



PLANNING AND ZONING COMMISSION MEETING MINUTES FOR JANUARY 18, 2010

Chairman Thomas Stock called the meeting of the Lake in the Hills Planning and Zoning Commission to order at 7:30 PM at Village Hall.

ROLL CALL

Commissioners Joe DeMay, Anna Siakel, Frank Covone, Russ Ruzanski, Dennis Zepka, and Chairman Thomas Stock were present. Commissioner Brent Borkgren was absent.

Also in attendance were the Director of Community Development Dan Olson, Development Coordinator Lynn Stevens, Recording Secretary Joyce Griggel, and an observer.

APPROVAL OF MEETING MINUTES

Commissioner Covone motioned to approve the Planning and Zoning Commission meeting minutes of December 14, 2009 and Commissioner Ruzanski seconded. Motion unanimously approved by a sign of Aye.

NEW BUSINESS

CONTINUED PUBLIC HEARING

- A. **Text amendments to the Lake in the Hills Zoning Ordinance related to Small Wind Energy Systems. The amendments include changes to Section 11, Permitted and Conditional Use Chart, Section 13, Accessory Structures, the addition of a new Section 27, "Small Wind Energy Systems" and renumbering previous Sections 27, 28, 29 and 30**

Chairman Stock convened the public hearing. All Commissioners that answered roll call were present.

Lynn Stevens, presented the proposed Zoning Text Amendments from the Staff Memo dated January 13, 2010.

Ms. Stevens noted that based upon the discussions at last months meeting and public hearing two new definitions were added.

Wind energy system, ground mounted: A SWES (see definition below under Wind energy system, small, on-site) which is affixed to a tower or pole which is anchored to a foundation in the ground.

Wind energy system, roof mounted: A SWES (see definition below under Wind energy system, small, on-site) which is affixed to a tower or pole which is anchored to a building's structural system.

Ms. Stevens explained on the Permitted and Conditional Use chart there was a change from "P" permitted to "C" conditional use for ground mounted on-site small wind energy system(noted on next page).

Permitted and Conditional Use Chart:

A1	RE5	RE2	RE1	R1&B	R2	R3	R4	USE	B1	B2	B3	B4	B5	M1	M2	OS	IB	AD1	AD2
C								wind energy system, small, on-site, ground mounted		C	C	C	C	C	C	C	C		
P	P	P	P	P	P	P	P	wind energy system, small, on-site, roof-mounted ¹	P	P	P	P	P	P	P	P	P	P	P

SECTION 27

SMALL WIND ENERGY SYSTEMS

27.2 STANDARDS FOR ROOF-MOUNTED SMALL WIND ENERGY SYSTEMS

- D. *Rotor Diameter/Rotor Height Limit:* The diameter of a horizontal axis SWES and the height of a vertical axis SWES shall be no more than 7.5 feet.

Ms. Stevens pointed out that a 7.5 foot rotor diameter/height limit was added. Next she presented multiple pictures of 5 to 8 foot diameter SWES's. She commented that the 8 foot diameter was a popular type.

- F. *Location:* The SWES and its support structure shall not be attached to or mounted upon any building appurtenance, such as a chimney. The SWES shall not be mounted or attached to any outside wall of a building.

The distance from all lot lines to the pole of a roof-mounted SWES shall be not less than two-thirds of the height of the SWES, measured from where the SWES meets the outside surface of the roof to the rotor hub, top of the tower, or tip of the blade in its vertical position, whichever is higher. (See illustrations C & D.) The distance from any power line or third party transmission line to the pole of a roof-mounted SWES shall be not less than 110% of the height of the SWES, measured from where the SWES meets the outside surface of the roof to the rotor hub, top of the tower, or tip of the blade in its vertical position, whichever is higher.

Ms. Stevens stated that this paragraph was added to provide a setback from over head power lines per the Commission's direction. Commissioner DeMay questioned if this was the same for ground mounted SWES's. Ms. Stevens replied that it was.

27.3 STANDARDS FOR GROUND-MOUNTED SMALL WIND ENERGY SYSTEMS¹

- C. *Rotor Diameter/Rotor Height Limit:* The diameter of a horizontal axis SWES and the height of a vertical axis SWES shall be no more than 13 feet.

Ms. Stevens commented that a 13 foot rotor diameter/height limit was added. She then presented several pictures of 12 to 12.8 foot rotor diameter SEWS's. She asked if this was acceptable and the Commission agreed.

Ms. Stevens noted with regard to the concern raised at the last meeting on inspections, Staff is proposing to add to the Building Code a provision that requires an initial inspection by the design professional and that the design professional specify any special inspections that are required. She added that the Village's current codes and nuisance laws allow the Village to order a SWES removed if deemed unsafe.

Commissioner Siakel suggested under 27.4 C "When more than one is located on a property, the SWES's shall be uniform in style" adding "color" as well.

Commissioner Siakel questioned if in the first paragraph under Section 27.7 at the end of the last sentence whether "at the owners expense" should be added. She understood it's noted in the third paragraph however she felt that it was not clear. Ms. Stevens suggested the following language for the third paragraph to make it more understandable: "At the property owner's expense, an abandoned SWES shall be dismantled and removed from the property on which it is located, and the property shall be restored to its original condition within 30 days from the date of mailing the notice of abandonment".

Ms. Stevens remarked that the diagrams were not changed. She mentioned that Staff was recommending approval as amended tonight.

Audience Participation

None.

Motion to recommend approval of the Zoning Text Amendments as presented in the January 13, 2010 Staff memo with the amendments presented tonight was made by Commissioner DeMay and seconded by Commissioner Siakel. On a roll call vote Commissioners DeMay, Siakel, Covone, Ruzanski, Zepka and Chairman Stock voted Aye. There were no Nays. Commissioner Borkgren was absent. Motion approved 6-0.

Chairman Stock closed the hearing at 7:47 PM.

OLD BUSINESS

None.

ITEMS FOR DISCUSSION

None.

AUDIENCE PARTICIPATION

None.

CALENDAR

Chairman Stock noted February's Committee of the Whole and Village Board meetings.

TRUSTEE LIAISON REPORT

None.

Motion to adjourn the meeting was made by Commissioner Ruzanski and seconded by Commissioner Covone. Motion unanimously approved by a sign of Aye. Chairman Stock adjourned the meeting at 7:50 PM.

The next meeting of the Village of Lake in the Hills Planning and Zoning Commission will be TUESDAY, February 16, 2010 at 7:30 PM.

Respectfully Submitted,

Joyce Griggel
Recording Secretary