1. **CALL TO ORDER**
   
   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. **ROLL CALL**

3. **CHAIRMAN'S REMARKS**

4. **PUBLIC COMMENT**
   
   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

5. **APPROVAL OF MINUTES**
   
   A. Development Committee - Regular Meeting - Tuesday May 15th, 2018

6. **SCHEDULE OF CLAIMS**
   
   A. Payment of Claims -- Schedule of Claims - FY18Q2

7. **REGULATORY SERVICES**
   
   A. Consent Item -- TPI Building Code Consultants Inc, #2270-0001 SERV, Decrease & Close

   B. Permits - Special Events -- SE-02-18: Naperville Country Club: Fireworks Display: June 24, 2018: To approve the special event action item for Development Committee only. (Lisle/District 5) (North of Chicago Avenue, west of Naper Boulevard)
C. Permits - Special Events -- SE-03-18: Medinah Country Club: Fourth of July Fireworks Display: July 4, 2018: To approve the special event action item for Development Committee only. (Bloomingdale/District 1) (South of Irving Park Road, East of Medinah Road)

D. DC-O-0034-18 ORDINANCE -- Z17-036A–Pontarelli (Z18-010): The Zoning Board of Appeals recommended to deny the following zoning relief: 1. A Conditional Use to allow open storage of commercial vehicles and equipment and use gravel parking spaces, drives and circulation aisles pursuant to Section 37-1001.1 (other uses similar in nature and intensity to the permitted uses listed in Section 37-1001.1). (Bloomingdale/District 1) (Lake Street and Swift Road, Approx. 550 feet south of Lake Street on the East side of Swift Road) ZBA Vote to Deny: 4 Ayes, 0 Nays, 2 Absent, 1 Abstain

E. Informational -- SolSmart Initiative

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT
1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. ROLL CALL

   PRESENT: Anderson, Chaplin, Eckhoff, Tornatore, Wiley
   ABSENT: Hart

   County Board Member Dino Gavanes was also in attendance.

3. CHAIRMAN'S REMARKS

   There was no Chairman's Report.

4. PUBLIC COMMENT

   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

   Mr. Brian Motton was present in favor of Petition of Z17-056 Wheaton PD.

   Mr. Nick Rambke was present in favor of Petition Z18-018 Rambke.

5. APPROVAL OF MINUTES

   A. Development Committee - Regular Meeting - Apr 17, 2018 11:00 AM
REGULATORY SERVICES

A. Permits - Special Events -- SE-01-18: JT'S Porch: “Stand up 2 Cancer” Fundraiser: May 19, 2018: To approve the special event action item for Development Committee only. (Milton/Dist. 4) (South side of Rt. 38 approx. 1000’ west of I-355)

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Tornatore, Wiley
ABSENT: Hart

B. DC-O-0027-18 ORDINANCE -- Z17-056-Wheaton PD: To approve the following zoning relief: 1. Conditional Use for an electric message center sign. 2. Variation to increase the size of a sign from 24 sq. ft. to approximately 264 sq. ft. (132 sq. ft. per face). 3. Variation to increase the height of a ground sign from 6 feet to approximately 20 feet. 4. A variation to reduce the front yard setback from 15 feet to approximately 2 feet for a sign replacement. (Milton/District 4) ZBA VOTE to approve: 5 Ayes, 0 Nays, 1 Absent Development Committee VOTE to approve: 5 Ayes, 0 Nays, 1 Absent

Staff gave an overview of the Petition.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Tornatore, Wiley
ABSENT: Hart

C. DC-O-0028-18 ORDINANCE -- Z18-018-Rambke: To approve the following zoning relief: A Variation to allow reduction in the corner side yard setback from 30 feet to approximately 20 feet for a new house. (Lisle/ Dist. 2) ZBA Vote to approve: 6 Ayes, 0 Nays, 1 Absent Development Committee VOTE to approve: 5 Ayes, 0 Nays, 1 Absent
Staff explained if the Petition is approved at Development Committee and County Board, DuPage County will also be participating in a Community Rating Service (CRS) activity. They answered all questions posed by the Committee.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Tornatore, Wiley
ABSENT: Hart

D. Action Item -- CMAP RT. 83 LTA IGA: Action Item: To Approve staffs request to proceed moving forward with the process of the acceptance of a Local Technical Assistance (LTA) grant from the Chicago Metropolitan Agency for Planning (CMAP) which includes the assignment by CMAP of a consulting firm to assist County Staff and CMAP in the development of the Rt. 83 corridor study/land use plan update. (To be clear this is not a formal approval of the IGA as that will be reviewed at Finance Committee as a formal resolution)

Staff explained the process to move forward on the Local Technical Assistance (LTA) grant. They answered all questions posed by the Committee.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Tornatore, Wiley
ABSENT: Hart

