



Legislation Details (With Text)

**File #:** 2015-0150    **Version:** 1    **Name:** Hulse Solar Panels - 13520 Howe Drive - Appearance Review

**Type:** MOTION    **Status:** PLACED ON FILE

**File created:** 2/20/2015    **In control:** Development Services, Planning and Engineering Committee

**On agenda:** 4/20/2015    **Final action:** 4/20/2015

**Title:** Hulse Solar Panels - 13520 Howe Drive - Appearance Review

**Code sections:**

**Attachments:** 1. Plan Set, 2. Aerial, 3. Plan Commission Report

Date	Ver.	Action By	Action	Result
4/20/2015	1	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
4/15/2015	1	Development Services Department	INTRODUCED TO COMMITTEE	
3/24/2015	0	Plan Commission		
3/24/2015	0	Development Services Department	INTRODUCED TO COMMISSION	

**Title/Name/Summary**

Hulse Solar Panels - 13520 Howe Drive - Appearance Review

**History**

**QUICKFACTS**

**Project**

Hulse Solar Panels  
2015-0134

**Petitioner**

Owen Hulse

**Purpose**

The purpose of this petition is to install and maintain a roof-mounted solar panel system at a single-family residence located at 13520 Howe Drive.

*Requested Actions:* Appearance Review

**Project Attributes**

Address: 13520 Howe Drive

*P.I.N.(s):* 27-13-402-018-0000

*Parcel Size:*

0.46 acres (20,300 s.f.)

*Building Size*

0.06 acres (2,699 s.f.)

*Comprehensive Plan Planning District:* Sandburg Planning District

*Comprehensive Land Designation:* Single Family Residential

*Existing Zoning:* R-2 - Residential District

*Existing Land Use:* Single Family Residential

*Surrounding Land Use:*

North: R-2 Residential District - Single Family Residential

South: R-2 Residential District - Single Family Residential

East: R-2 Residential District - Single Family Residential

West: R-2 Residential District - (across Howe Dr.) Single Family Residential

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install and maintain twenty-four (24) photovoltaic (PV) solar panels as a single array on a south facing gabled rooftop at the rear of a single-family residence located at 13520 Howe Drive. Each Solarworld SW280 solar panel will provide 280 watts of power and will be positioned on a 34 degree pitched gable rooftop. 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 petitioner does not request any variances for this project.

The recommendation motion includes the following conditions:

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

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

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

### **PLAN COMMISSION MOTION**

On March 24, 2015 the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the appearance (environmental clean technology) review for a roof-mounted solar energy system at 13520 Howe Drive as depicted on the plan set "Hulse Residence 1.0 and 2.0" prepared by Solar Service Inc., dated 02/16/2015, subject to the following conditions:

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

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.

**Recommended Action/Motion**

I move to recommend to the Village Board of Trustees to approve the roof-mounted solar energy system for 13520 Howe Drive, a single family residence, as fully indicated in the below referenced motion.

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

I move to recommend to the Village Board to approve the appearance (Environmental Clean Technology) review for a roof-mounted solar energy system at 13520 Howe Drive as depicted on the plan set "Hulse Residence 1.0 and 2.0" prepared by Solar Service Inc., dated 02/16/2015, subject to the following conditions:

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