



**NAPERVILLE PLAN COMMISSION  
MINUTES OF OCTOBER 6, 2010**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bruno, Herzog, Messer, Meyer, Sterlin, Gustin, Edmonds  
Absent: Trowbridge, Meschino  
Student Members: Stancey  
Staff Present: Planning Team – Thorsen, Forystek

**B. Minutes**

Approve the minutes of September 15, 2010

Motion by: Gustin  
Second by: Meyer

Approved  
(8 to 0)

**C. Old Business**

None

**D. Public Hearings**

**D1. PC 10-1-113  
Small Wind and  
Solar Renewable  
Energy Text  
Amendment**

Petitioner: City of Naperville

Request: Continue the public hearing and recommend that City Council approve the ordinance amending Title 6 (Zoning Regulations) of the Municipal Code to establish zoning regulations pertaining to small wind and solar renewable energy.

Suzanne Thorsen, Planning Services Team, gave an overview of the proposed amendment.

- Edmonds sought clarification on business and industrial districts. A reference to chapter numbers for each district type was requested.
- Bruno asked about whether solar installations should be allowed facing the street in residential districts and suggested that leaving additional aesthetic restrictions to homeowner's association is inadequate and can open the city to legal ramifications

**Public Testimony:**

Kelly Jon Anderek, 463 Bourbon Lane: Licensed architect, expert in solar technology, founding member of Chicago Chapter of U.S. Green Building Council, member of Illinois Solar Energy Association.

- Supports the ordinance.

- Height is important for wind; however, the proposed height limitations are acceptable as a property owner can appeal to the City Council for a variance as needed.
- Discussed work with White Eagle Homeowners Association regarding a solar PV panel and guidelines for installations within the neighborhood.
- Homeowners will make a decision based on cost-benefit and find a solution in the market that suits them.
- The timeframe for return on investment for a solar system is long-term (appx. 20-25 years), however legislation is pending in the Illinois Legislature that would greatly reduce the payback period.
- Homeowners have an innate desire to see something attractive on their property.

Michael Perkins, 915 Havenshire Court

- A safety and maintenance plan should be required to address blade height from surface of roof.
- Neighbors have no recourse to prevent or approve a wind turbine. A requirement should be in place for 50% of neighbors to consent.
- Flicker, noise, vibrations should be addressed for wind turbines, as well as reflections from solar panels.

Jeff Gross, 600 Joshua Court, Naperville IL

- Believes that ground-mounted solar should be a conditional use in residential areas because solar systems may be used to heat a swimming pool and is concerned about impact on those systems.
- With respect to wind technology, cost-benefit is coming down significantly and property owners should be allowed to seek approval.
- Believes there may be legal precedent in the future to allow property owners to establish wind turbines.
- Aesthetics are a difficult issue, but that is a subjective judgment.

Jeff Liacone, 118 Daggett Ave., Lockport IL, spoke on behalf of Chicago Energy Conservation.

- The purpose of renewable energy technologies is to reduce carbon footprint and dependence on fossil fuels.
- Renewable energy presents educational opportunities.
- Aesthetics is a subjective issue.
- The ordinance should reflect the opportunities for neighbors to provide input on a renewable energy system.
- Discussed sustainable neighborhood development in New Lenox.
- The ordinance can be revised as technologies advance.
- Property owners should have the right to reduce their energy usage regardless of whether the installation maximizes efficiency.
- Would like to see roof-mounted turbines permitted on homes as the

feasibility of roof-mounted turbines will improve in the future.

- Property owners should have the ability to put solar panels on the ground if they can't have them on their roof.

Barbara Brady, P.O. Box 499., Naperville IL

- Recommended wording regarding wind turbine speed (Section 6-15-3:4.4).
- Described a wind system in Romeoville that was operating under wind speeds that exceeded the manufacturer's design limits.
- Expressed concern about disallowing wind turbines on roof and the design of some systems that allow guy lines.

Plan Commission inquired about:

- Whether a 10' height limitation for roof-mounted turbines is too restrictive.
- Whether it would be preferred not to have a height limitation for renewable energy.
- Whether there are licensed professional solar and wind installers.
- Cost differential between solar PV panels and solar shingles and payback expectation for typical residential roof-mounted PV systems.
- Feasibility of a 45' tall wind turbine on a residential lot.
- Appropriate restrictions for ground-based solar.
- Maximum energy output limitations (e.g., 50 kwh).
- Whether permits would be required for installation of renewable energy systems.
- Telecommunications towers guidelines for monopoles versus lattice or guyed towers.
- Special setback requirements for forest preserve areas.

**Plan Commission Discussion:**

- Messer – views a 60' height limitation as a good compromise, as some research indicates that 70-80' is more optimal. Would like to see consideration added back in for roof-mounted turbines in residential.
- Meyer – Would like to see microclimate analysis, cost benefit analysis included in standards for a conditional use.
- Sterlin – would like to see a lot size requirement added. Concerned about aesthetics and would like to see involvement of HOA's.
- Bruno – expressed concern about the aesthetic impact of solar system installation on a front façade and would propose restrictions that require low profile units that do not project above the roofline, and that a streetside installation would require a conditional use. Stated support for allowing ground-mounted solar in residential areas with restrictions on area that are scaled to lot size. Concurs that screening should be required for solar systems. Believes that a 150' tower should be a special use. Does not believe that creation of the code should be led by functionality.
- Gustin – concerned that screening requirements for roof-mounted

systems will result in a more obtrusive appearance. Requested language clarification for Section 6-15-3. Would like to see language added regarding shadowing. Would like to see compliance period for maintenance reduced to 90 days. Noted that no ordinances currently exist for wind and solar energy despite private demand, and the city should be forward-looking.

- Herzog -- Does not believe that the height limitation for ground mounted wind turbines should exceed 10' above the allowable height of the zoning district. There should be screening requirements for solar and wind systems. In reference to the Environmental Sustainability Plan, considers roof-mounted solar arrays to be a best practice and wind farms to be a best practice, but feels that the ordinance should be responsive to proven best practices as opposed to emerging technologies and it is not Naperville's role to be leading edge on this topic.
- Edmonds – would like to see Standard 3.2 removed from Section 6-15-6 (Conditional Uses). Opposes a screening requirement. Referenced consistency of standards within the ordinance with other precedent in the Municipal Code, such as the Telecommunications Ordinance. Stated that it is the responsibility of Plan Commission to be forward looking and that staff has provided examples of how the technology is applied.

Plan Commission requested a decision matrix and continued the public hearing to October 20, 2010.

**E. Reports and Recommendations**

None

**F. Correspondence**

None

**G. New Business**

Gustin requested that staff meet with officials in District 203 regarding *Naperville Downtown2030*.

**H. Adjournment**

10:09 p.m.