7. OLD BUSINESS
Member Chaplin thanked staff for all of their assistance with Petition Z18-016 Rambke.

8. NEW BUSINESS
There was no New Business.

9. ADJOURNMENT
Without objection the meeting adjourned at 11:10 AM.
<table>
<thead>
<tr>
<th>Claimant</th>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>Court Recording Services</td>
<td>$3,306.45</td>
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<tr>
<td>CDW Government</td>
<td>Monitors for Admin Specialist</td>
<td>$250.92</td>
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<tr>
<td>Clifford Wald</td>
<td>Quarterly meter charges 2/26/18 - 4/23/18 - KIP machine</td>
<td>$7.33</td>
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<tr>
<td>DOT</td>
<td>FY18Q1 Gas &amp; Repair Charges</td>
<td>$4,172.34</td>
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<td>DPC Copy Center</td>
<td>In House Printing Charges</td>
<td>$107.25</td>
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<td>Ellis Systems</td>
<td>Annual Service Agreement for Kardex 2/1/18 - 1/31/19</td>
<td>$850.00</td>
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<tr>
<td>FTC Oury Group LLC</td>
<td>Permit Refund</td>
<td>$30.00</td>
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<tr>
<td>Graphics Plus</td>
<td>Printing - Inspection Labels &amp; Permit Stickers</td>
<td>$1,020.00</td>
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<tr>
<td>Harris Govern</td>
<td>Annual Software Maintenance Contract 4/1/18 - 3/31/19</td>
<td>$17,584.32</td>
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<td>Hoss, P.</td>
<td>Parking &amp; mileage reimbursement</td>
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<tr>
<td>HOV</td>
<td>Scanning Services</td>
<td>$10,288.01</td>
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<td>ICC</td>
<td>2018 Annual Dues - Stran</td>
<td>$240.00</td>
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<tr>
<td>ISTHA</td>
<td>Tolls &amp; Transponder Charges 1/1/18 - 3/31/18</td>
<td>$248.40</td>
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<tr>
<td>Kartholl, R.</td>
<td>ZBA Mileage - 2/8/18 - 5/3/18</td>
<td>$137.34</td>
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<td>B. Ketter</td>
<td>ZBA Mileage - 2/8/18 - 5/3/18</td>
<td>$191.84</td>
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<tr>
<td>Konewko</td>
<td>Hearing Officer - March &amp; April</td>
<td>$1,000.00</td>
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<tr>
<td>Krueger International</td>
<td>Task Chairs</td>
<td>$1,527.24</td>
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<tr>
<td>Laz, T.</td>
<td>ZBA Mileage - 2/8/18 - 5/3/18</td>
<td>$65.40</td>
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<td>Moran, D.</td>
<td>ZBA Mileage - 2/8/18 - 5/3/18</td>
<td>$106.28</td>
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<tr>
<td>NIEIS</td>
<td>Elevator Plan Reviews &amp; Re-Inspections</td>
<td>$270.00</td>
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<tr>
<td>Office Depot</td>
<td>Misc. Office Supplies &amp; Small Value Equipment</td>
<td>$659.07</td>
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<td>Paddock Publications</td>
<td>ZBA Legal Notices 2/4/18 - 4/25/18</td>
<td>$562.35</td>
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<td>Public Works</td>
<td>FY18Q1 Labor Charges</td>
<td>$6,546.44</td>
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<tr>
<td>Richards, Thomas</td>
<td>Refund of permit fees</td>
<td>$100.00</td>
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<td>Toshiba</td>
<td>Monthly Copier charges - February, March &amp; April</td>
<td>$1,956.24</td>
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<tr>
<td>TPI</td>
<td>Plan Reviews - February &amp; March</td>
<td>$14,488.08</td>
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<td>USPS</td>
<td>Postage Charges - January, February &amp; March</td>
<td>$2,758.09</td>
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<td>Varidesk</td>
<td>Ergonomic Stand Up Desk</td>
<td>$395.00</td>
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<tr>
<td>Verizon</td>
<td>Wireless phone charges - March &amp; April</td>
<td>$1,768.25</td>
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<tr>
<td>Warehouse Direct</td>
<td>Small Value Equipment</td>
<td>$74.04</td>
</tr>
</tbody>
</table>
# Request for Change Order

**Procurement Services Division**

Attach copies of all prior Change Orders

---

**Purchase Order #:** 2270-0001 SERV  
**Original Purchase Order Date:** Dec 30, 2016  
**Change Order #:** 2  
**Department:** Building & Zoning  
**Vendor Name:** TPI Building Code Consultants Inc  
**Vendor #:** 12063  
**Dept Contact:** Marla Flynn

**Background and/or Reason for Change Order Request:**  
($38,660.02) Decrease and close contract. Final invoice paid. New contract in place.

---

**IN ACCORDANCE WITH 720 ILCS 5/33E-9**

- [ ] (A) Were not reasonably foreseeable at the time the contract was signed.
- [ ] (B) The change is germane to the original contract as signed.
- [x] (C) is in the best interest for the County of DuPage and authorized by law.

