



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, SEPTEMBER 12, 2017
6:00 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Kaiser called the meeting to order at 6:06 p.m. Roll call indicated the following members were present: Mr. Sedlacek, Mr. Rychlik, Mr. Lindquist and Mr. Merkel. Mr. Donovan was absent.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Michael Cassata and Village Attorney Patrick Brankin.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

A. Approval of Minutes of the July 11, 2017 Planning, Building and Zoning Commission Meeting

Motion by Rychlik, second by Sedlacek to approve the minutes of the July 11, 2017 Planning, Building and Zoning Commission meeting.

Voice vote:

Ayes: 4

Nays: 0

Abstain: 0

Motion carried.

IV. PUBLIC HEARING

A. Renewable Energy Systems—Consideration, Review and Recommendation to the Village Board of a Request for:

- i. Amendment relating to Renewable Energy Systems and Associated Fees in Title 9, Chapters 3 and 18, and Title 11, Chapter 1 of the Village Code of the Village of Hawthorn Woods; and
- ii. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary.

Motion by Sedlacek, second by Merkel to open the public hearing.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried and the public hearing was opened at 6:09 p.m.

Mr. Cassata testified that the Metropolitan Mayors Caucus encouraged municipalities to participate in SolSmart, a program aimed at making communities solar accessible. In 2011, the Village adopted standards for solar energy, but the proposed text amendment is more in line with current standards.

Mr. Cassata noted that SolSmart reviewed our draft ordinance and offered several suggestions:

1. To allow for ground mounted systems.
2. That solar panels be allowed by right for roof mounted systems, and by special use permit for ground mounted systems.
3. That ground mounted systems have a maximum of 500 square feet of panels in residential districts.
4. That ground mounted systems not be allowed on lots less than 10,000 square feet.

The Commissioners expressed concern about screening of the ground mounted systems. Staff will take a closer look at this option.

Mr. Cassata reviewed the proposed standards for roof and ground mounted systems, and the Commissioners also discussed solar shingles.

The Commissioners expressed concern about easement rights, but Mr. Cassata noted that the property owner on the adjoining lot would have to grant the easement, and it would be recorded against the neighbor's property.

Regarding wind energy, Mr. Merkel expressed concern about the size of a 100 kilowatt turbine. He distributed a depiction of a 100 kilowatt turbine for review by the Commissioners. He noted a turbine of this size would provide power for 15 homes. He indicated a single family residential home would need only a 5 – 10 kilowatt hour turbine. Mr. Cassata commented that the Village could restrict residential turbines to 5 – 10 kilowatts per hour, and noted that a special use would be needed, so each case would be evaluated.

Mr. Sedlacek suggested the language in 9-18A-3N be changed to, "All photovoltaic systems shall comply with the current Village electric code."

There was no further testimony.

Motion by Merkel, second by Rychlik to close the public hearing.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried and the public hearing was closed at 6:39 p.m.

V. NEW BUSINESS

- A. Consideration and Recommendation of the Findings of Fact—Renewable Energy Systems Text Amendment
- i. Title 9, Chapters 3 and 18
 - ii. Title 11, Chapter 1

Motion by Rychlik, second by Sedlacek to approve the Findings of Fact for Renewable Energy Systems Text amendment with the following notations:

1. Confirm solar thermal systems are intended as opposed to geothermal systems.
2. In Section 9-18-A-3.C, regarding general requirement for solar, eliminate the last part of the sentence to read: On-Site Energy produced through the solar energy system shall be utilized on site; however, the energy output may be delivered to a power grid.
3. In Section 9-18A-3.N, regarding general requirements for solar, clarify that all systems shall comply with the current edition of the electric code adopted by the Village.
4. In Section 9-18A-5.A.6, regarding ground mounted solar energy systems, reduce the required screening from 100 percent opacity to a lesser amount or none at all.
5. In Section 9-18B-5, regarding ground-mounted small wind energy systems, limit residential ground mounted systems to a maximum of 10 kilowatts.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

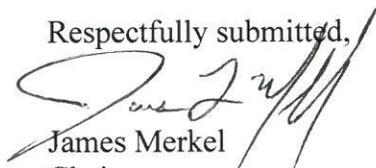
Motion carried.

VI. ADJOURNMENT

Motion by Merkel, second by Sedlacek to adjourn the meeting.

Upon a voice vote, the motion carried and the meeting adjourned at 6:42 p.m.

Respectfully submitted,



James Merkel
Chairperson