



Legislation Details (With Text)

**File #:** 2018-0700    **Version:** 2    **Name:** Solar Panel Installation - 17606 Karli Lane - Rao Residence  
**Type:** MOTION    **Status:** PASSED  
**File created:** 10/8/2018    **In control:** Board of Trustees  
**On agenda:** 12/3/2018    **Final action:** 11/13/2018  
**Title:** Solar Panel Installation - 17606 Karli Lane - Rao Residence

**Code sections:**

**Attachments:** 1. Plan and Construction Set, 2. Product Specifications, 3. Site Photos, 4. Solar Glare Analysis, 5. Structural Letter and Calculations, 6. Aerials, 7. Plan Commission Staff Report

Date	Ver.	Action By	Action	Result
12/3/2018	2	Board of Trustees		
12/3/2018	2	Development Services Department	INTRODUCED TO BOARD	
11/19/2018	1	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
11/19/2018	1	Development Services Department	INTRODUCED TO COMMITTEE	
11/13/2018	0	Plan Commission		
11/13/2018	0	Development Services Department	INTRODUCED TO COMMISSION	

**Title/Name/Summary**

Solar Panel Installation - 17606 Karli Lane - Rao Residence

**History**

**QUICKFACTS**

**Project**

Solar Panel Installation - 17606 Karli Lane - Rao Residence  
2018-0700 / AR-18-00566

**Petitioner**

Ailey Solar Electric  
Dorian Breuer, Co-Owner

**Purpose**

The purpose of this petition is to install and maintain a 21.24 kW solar array as part of a mounted solar panel system at a single-family residence located at 17606 Karli Lane.

*Requested Actions:* Appearance Review (Environmental Clean Technology)

**Project Attributes**

*Address:* 17606 Karli Lane

*P.I.N.(s):* 27-31-200-010-0000

Parcel Size: 0.33 Acres; 14,394 SF  
Building Size: 4,194 SF

*Comprehensive Plan Planning District:* Grasslands Planning District  
*Comprehensive Land Designation:* Single Family Residential  
*Existing Zoning:* R-3 Residential District  
*Existing Land Use:* Single Family Home

*Subdivision:* Orland Woods III

*Surrounding Land Use:*

North: R-3 Residential District - Single Family Home  
South: R-3 Residential District - Single Family Home  
East: R-3 Residential District - Single Family Home  
West: OS Open Space District - Conservation Area

*Preliminary Engineering:* A structural engineering report was submitted with this petition, which concluded that the roof structure can safely support the weight of the proposed solar panels.

**PLANNING OVERVIEW AND BACKGROUND**

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this project will follow the standard development review process. A review will next take place at the Development Services and Planning Committee and then a final review and decision from the Village Board of Trustees.

**PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install and maintain 21.24 kW grid interactive solar arrays, comprised of twenty (59) photovoltaic (PV) solar panels at a single family home located in the Orland Woods III. The solar panels will be located on the east, south and west facing gabled rooftops of a single-family residence located at 17606 Karli Lane. 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 “SunPower Invisimount” 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 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.

### **DETAILED PLAN COMMISSION DISCUSSION**

This project was presented and reviewed at the November 13, 2018 Plan Commission meeting. After a presentation by Village Staff; Commissioner Shalabi asked if we had ever approved a solar panel system with panels on the front elevation facing a row. Staff indicated that yes, this type of installation has been approved in the past and that the code does not regulate whether panels can go on a front elevation or not. Staff further explained that the only code requirement related to adjacent properties and right of ways was that the petitioner must provide assurances that no glare from the panels be directed onto to properties and roadways; and that the petitioner has provided those assurances.

All commissioners concurred they were in favor of the Environmental Clean Technology Project.

### **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission voted **(7-0)** to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 17606 Karli Lane as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated September 28, 2018 and last revised October 22, 2018, 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 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.

### **DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On November 19, 2018, the Development Services Planning and Engineering Committee, reviewed the petition, recommended the project for approval, and referred the item to the Village Board of Trustees for consideration.

### **DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services Planning and Engineering Committee voted **(3-0)** to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 17606 Karli Lane, as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated September 28, 2018 and last revised October 22, 2018, 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 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 Village Board of Trustees for final consideration.

### **Recommended Action/Motion**

I move to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 17606 Karli Lane as recommended at the November 19, 2018 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

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

I move to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 17606 Karli Lane, as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated September 28, 2018 and last revised October 22, 2018, 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 supplemental utility 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 supplemental 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.