



# Village of Hanover Park Administration

**Municipal Building**  
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[hpil.org](http://hpil.org)

**Village President**  
Rodney S. Craig

**Village Clerk**  
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**Trustees**  
James Kemper  
Jon Kunkel  
Herb Porter  
Bob Prigge  
Rick Roberts  
Sharmin Shahjahan

**Village Manager**  
Juliana A. Maller

## **VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION WORKSHOP MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, May 10, 2018 7:00 p.m. MEETING MINUTES**

### **1. CALL TO ORDER: ROLL CALL:**

**Chairperson Wachsmuth** called meeting to order at 7:01 p.m.

**PRESENT:** Commissioners: Chairperson Virginia Wachsmuth, Arthur Berthelot, Joe Serauskas, Patrick Watkins, Scot Neil, Ray Alvarez and Gary Rasmussen

**ABSENT:** Commissioners: James Aird, Parthiv Patel, Michael Merrill Jr.

**ALSO, PRESENT:** Director Shubhra Govind, Village Planner Ellen Weber, Associate Planner Jonathan Stytz, Secretary Kathleen Arnold, and Trustee Herb Porter

### **2. ACCEPTANCE OF AGENDA:** No changes requested.

### **3. INTRODUCTIONS:** New Development Auxiliary Commissioner Ray Alvarez and new Village Planner Ellen Weber. Introductions were made.

### **4. DISCUSSION TOPICS:**

#### **4-a. Solar Energy Systems Text Amendments**

**Director Govind:** As continued from the April 14, 2018 Regular meeting, a PowerPoint presentation and proposed text amendments were presented.

#### **Comments from the Commissioners:**

**Commissioner Serauskas:** Requested clarification that the Solar panels can only be building mounted? Can they be put in the backyard for residential homes only?

**Chairperson Wachsmuth:** Suggested that on page 4 of the Agenda packet for the Solar Energy Text Amendment there are two paragraphs read the same. Can the one without the extended verbiage be stricken?

Questioned if the materials could present a hazard if not disposed of properly. Will the text amendment address Special Disposal requirements?

Will the Solar panels present a glare for airplanes or drivers?

Suggest a covenant be drafted for PUD's and Home Owners Associations so the complex does not end up having fifty different looks.

**Director Govind:** Responded yes, one paragraph was unintentionally repeated in the text and will be removed in the final version.

Replied there is no glare in the panels as by design, they absorb the sunlight.

**Village Planner Weber:** Responded the State Codes allows the Home Owners Associate 90 days to draft a new covenant to address solar panels.

**Director Govind:** Responded the Home Owners Associations cannot disallow them and will investigate if they can control aesthetic criteria. Staff also sent all this information to the Environmental Committee and asked for their feedback.

**Commissioner Rasmussen:** Answered the solar panels on a roof are designed to last 20 years and can be repurposed up to 25 years. He does not see a hazard currently. As all of this is new the issue of disposal has not been addressed at this time in any of the Federal Requirements. Concern is for when a residential home owner sells the home and the new buyer does not want the solar panels. Who pays for the removal of the panels and can they be repurposed.

In addition, should we require the solar panels be screened on commercial buildings?

Regarding causing a distraction for airplanes or drivers the panels are designed to absorb light and not reflect.

**Commissioner Berthelot:** Has a 12-month vacancy concern for solar panels on a vacant building. Can we add a requirement to address this?

**Director Govind:** Responded that if the solar unit is inoperable the Village has the ability to request it be repaired or removed within 90 days. Removal is a private matter between seller and purchaser.

**Commissioner Watkins:** Would like the Accessory Use predominantly allowed in Commercial and Industrial Areas. Can they be installed in the corners of a

parking lot with a screening under a “Special Use” or covered parking only? Any kind of thought for free standing panels for Commercial Zones?

**Director Govind:** Responded that we are working with Metra to see if they are open to covered parking solar panels.

**Trustee Porter:** What requirements are in place for contractors that do the installation? Would like to see additional Certificate as this is new technology.

**Commissioner Rasmussen:** Replied they need to be a Licensed Electrician and have a Village permit before installation can be done. They are working with high voltage and must tap into Commonwealth Edison meters. Should be bonded and insured in case anything goes wrong. ComEd must supervise solar system installation (residence can stay off grid, for example, power does not go back into power grid). To add battery back-up system a second permit should be required.

**Chairperson Wachsmuth:** Recommends the requirements to permit a contractor perform the installation be spelled out in the text amendment.

**Director Govind:** Suggested it be detailed out in a Permit Handout by the Inspectional Services Department and in line with the current building code. The 2018 Building Codes would dictate installation requirements and use of freestanding solar panels. Will research and make sure it is addressed in the permitting process as it is not a Zoning Code issue.

**Commissioner Rasmussen:** Recommends reviewing the ISEA pamphlet as it is all spelled out to determine necessary classes and conditions. Certificate required from reputable State Agency.

**Commissioner Alvarez:** Suggested we should look and see what Federal Tax Credits and State Grants are available and produce a pamphlet to inform the residents.

#### **4-b. Development Commission Procedures**

**Trustee Porter,** the Board Liaison for the Development Commission, gave a brief overview of the April 14, 2018 Regular Meeting where a discussion was had regarding the Rules and Regulations for the Development Commission. During that meeting were some challenges were identified and the purpose of this workshop is to find a solution. He appreciated their commitment - being a Commissioner takes a toll on work and family time and we want to find a balance that works so we can have increased attendance at Regular Meetings and less impact on the Commissioners' time.

The Commissioners discussed and recommended the following changes be presented for a vote to recommend for approval at the next Regular Meeting and if a Super Majority Vote then the changes can be submitted to the Board of Trustees for their vote:

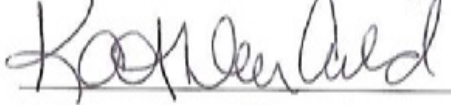
1. Change frequency of meetings from twice a month to once, with the provision to hold a Special Meeting if needed.

2. Change voting from Super Majority (5) to Majority (3 out of 4, or members present) to be more in line with the Quorum requirement of 4 members.


**10. ADJOURNMENT:**

Meeting adjourned at 8:48 p.m.

**Recorded and Transcribed by:**



**Kathleen Arnold, Secretary  
this 10<sup>th</sup> day of May, 2018**



**Virginia Wachsmuth, Chairperson**