adequate screening has been provided.

DETAILED PLANNING DISCUSSION

As a component of sustainability and stewardship, one of the goals of the Village's Comprehensive Plan is to reduce the dependence on non-renewable resources by "support(ing) private and public infrastructure upgrades that meet local energy demand using renewable sources (wind, solar, biomass/fuel, geothermal, fuel cells etc.)." The proposed project supports this and other sustainability goals of the Comprehensive Plan.

Section 6-314.E.1 of the Land Development Code permits the installation of solar panels on residential rooftops via an Environmental Clean Technology review provided that:

1. Solar panels do not increase the visual height of the building.
2. Solar panels do not extend beyond the edge of the parapet or roof.
3. Solar panels are in line with the plane of the roof and shall not be attached to chimneys.
4. That no more than seventy-five percent (75%) of a residential rooftop may be covered by PV collectors or arrays.
5. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties, roadways or public right-of-ways.

ITEMS 1 - 4

The arrays are located on the south facing roof to maximize solar reception, inset from roof eaves. The arrays will be in line with the plane of the roof, are not attached to any chimneys and will not increase the visual height of the building. The proposed array measures approximately 214 square feet in area while the rooftop is approximately 3,534 square feet, equaling approximately 6% rooftop coverage.

ITEM 5

As there are neighboring properties in line with the solar panels on the south building elevation, the petitioner and contractor were asked to provide assurance that "concentrated solar radiation or glare shall not be directed onto nearby properties".

The lot directly to the south currently serves as the backyard to the single family home at 14410 Raney's Lane, which is located to the southeast of the subject property. The neighboring property with the most direct view of the array is located at 10240 144th Place. The array would be approximately 140 feet from this property's house.

AEOS Energy, the contractor for the project, has provided the Village with a letter and documentation stating that in their professional experience, none of the solar arrays being planned for the property should pose a solar reflection or glare risk to any of the neighbors, including the neighbor directly to the south. The following documents have been submitted for review:

- Photos of the rear elevation and view from the rear deck of the Sulkowski residence facing the property to the south
- A scale plan drawing showing the expected direction of reflected sunlight on the Summer Solstice (the highest point in the year the sun will appear) and the Winter Solstice (the lowest point in the year the sun will appear)
- Reference to an industry article on the solar glare from PV arrays

The provided scaled drawing showing the expected direction of reflected sunlight on the Summer and Winter Solstices suggest that, while solar panels will face the neighboring property to the south, the angle at which they will be installed will preclude any direct solar reflection or glare on to the adjacent house. The south property line is also heavily landscaped with mature trees.

The plan set submitted by the petitioner indicate that all of the Environmental Clean Technology review criteria for this project has been met.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area.

Land Use/Compatibility

The proposed land use is compatible with the R-3 Residential District and the Comprehensive Plan vision for this property.

Lot Coverage

No change to lot coverage has been proposed.

Mechanicals/Utility Conduits

All utility conduits and systems related to the solar energy system shall not be visible from the street and from neighboring residential properties. Additional screening may be required, as determined by the Development Services Department.

PLAN COMMISSION DISCUSSION

On October 9, 2018, a public hearing was held before the Plan Commission. The homeowner and solar contractor were in attendance. Certified letters were sent out to all property owners within 330 feet of the petitioner's property, however, no one from the public spoke at the meeting.

The Commission discussed the Village's requirements under Section 6-314.E of

the Land Development Code, including how solar panels may be affixed to a rooftop and the impact to the visual height of the building.

PLAN COMMISSION MOTION

On October 9, 2018, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 10255 144th Street as fully referenced below:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 1, 2018.

