

Z2409-01 / PUBLIC STORAGE / **777 W. Wise Road** / Site Plan Amendment and Variation to the Renewable Energy Code

Z2409-02 / PUBLIC STORAGE / **1200 W. Irving Park Road** / Site Plan Amendment and Variation to the Renewable Energy Code

Z2409-03 / PUBLIC STORAGE / **2400 Palmer Drive** / Site Plan Amendment and Variation to the Renewable Energy Code

Z2409-04 / PUBLIC STORAGE / **130 Hillcrest Boulevard** / Site Plan Amendment and Variation to the Renewable Energy Code

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The following includes four sets of Z2409-01 through Z2409-04 / Public Storage minutes combined together. Each case is individually identified by its case number and business address.

CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:00pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Mike LaRosa and Sunil Shah

A quorum was present.

Also Present: Ryan Franklin
Assistant Director

| | | | |
|-------------------------|--|--|---|
| Sworn in for testimony: | Monica Richart Sustainability Planner | Chris Massey 3708 W. Courtland St. Chicago | David Shannon Solar Landscape LLC 766 W. Algonquin Rd. Arlington Heights, IL |
|-------------------------|--|--|---|

The audio did not properly record the meeting. The minutes contain a summary of what occurred.

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Mr. David Shannon stated that Solar Landscape builds, owns and operates rooftop solar projects in 15+ states. He oversees permitting, contracting, design, engineering and construction. Mr. Shannon gave an overview of the project which would be installed with flush-mounted rooftop panels. Energy produced by the project would be fed back to the general energy grid allowing ComEd to provide residential subscribers with credits on their electric bill. In response to questions about the appearance of ground-mounted equipment, Mr. Shannon stated that these are small green boxes no taller than four or five feet, just like you see around your neighborhood.

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Ms. Richart stated that the Petitioner is requesting that Condition #6(f) on the Staff Report be revised. It currently reads as follows:

New riser poles are not typically allowed if existing pole can be utilized and is proximate. Trench to existing pole to the west.

The Petitioner requested that it be revised to read as follows:

New riser poles are not typically allowed if an existing pole can be utilized and is proximate. Trench to a suitable existing pole, or alternatively, provide formal documentation from ComEd for staff evaluation clearly explaining why the installation of a new riser pole is required.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

The following was discussed:

- The appearance of fencing around the mechanical equipment, the appearance of the mechanical equipment and landscape screening height for the equipment.
- The function of the plant as a community solar project and how credits are received by ComEd subscribers.
- The Board members requested a modified condition for utility connection and the inclusion of a fence detail for Village Board packets.

PUBLIC HEARING CLOSED

Mr. Dolbear made a motion, seconded by Ms. Errera, to close the hearing.

MOTION CARRIED

Mr. Morreale made a motion, seconded by Mr. Riley, to recommend approval of a Site Plan Amendment and Variation to the Renewable Energy for Public Storage located at 777 W. Wise Road, Case No. Z2409-01, subject to the following conditions:

1. The terms and conditions of Ordinance 92-4 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.

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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. There is a 12-inch Village water main and 8 inch sanitary running on the south side of Wise Road in the area where the new riser pole and AC trenching are shown. Show these utilities on the plans. Indicate the horizontal and vertical crossing separation between the proposed utilities and Village utilities.
 - b. 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.
 - c. Provide taller ornamental trees (i.e.: witchhazel) to better screen the equipment from the adjacent roadway and help break up the massing of shrubs.
 - d. Provide tree protection fencing around all trees to remain.
 - e. Provide the minimum plant size required at installation.
 - f. New riser poles are not typically allowed if an existing pole can be utilized and is proximate. Trench to a suitable existing pole, or alternatively, provide formal documentation from ComEd for staff evaluation clearly explaining why the installation of a new riser pole is required.

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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 01, 2024, received by the Community Development Department September 5, 2024.
 - b. Overall Site Plan G10, prepared by Exactus Energy, dated August 01, 2024, received by the Community Development Department September 5, 2024.
 - c. Array Plan G20, prepared by Exactus Energy, dated August 01, 2024, received by the Community Development Department September 5, 2024.
 - d. Array Dimensions G21, prepared by Exactus Energy, dated August 01, 2024, received by the Community Development Department September 5, 2024.
 - e. Building Elevations G22, prepared by Exactus Energy, dated August 01, 2024, received by the Community Development Department September 5, 2024.
 - f. Fire Access Plan G30, prepared by Exactus Energy, dated August 01, 2024, received by the Community Development Department September 5, 2024.
 - g. Landscape Plan L-1, prepared by Upstream Design Group, dated August 14, 2024, received by the Community Development Department September 5, 2024.

MOTION CARRIED: vote: 7 - 0 with two member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Mike LaRosa - Absent
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Absent
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

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Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

The following was discussed:

- Fencing around mechanical equipment and landscaping height.
- The Board members discussed an additional condition for taller landscaping if needed and the inclusion of a fence detail for Village Board packets.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Ms. Veatch, to close the hearing.

