

**PUBLICATION OF:**

**ORDINANCE NO. 25-**

**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT AND VARIATION TO THE  
RENEWABLE ENERGY CODE FOR PUBLIC STORAGE (1200 W. IRVING PARK ROAD)**

**CASE NO. Z2409-02**

**ADOPTED: JANUARY 14, 2025**

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF  
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON**

**JANUARY 15, 2025**

**ORDINANCE NO. 25-**

**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT AND VARIATION TO THE RENEWABLE ENERGY CODE FOR PUBLIC STORAGE (1200 W. IRVING PARK ROAD)**

**CASE NO. Z2409-02**

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on December 11, 2024 and has recommended a Site Plan Amendment and Variation to the Renewable Energy Code for Public Storage located at 1200 W. Irving Park Road, Case No. Z2409-02;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Site Plan Amendment and Variation to the Renewable Energy Code for Public Storage located at 1200 W. Irving Park Road, Case No. Z2409-02 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Site Plan Amendment and Variation to the Renewable Energy Code described as follows:

- Site Plan Amendment to install Ground Mounted Mechanical Equipment [Title 15, Chapter 154, Section 154.186(A) of the Zoning Ordinance]
- Variation to use energy for off-site production [Title 15, Chapter 154, Section 154.70(A)(2)(b.) of the Zoning Ordinance]

for Public Storage located at 1200 W. Irving Park Road, Case No. Z2409-02 be and is hereby granted on the property legally described as:

PARCEL "A" IN SHURGARD STORAGE SUBDIVISION RECORDED ON APRIL 20, 1999 AS DOCUMENT 99375933, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED ON SEPTEMBER 24, 1999 AS DOCUMENT NUMBER 99905564 OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF IRVING PARK ROAD, EXCEPTING THEREFROM THE NORTH 200 FEET THEREOF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, AND ALSO EXCEPTING THAT PART THEREOF TAKEN IN CONDEMNATION CASE NUMBER 90L50890, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART THEREOF TAKEN FOR WIDENING OF RODENBURG ROAD BY JUDGEMENT ORDER ENTERED MAY 6, 1987 IN CASE NUMBER 86L51315, CIRCUIT COURT OF COOK COUNTY, ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. The terms and conditions of Ordinance 98-120 or other ordinances not specifically revised herein shall be hereby reaffirmed by reference.
2. This approval is based on the codes and ordinances currently in effect. If the codes or ordinances are changed, the project will be required to be amended to adhere to these changes.

**ORDINANCE NO. 25-**

**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT AND VARIATION TO THE RENEWABLE ENERGY CODE FOR PUBLIC STORAGE (1200 W. IRVING PARK ROAD)**

**CASE NO. Z2409-02**

3. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permit for the site.
4. Prior to the issuance of a Land Development Permit the applicant shall submit a written agreement that describes the process for decommissioning and removal of the equipment at the end of its useful life. The document shall run with the land and must be recorded and placed on file with the Cook County Recorder of Deeds.
5. Prior to the issuance of a Building Permit, the petitioner shall revise the Engineering Plans to include the following:
  - a. A one line (typical) diagram detailing all bonding requirements per NEC Article 250 for all disconnects, service equipment, and transformer locations shall be shown. Please show a typical raceway diagram for all underground installations per NEC 300.5
  - b. Provide detailed structural load calculations and all attachment specifications for the panels.
  - c. Show disconnects with proper signage that identify the building(s) it serves.
6. Prior to the issuance of a Land Development Permit, the petitioner shall revise the Engineering and Landscape Plans to include the following:
  - a. On Sheet E-10 clarify and label the location of the property line. Contact Village Engineer if Village utility atlases are needed.
  - b. Irving Park Road is an IDOT road. Any work in the Irving Park Road right of way would require an IDOT permit.
  - c. Show any Village utilities (water, sewer, etc.) at or near the proposed work (riser pole etc.) and indicate the horizontal and vertical separation between the proposed utilities and Village utilities.
  - d. Provide a separate Tree Preservation Plan which identifies all existing trees over 4" diameter which are within 30' of proposed construction. Indicate species (common & botanical names), size (diameter in inches), condition (good, fair, poor, or dead), and remarks (preserve or remove) for each tree.
  - e. Provide tree protection fencing around all trees to remain.
  - f. Provide the minimum plant size required at installation.
7. Provide a letter of determination from MWRD for the new impervious surfaces (the electrical equipment pad).
8. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
  - a. Title Sheet G01, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.
  - b. Overall Site Plan G10, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.

**ORDINANCE NO. 25-**

**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT AND VARIATION TO THE RENEWABLE ENERGY CODE FOR PUBLIC STORAGE (1200 W. IRVING PARK ROAD)**

**CASE NO. Z2409-02**

- c. Array Plan G20, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.
- d. Building Elevations G21, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.
- e. Array Dimensions G22, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.
- f. Fire Access Plan G30, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.
- g. Landscape Plan L-1, prepared by Upstream Design Group, dated August 16, 2024, received by the Community Development Department September 5, 2024.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 14th day of January, 2025.

\_\_\_\_\_  
Tom Dailly, Village President

ATTEST:

\_\_\_\_\_  
Jane Lentino, Village Clerk