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 10255 144th Street as depicted on the plan set "Sulkowski Residence Plan Set" by AEOS Energy, dated 8/17/2018, and the specification sheets, subject to the following conditions:

1. That all building code related items shall be met.
2. That all building permits shall be obtained prior to construction.
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties.
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

Trustee Dodge had questions regarding this matter. (refer to audio file)

Michael Diaz, of 10921 Sheridans Trail came forward to address the committee regarding this matter. (refer to audio file)

Chairman Ruzich had questions regarding the payback period. (refer to audio file)

Mr. Diaz addressed Chairman Ruzich's question. (refer to audio file)

Chairman Fenton had a question regarding inclement weather and the solar panels. (refer to audio file)

A member of the audience came forward to respond to Chairman Fenton's question. (refer to audio file)

Another member of the solar company installing the panels came forward to add additional details about the panels. (refer to audio file)

Trustee Dodge had comments regarding the process. (refer to audio file)

A member of the audience who is building 10255 144th Street, had comments regarding the installation process for the solar panels. (refer to audio file)

Chairman Ruzich and Director Friling made additional comments. (refer to audio file)

Mr. Diaz had additional comments regarding the application process for a solar panel. (refer to audio file)

Trustee Fenton had a question regarding the application process. (refer to audio file)

Director Friling responded to Trustee Fenton's question. (refer to audio file)

Mr. Diaz had additional comments. (refer to audio file)

Village Clerk John Mehalek had comments regarding solar energy. (refer to audio file)

Mr. Diaz responded to Village Clerk Mehalek's comments.

I move to recommend to the Village Board of Trustees to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 10255 144th Street as recommended at the October 9, 2018 Plan Commission meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 1, 2018.

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 10255 144th Street as depicted on the plan set "Sulkowski Residence Plan Set" by AEOS Energy, dated 8/17/2018, and the specification sheets, subject to the following conditions:

1. That all building code related items shall be met.
2. That all building permits shall be obtained prior to construction.
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties.

4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0583 Solar Panel Installation - 10921 Sheridans Trail - Diaz Residence, Installation of 7.8 kW Solar Array as part of an Environmental Clean Technology (ECT) Review

The petitioner is proposing to install and maintain 7.8 kW interactive solar arrays, comprised of twenty-four (24) photovoltaic (PV) solar panels at a single family home located in the Sterling Ridge Subdivision. The solar panels will be located on the south facing gabled rooftop of a single-family residence located at 10921 Sheridans Trail. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes an "Ironridge XR100" racking system, inverters and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes the following conditions:

1. That all building code related items shall be met.
2. That all building permits shall be obtained prior to construction.
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties.
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area.

SITE PLAN

The petitioner submitted a plan set ("Design Packet") prepared by GRNE Solar, received 08/14/2018, and specification sheets that detail the location, dimensions and materials to be used for the installation of the proposed solar panels. The solar panels (collectively referred to as an array) will be located on the south-facing roof of a single family house.

The proposal is for a 7.8 kW, grid-tied photovoltaic (PV) installation, comprised of

twenty-four (24) "Panasonic 325W" modules (panels). The array will be supported by a flush mounted racking system, which is a low-profile system that connects to roof rafters with structural screws.

One (1) "SolarEdge Power Optimizer" will be connected to each solar module to monitor performance data, increase the energy output from the photovoltaic system by constantly tracking the maximum power point of each module individually, and control safe voltage levels. One (1) "SolarEdge Single Phase Inverter" will be used to convert incoming Direct Current (DC) to Alternating Current (AC) before entering the building. An AC disconnect will be installed on the outside of the home near the electric meter. All ground-level utilities will be screened from view from neighboring properties and from the street. Additional screening may be required after installation is complete to ensure adequate screening has been provided.

DETAILED PLANNING DISCUSSION

As a component of sustainability and stewardship, one of the goals of the Village's Comprehensive Plan is to reduce the dependence on non-renewable resources by "support(ing) private and public infrastructure upgrades that meet local energy demand using renewable sources (wind, solar, biomass/fuel, geothermal, fuel cells etc.)." The proposed project supports this and other sustainability goals of the Comprehensive Plan.

