

**PUBLICATION OF:**

**ORDINANCE NO. 25-**

**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT AND VARIATION TO THE  
RENEWABLE ENERGY CODE FOR PUBLIC STORAGE (130 HILLCREST BOULEVARD)**

**CASE NO. Z2409-04**

**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**

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**CASE NO. Z2409-04**

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 130 Hillcrest Boulevard, Case No. Z2409-04;

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 130 Hillcrest Boulevard, Case No. Z2409-04 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 130 Hillcrest Boulevard, Case No. Z2409-04 be and is hereby granted on the property legally described as:

OF LOT 1 IN SCHAUMBURG DEVELOPMENT COMPANY SUBDIVISION  
PART OF THE SOUTHWEST ¼ OF SECTION 3 AND PART OF THE  
NORTHWEST ¼ OF SECTION 10 ALL IN TOWNSHIP 41 NORTH, RANGE  
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN 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 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 and Landscape 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.
  - 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.

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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.

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Tom Dailly, Village President

ATTEST:

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Jane Lentino, Village Clerk