



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Architectural Review Board

September 20, 2017

5:15 Caucus

5:30 p.m. Meeting

Mayor Cegelka called the meeting to order at 5:30 p.m.

Present: Mayor Cegelka, Eric Johnson, Architect Roberto Pinedo, Tim Haupert

Absent: Jerry Eisen

Others present: Engineer Mike Henry, Law Director Mark Marong, CBO Bob Rodic

Motion by Eric Johnson seconded by Tim Haupert to approve the minutes of the August 9, 2017 Architectural Board of Review Meeting.

Yeas—Cegelka, Haupert, Johnson, Pinedo

Nays—None

4 yeas – 0 nays

Motion carried

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR DESIGN APPROVAL OF A ROOF MOUNTED SOLAR ARRAY:

CBO Bob Rodic reported; Nadine Brown, property owner of 27505 Tinkers Valley is seeking design approval of a roof-mounted solar array consisting of 36 modules to be located on 3 separate sections of her roof. The property is located in the Country Home District. The panels are designed to generate electricity from sunlight. The panels will be mounted on the roof of the house and garage. The HOA has given approval as long as she installs some Arborvitae to help bring the vision level down and screen the panels. The Village Architect made recommendations for screening with landscaping. Councilman Banas was in attendance. Don is on the Tinkers Valley HOA Board. Don stated; the initial plan had the solar panels on the very front of the house facing the street. This was unacceptable to the HOA from a design stand point. After discussion with the Browns and the representative installing the panels, if landscaping could be installed it would detract a bit from the appearance of the panels. The final plan was approved to put the panels on the east and west side of the house and install landscaping.

Eric Johnson questioned; if there was a landscape plan submitted to the Village. Mark Marong stated; the Board is approving the packet as submitted by the property owner for the solar panels on the building, not a landscape plan. Eric's concern is that the HOA will not be satisfied with only the 4 trees submitted since there is not a specific plan. Don stated; the HOA was looking for a reasonable compromise and was taking the recommendation of the Landscape Architect, while there is not a more specific plan, the HOA made the decision that if the property owner meets the recommended standard, that it will be sufficient. Property owner Mr. Brown and Councilman Gurvis Smith entered the meeting. Mr. Brown stated; this project started over a year ago and feels the HOA made it very difficult and is trying to deter him to install the solar panels. Don Banas felt Mr. Brown's comments were unfair. The HOA tried to compromise and come to a solution for both parties in deciding where to place the solar panels.

Motion by Eric Johnson seconded by Roberto Pinedo for approval of a roof mounted solar array at 27505 Tinkers Valley Drive.


**Yeas—Cegelka, Hauptert, Johnson, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

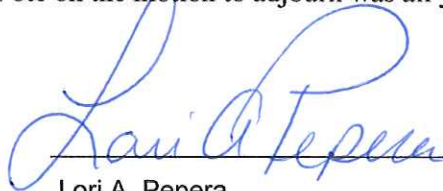
Mark Marong commented; it may be beneficial to move the ARB & Planning Commission on the third Wednesday of every month. He would like the Board to think about it and see if it will work for everyone.

There being no further business to come before the Architectural Review Board, motion by Eric Johnson second by Tim Hauptert to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned 5:50 p.m.



Architectural Review Board



Lori A. Pepera
Clerk of Council