Section 6-314.E.1 of the Land Development Code permits the installation of solar panels on residential rooftops via an Environmental Clean Technology review provided that:

1. Solar panels do not increase the visual height of the building.
2. Solar panels do not extend beyond the edge of the parapet or roof.
3. Solar panels are in line with the plane of the roof and shall not be attached to chimneys.
4. That no more than seventy-five percent (75%) of a residential rooftop may be covered by PV collectors or arrays.
5. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties, roadways or public right-of-ways.

ITEMS 1 - 4

The arrays are located on the south facing roof to maximize solar reception, inset from roof eaves. The arrays will be in line with the plane of the roof, are not attached to any chimneys and will not increase the visual height of the building. Per the petitioner, the solar panels will extend no more than five (5) inches off of the roof surface. The proposed array measures approximately 431.38 square feet in area while the rooftop is approximately 3,184 square feet, equaling 13.5% rooftop coverage.

ITEM 5

As there is a neighboring property located to the south of the single family home, the petitioner and contractor were asked to provide assurance that “concentrated solar radiation or glare shall not be directed onto nearby properties”.

The neighboring property with the most direct view of the array is located to the south. The array would be approximately 48 feet from the shared property line to the south and 98 feet from this property’s main house.

GRNE Solar, the contractor for the project, has provided the Village with assurances and documentation that none of the solar arrays should pose a solar reflection or glare risk to the neighbors, including the neighbor directly to the south. The following documents have been submitted for review:

- Photos of the south-facing roof and rear elevation of the Diaz residence
- A scale plan drawing showing the expected direction of reflected sunlight on the Summer Solstice (the highest point in the year the sun will appear) and the Winter Solstice (the lowest point in the year the sun will appear)
- An industry article, by Meister Consultants Group, Inc., addressing solar glare caused by photovoltaic panels

The provided scaled drawing showing the expected direction of reflected sunlight on the Summer and Winter Solstices suggest that, while solar panels will face the neighboring property to the south, the angle at which they will be installed will preclude any direct solar reflection or glare on to the adjacent house.

The plan set submitted by the petitioner indicate that all of the Environmental Clean Technology review criteria for this project has been met.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

Land Use/Compatibility

The proposed land use is compatible with the R-3 Residential District and the Comprehensive Plan vision for this property.

Lot Coverage

No change to lot coverage has been proposed.

Mechanicals/Utility Conduits

The petitioner has confirmed that the solar array and designated conduit will be tucked along the siding of the property, out of the eyesight of the public. All utility conduits and systems related to the solar energy system shall not be visible from the street and from neighboring residential properties. Additional screening may be required, as determined by the Development Services Department.

PLAN COMMISSION MOTION

On October 9, 2018, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 10921 Sheridans Trail as fully referenced below:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 1, 2018.

And

I move to recommend to the Village Board of Trustees approval of the Environmental Clean Technology review for a roof-mounted solar energy system at 10921 Sheridans Trail as depicted on the plan set "Design Packet" prepared by GRNE Solar, received 08/14/2018, and additional specification sheets, subject to the following conditions:

1. That all building code related items shall be met.
2. That all building permits shall be obtained prior to construction.
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties.
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 10921 Sheridans Trail as recommended at the October 9, 2018. Plan Commission meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 1, 2018.

And

I move to recommend to the Village Board of Trustees approval of the Environmental Clean Technology review for a roof-mounted solar energy system at 10921 Sheridans Trail as depicted on the plan set "Design Packet" prepared by GRNE Solar, received 08/14/2018, and additional specification sheets, subject to the following conditions:

1. That all building code related items shall be met.
2. That all building permits shall be obtained prior to construction.

3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties.
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

A motion was made by Trustee Dodge, seconded by Trustee Fenton, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ADJOURNMENT: 6:26 P.M.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be ADJOURNMENT. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0746 Audio Recording for the October 5, 2018 Committee Meetings - Technology, Innovation and Performance Improvement, Development Services, Planning and Engineering, and Public Works

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk