

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**MARCH 3, 2014**

**1. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupke.

**ROLL CALL** was noted as follows:

**PRESENT:** 7 – Stratis, Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupke

**ABSENT:** 1 – Sheth

Also present was Community Development Director Doug Pollock.

**2. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Hoch stated that her vote on PC-01-2014 regarding the expansion of the public notice range from 500 feet to 750 feet is incorrect in the draft minutes. She said she voted not to expand the range.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve minutes of the February 3, 2014 Plan Commission meeting with the change to indicate Commissioner Hoch's no vote on PC-01-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Hoch, Grunsten, Praxmarer and Trzupke

**NAYS:** 0 – None

**ABSTAIN:** 1 – Stratis

**MOTION CARRIED** by a vote of 6-0.

**3. PUBLIC HEARINGS**

**A. V-02-2014: 15W050 87<sup>th</sup> Street (Renewable Energy); Variation**

Chairman Trzupke asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the request as follows: The petitioner proposes to construct a solar panel on the south facing roof of an attached garage. As per the Zoning Ordinance, a five foot setback is required from the façade of the building. The petitioner meets this

setback on the south façade but would be 1'-5" from the east and west façade. Mr. Pollock showed the plans and photos of the property that were provided by the petitioner.

Chairman Trzupek asked the petitioner for comments and questions.

Mr. Bernard Schmidt of Renewable Energy Alternatives, was present to represent the property owner. Mr. Schmidt said that if they were required to meet the five foot setback it would significantly reduce the size of the solar panels and as a result, sufficient energy would not be produced to make the solar installation economically viable.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter. There were none.

Chairman Trzupek asked the Commissioners if anyone recalled why the 5 foot setback was included in the regulations. The other Commissioners said they did not recall.

Chairman Trzupek said he thought perhaps that it was because of the use of hot water solar panels rather than photovoltaic panels. In response to Chairman Trzupek, Mr. Schmidt said that these panels would be photovoltaic.

Commissioner Stratis asked if the panel would be mounted flat to the roof or at an angle. Mr. Schmidt said it would be parallel with the angle of the roof with about 3 inches between the roof and the 1.5" panel.

In response to Commissioner Stratis, Mr. Schmidt said that the panels have a 30 year warranty and do not require regular maintenance.

Commissioner Hoch asked about approval from the electric company. Mr. Schmidt said they have to enter into an agreement with Com Ed for the interconnection and to sell excess energy to Com Ed. He said the only approval Com Ed has to provide is to ensure that the grid can receive the excess energy produced by the solar panels. He said that is not an issue until you have 30 to 40% of the homes in an area with solar panels and that this area is nowhere near that level.

Commissioner Hoch asked if the panel would generate sufficient electricity for this house. Mr. Schmidt said that it is designed to be a net zero house, meaning that the total energy produced over a one year period would equal the total energy used.

Commissioner Grunsten asked the petitioner if they had done other installations in the area. Mr. Schmidt said he knew of two in Hinsdale that his company did.

Commissioner Praxmarer said she sees shade over the roof in one of the pictures. She wondered if this would impact electrical generation. She also asked about Com Ed black out times. Mr. Schmidt said shade does have an impact but they are most concerned about the hours between 10 AM and 2 PM and are confident this location will get

sufficient sunlight. He added that during Com Ed black outs the solar panels are automatically shut off.

Commissioner Grela asked if the system stores energy and if it will generate sufficient electricity for the house. Mr. Schmidt explained that it does not store energy but they get a credit from Com Ed for energy generated but not used by the house. He said with that credit they expect the house to be net zero in terms of energy use.

Commissioner Scott asked if a setback is required in Hinsdale or other Villages and if the petitioner had tried to make it work with the five foot setback. Mr. Schmidt said he thinks other Villages do not require a setback. Mr. Schmidt said that they laid it out with the five foot setback and the area of the panels was so small that it would not be worth doing.

Commissioner Grela asked about the potential uplift from wind and the possibility of animals getting into the space between the panels and the roof. Mr. Schmidt said they are designed to withstand winds up to 95 miles per hour. He said he has never experienced problems with animals.

Commissioner Stratis asked if there are ever any issues with reflection from the panels. Mr. Schmidt said he had never heard of any such issues.

There being no more questions or comments from the public, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to close the hearing for V-02-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Grunsten, Hoch, Praxmarer, Scott, Grela, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend approval to the Board of Trustees of V-02-2014, a variation from Section IV.N.2.b of the Burr Ridge Zoning Ordinance to permit rooftop solar energy panels located less than the required five feet from the perimeter of the building, subject to compliance with the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Grela, Hoch, Grunsten, Praxmarer, Scott, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

#### 4. CORRESPONDENCE

In regards the Board Report, Chairman Trzupsek asked Mr. Pollock to review the Board's actions relative to the recommendation to increase the public notice range. Mr. Pollock responded that the Board accepted the recommendation to increase the range from 500 feet to 750 feet and added that the range should be increased as needed to include a minimum of 20 residents. Mr. Pollock said that staff was concerned that this could cause confusion and inconsistency as sometimes the range could be 750 feet and other times it would be 1,000 feet, 1,500 feet or more. It was the consensus of the Plan Commission to direct Commissioner Grela, who is the Commission's representative at the next Board meeting, to request that the Board not include the 20 residents but rather establish a consistent minimum distance.

#### 5. OTHER CONSIDERATIONS

##### A. PC-02-2014: Consideration to Conduct Public Hearing to Consider an Amendment to the Zoning Ordinance Regulation Hobby Beekeeping

Chairman Trzupsek asked Mr. Pollock to provide a review of this item.

Mr. Pollock said staff was contacted by a resident asking about doing beekeeping in their backyard. He said he researched the matter and determined it was not permitted by the Burr Ridge Zoning Ordinance but that other Village's, including Clarendon Hills, had recently amended their codes to allow backyard beekeeping. Mr. Pollock recommended that the Plan Commission request authorization from the Board to conduct a public hearing for such an amendment.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to request authorization from the Village Board to conduct a public hearing to consider an amendment to the Zoning Ordinance establishing regulations for backyard beekeeping.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

#### 6. FUTURE SCHEDULED MEETINGS

Mr. Pollock reported that there is nothing scheduled for the March 17, 2014 meeting and the deadline for publishing legal notices has passed.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to cancel the March 17, 2014 meeting. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

**7. ADJOURNMENT**

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 8:17 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:17 p.m.

**Respectfully  
Submitted:**



**April 7, 2014**

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J. Douglas Pollock, AICP