



Legislation Text

File #: 2018-0728, Version: 2

Title/Name/Summary

Solar Panel Installation - 8917 Wheeler Drive - Guzinski Residence

History

QUICKFACTS

Project

Solar Panel Installation - 8917 Wheeler Drive - Guzinski Residence
2018-0728 / AR-18-00570

Petitioner

Courtney Scallhorn, Permit Coordinator
TESLA, Inc.

Purpose

The purpose of this petition is to install and maintain an 11.34 kW solar array as part of a mounted solar panel system at a single-family residence located at 8917 Wheeler Drive.

Requested Actions: Appearance Review (Environmental Clean Technology)

Project Attributes

Address: 8917 Wheeler Drive

P.I.N.(s): 27-15-218-009-0

Parcel Size: 0.227 Acres; 10,392 SF

Building Size: 2,152 SF

Comprehensive Plan Planning District: Silver Lake South Planning District

Comprehensive Land Designation: Single Family Residential

Existing Zoning: R-3 Residential District

Existing Land Use: Single Family Home

Subdivision: Village Square of Orland

PD: No

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: R-3 Residential District - Single Family Home

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 11.34 kW grid interactive solar arrays, comprised of twenty (36) photovoltaic (PV) solar panels at a single family home located in the Village Square of Orland Subdivision. The solar panels will be located on the east and south facing gabled rooftops of a single-family residence located at 8917 Wheeler Drive. 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 the “Next-Level PV Mounting Technology”, 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.

DETAILED PLAN COMMISSION DISCUSSION

This project was presented and reviewed at the November 13, 2018 Plan Commission meeting. After a presentation by Village Staff; 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 8917 Wheeler Drive as depicted on the plan set prepared by TESLA, Inc., dated November 2, 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 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 8917 Wheeler Drive, as depicted on the plan set prepared by TESLA, Inc., dated November 2, 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 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 8917 Wheeler Drive 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 8917 Wheeler Drive, as depicted on the plan set prepared by TESLA, Inc., dated November 2, 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 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.

