

**MINUTES OF THE  
BOARD OF ZONING APPEALS  
PUBLIC MEETING  
April 26, 2021**

**I. CALL TO ORDER**

The Board of Zoning Appeals Public Meeting was called to order by Chairman Tom Kouros at 6:02 P.M. at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: Chairman Tom Kouros, Vice-Chairman William Jarvis, and Mr. Michael Davis. Absent were Secretary Rick Calinski, and Mr. Eric Kundich. Staff present: Director of Operations James Gorman, Planning Coordinator/Office Manager Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, and Councilman Caleb Johnson. Absent was Town Manager Robert Volkmann.

C. Approve Minutes of the Board of Zoning Appeals Meeting of March 22, 2021

Mr. William Jarvis made a motion to approve which was seconded by Mr. Michael Davis and carried 3-0.

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. B.Z.A. Case #21-4-8 11445 Jonathan Dr. – Milosh R. & Kelly Pujo

General Location: 11445 Jonathan Dr. – Apple Tree Estates, Phase one

Petitioner(s): Power Home Solar, L.L.C. – Tracy Lett

Request: Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 22, Paragraph C (3)

Purpose: To allow 256.2 S.F. of roof mounted solar panels (80 S.F. Maximum Allowed)

Chairman Kouros confirmed with Attorney Estrada that the Proofs of Publication were in order. Ms. Tracy Lett from Power Home Solar, L.L.C. 505 S. Tyler St., St. Charles, IL, represented the Petitioners.

Chairman Kouros asked if the panels would be in the back of the home. Ms. Lett replied yes. Mr. Davis asked if it was an existing home or a newly constructed home. Ms. Lett replied that it is existing. Mr. Davis said he was unable to look up the address. Mr. James Gorman explained that it was recently built. Chairman Kouros asked if the Petitioner's backyard backed up to a neighbor's backyard. Ms. Lett replied yes, and added that there is a fence.

Mr. Davis asked if there had been any communication with any of the neighbors. Ms. Lett said that she just had communication from one of the neighbors who saved thousands of dollars a year by having solar panels. Ms. Lett added that they locked in at a certain price and never have to worry about increases by the electric company. Ms. Lett said that their system comes with a backup generator so they never have to worry about power outages. Mr. Davis said that was wonderful and said he was interested in positive communication as well as negative. Ms. Lett said that she also just had solar installed a couple of weeks ago because this is the wave of the future. Ms. Lett said that the federal government is currently allowing a 26% tax write off for solar panel systems.

Chairman Kouros opened the matter to the floor. There being no questions or comments from the audience, the matter was returned to the Board. Mr. Jarvis asked what the rebate was from the federal government. Ms. Lett replied that it was a 26% tax credit. Mr. Jarvis asked if she had stated that this comes with a home generator as well. Ms. Lett replied that it does come with a backup solar battery which builds up during the day, and any excess goes into the battery and also back to the grid; and that it functions all evening. Ms. Lett added that if the grid were to go down, it has a sub-panel that has up to 50 AMPS so that depending upon how many cells you have, you can operate anywhere from four to eight circuits in your home. Mr. Jarvis said he understands that it has a battery pack in the wall that powers the house through an inverter. Ms. Lett replied that is correct. Mr. Jarvis pointed out that it does not have a generator. Ms. Lett replied that it does not; but that people reference the battery as a backup generator. Mr. Jarvis pointed out that generators generate power and batteries store the power, and that there is a difference. Ms. Lett apologized and confirmed that it is a backup solar battery that stores power and works through the unit.

There being no further questions, Chairman Kouros asked for a Course of Action. Mr. Davis said that due in part to two of the members not being in attendance tonight, he was making a motion to defer public action to our next meeting. There being no second, the motion died on the table.

Mr. Jarvis made a motion to approve B.Z.A. Case #21-4-8 pursuant to all State, Federal, and Local Regulations. Mr. Davis seconded the motion which carried 3-0.

### III. COMMISSION BUSINESS

#### A. Findings of Fact:

1. B.Z.A. Case #21-3-6 1904 Sherman St. – Daniel C. & Katherine M. Baker  
Petitioner(s): Power Home Solar, L.L.C. – Neco Patlan  
Developmental Variance as required by ordinance no. 1797, Title XVII, Section 22, Paragraph C (3) – To allow 256.2 S.F. of roof mounted solar panels

APPROVED (4-0) 3/22/21

Mr. Jarvis made a motion to approve which was seconded by Mr. Davis and carried 3-0.

Mr. Nick Prabay from 11447 Jonathan Dr., Schererville said that he is one of the neighbors and also wants solar panels. Mr. Prabay asked if he had to go through the same process for approval. Chairman Kouros advised him to contact Ms. Sulek and Mr. Gorman and that he would have to go through the necessary steps to come before the Board. Mr. Prabay expressed concern about the tax credit expiring. Chairman Kouros stated that we don't have anything to do with that.

2. B.Z.A. Case #21-3-7 1904 Sherman St. – Daniel C. & Katherine M. Baker  
Petitioner(s): Power House Solar, L.L.C. – Neco Patlan  
Developmental Variance as required by Ordinance No. 1797, Title XVII, Section 22, Paragraph C (1) – To allow roof mounted solar panels to be installed facing south side yard.

APPROVED (4-0) 3/22/21

Mr. Jarvis made a motion to approve which was seconded by Mr. Davis and carried 3-0.

#### B. Correspondence

Ms. Sulek stated there was none.

### IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:18 P.M.

Respectfully Submitted,



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Rick Calinski, Secretary