MOTION CARRIED

Ms. Errera made a motion, seconded by Mr. Dolbeare, to recommend approval of a Site Plan Amendment and Variation to the Renewable Energy for Public Storage located at 1200 W. Irving Park Road, Case No. Z2409-02, subject to 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.
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:

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- 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.
 - c. Array Plan G20, prepared by Exactus Energy, dated August 21, 2024, received by the Community Development Department September 5, 2024.

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- 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.

MOTION CARRIED: vote: 7 - 0 with two member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Mike LaRosa - Absent
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Absent
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

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Z2409-03 / PUBLIC STORAGE / 2400 Palmer Drive / Site Plan Amendment and Variation to the Renewable Energy Code

Ms. Richart stated that the Petitioner is requesting that Condition #6(f) on the Staff Report be revised. It currently reads as follows:

New riser poles are not typically allowed if existing pole can be utilized and is proximate. Trench to existing pole to the west.

The Petitioner requested that it be revised to read as follows:

New riser poles are not typically allowed if an existing pole can be utilized and is proximate. Trench to a suitable existing pole, or alternatively, provide formal documentation from ComEd for staff evaluation clearly explaining why the installation of a new riser pole is required.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

The following was discussed:

- Fencing around mechanical equipment and landscaping height.
- The Board members discussed an additional condition for taller landscaping if needed and the inclusion of a fence detail for Village Board packets.
- The Board members also requested a modified condition for utility connection.

Mr. Riley made a motion, seconded by Mr. Morreale, to close the hearing.

MOTION CARRIED

Ms. Veatch made a motion, seconded by Mr. Szurgot, to recommend approval of a Site Plan Amendment and Variation to the Renewable Energy for Public Storage located at 2400 Palmer Drive, Case No. Z2409-03, subject to the following conditions:

1. The terms and conditions of Ordinance 05-175 or other ordinances not specifically revised herein shall be hereby reaffirmed by reference.

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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.
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.
 - b. Please note Algonquin Road is an IDOT road. If there is work in the Algonquin Road right of way it would require a permit from IDOT.
 - 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. Contact Village Engineer if Village utility atlases are needed.
 - d. Provide tree protection fencing around all trees to remain which are within 30' of any new construction.
 - e. Provide the minimum plant size required at installation.
 - f. New riser poles are not typically allowed if an existing pole can be utilized and is proximate. Trench to a suitable existing pole, or alternatively, provide formal documentation from ComEd for staff evaluation clearly explaining why the installation of a new riser pole is required.
7. Provide a letter of determination from MWRD for the new impervious surfaces (the electrical equipment pad).

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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.
 - 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. Electrical Site Plan, E10
 - h. Landscape Plan L-1, prepared by Upstream Design Group, dated August 16, 2024, received by the Community Development Department September 5, 2024.

MOTION CARRIED: vote: 7 - 0 with two member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Mike LaRosa - Absent
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Absent
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

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Mr. Shannon confirmed that this subject property has an existing privacy fence wrapped with a piece of plastic or fabric so you cannot see through either side of it.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

The following was discussed:

- Screening around mechanical equipment and existing fencing around the property.
- The impact to the single-family home to the west of the subject property and the equipment's proximity to Hoffman Estates.
- The Board members requested the inclusion of a fence detail for Village Board packets.

Mr. Dolbeare made a motion, seconded by Ms. Errera, to close the hearing. **MOTION CARRIED**

Mr. Morreale made a motion, seconded by Mr. Riley, to recommend approval of a Site Plan Amendment and Variation to the Renewable Energy for Public Storage located at 130 Hillcrest Boulevard, Case No. Z2409-04, subject to the following conditions:

1. The terms and conditions of Ordinance 05-157 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.
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.

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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 Plans to include the following:
 - a. 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. There are Village water and sewer lines in Arbor Glen Blvd near where the proposed riser pole is located. Contact Village Engineer if Village utility atlases are needed.
 - b. This property borders on Hoffman Estates, any work in HE right of way would require a permit from HE.
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 22, 2024, received by the Community Development Department September 5, 2024.
 - b. Overall Site Plan G10, prepared by Exactus Energy, dated August 22, 2024, received by the Community Development Department September 5, 2024.
 - c. Array Plan G20, prepared by Exactus Energy, dated August 22, 2024, received by the Community Development Department September 5, 2024.
 - d. Array Dimensions G21, prepared by Exactus Energy, dated August 22, 2024, received by the Community Development Department September 5, 2024.
 - e. Array Dimensions G22, prepared by Exactus Energy, dated August 22, 2024, received by the Community Development Department September 5, 2024.
 - f. Building Elevations G23, prepared by Exactus Energy, dated August 22, 2024, received by the Community Development Department September 5, 2024.

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- g. Fire Access Plan G30, prepared by Exactus Energy, dated August 22, 2024, received by the Community Development Department September 5, 2024.
- h. Landscape Plan, prepared by Upstream Design Group, dated August 26, 2024, received by the Community Development Department September 5, 2024.

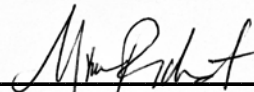
MOTION CARRIED: vote: 7 - 0 with two member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Mike LaRosa - Absent
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Absent
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 1/14/25.

ADJOURNMENT

The meeting was adjourned at 7:50pm.



Monica Richart, Sustainability Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Secretary
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