### INCREASE/DECREASE

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Starting contract value</td>
<td>$125,000.00</td>
</tr>
<tr>
<td>B</td>
<td>Net $ change for previous Change Orders</td>
<td>$90,000.00</td>
</tr>
<tr>
<td>C</td>
<td>Current contract amount (A + B)</td>
<td>$215,000.00</td>
</tr>
<tr>
<td>D</td>
<td>Amount of this Change Order</td>
<td>Decrease</td>
</tr>
<tr>
<td>E</td>
<td>New contract amount (C + D)</td>
<td>$176,339.78</td>
</tr>
<tr>
<td>F</td>
<td>Percent of current contract value this Change Order represents (D / C)</td>
<td>-17.98%</td>
</tr>
<tr>
<td>G</td>
<td>Cumulative percent of all Change Orders (B+D/A) (60% maximum on construction contracts)</td>
<td>41.07%</td>
</tr>
</tbody>
</table>

**DECISION MEMO NOT REQUIRED**

- [ ] Cancel entire order  
- [ ] Close Contract  
- [ ] Contract Extension (29 days)  
- [ ] Consent Only  
- [ ] Increase (greater than 29 days) contract expiration from: to:  
- [ ] Increase ≥ $2,500.00, or ≥ 10%, of current contract amount  
- [ ] Funding Source  
- [ ] OTHER - explain below:

**DECISION MEMO REQUIRED**

- [ ] Decrease remaining encumbrance and close contract

---

**Prepared By (Initials):** maf  
**Phone Ext:** 6789  
**Date:** May 18, 2018  
**Recommended for Approval (Initials):** × 6818  
**Phone Ext:** 5/24/18

**REVIEWED BY (Initials Only):**  
**Buyer:**  
**Date:** 5/24/18  
**Procurement Officer:**  
**Date:** 5-24-18

**Chief Financial Officer**  
(Decision Memos Over $25,000)  
**Date:**  
**Chairman's Office**  
(Decision Memos Over $25,000)  
**Date:**
MEMORANDUM

TO: DuPage County Development Committee
FROM: Staff
DATE: May 17, 2018
RE: SE-02-18 Naperville C.C. Fireworks (08-17-301-002) (Lisle/District 5)

Action: To approve SE-02-18 Naperville Country Club Fireworks display, to be held on June 24, 2018. (Lisle Township/District 5)

The Naperville Country Club has requested to conduct a Fireworks Display at their facility on June 24, 2018 beginning at approximately 9:15 p.m. The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

<table>
<thead>
<tr>
<th>Date</th>
<th>Sunday, June 24, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours</td>
<td>Beginning at approximately 9:15 p.m.</td>
</tr>
<tr>
<td>Activities</td>
<td>Fireworks Display by Melrose Pyrotechnics, Inc/ See attached State Fire Marshal Permit and Insurance $1,000,000</td>
</tr>
<tr>
<td>Location</td>
<td>Naperville Country Club, 25W570 Chicago Ave., Naperville, IL 60540 (over 120 Acres)</td>
</tr>
<tr>
<td>Traffic/Parking</td>
<td>All parking will occur in existing Naperville Country Club Parking Lot.</td>
</tr>
<tr>
<td>Insurance</td>
<td>Britton-Gallagher and Associates, Ins. In the amount of $1,000,000</td>
</tr>
</tbody>
</table>
May 14, 2018

Paul Hoss
Building and Zoning Department
Jack T. Knuepfer Administration Building
421 North County Farm Road
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: June 24, 2018

Sponsor: Naperville Country Club
25 W 570 Chicago Ave.
Naperville, IL 60540

Display Location: Naperville Country Club

Display Time: approximately 9:15 pm

Please find attached the insurance certificate, site diagram, our distributor’s license and the permit fee.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

Wanda Schoof
Melrose Pyrotechnics, Inc.

1559 Industrial Park
PO Box 362
Kingsbury, PA 19345

215-333-2522  800-771-7975
215-333-0716  800-771-7976
melaurope@com
Naperville Country Club
25 W570 Chicago Ave. Naperville, IL

5" Max Shell / 3" Angles
03/02/2018 Wynn Cramer

50' x 50'
Site Radius: 350' From Setup Area
South end of rack banks are 30' North of driving range fairway. Box items just off fairway.

Launch Location: X
50' x 350'
Audience
350'
CERTIFICATE OF LIABILITY INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the policies below. This certificate of insurance does not constitute a contract between the issuing insurers, authorized representatives or producer, and the certificate holder.

IMPORTANT: If the certificate holder is an additional insured, the policy(ies) must be endorsed. If endorsement is waived, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER:
Brinn Gallagher
One Cleveland Center, Floor 30
1375 East 9th Street
Cleveland, OH 44114

CONTACT NAME:
Phone: 216-655-7100
Fax: 216-555-1101
Email: info@acord.com

INSURED:
Metraflex Pyrotechnics, Inc.
Kingsbury Industrial Parkway
Huron Complex
Kingsbury, IN 46345

COVERAGES

COVERAGE A: $1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 114, Additional/Review Schedule, if necessary as required)

DISPLAY DATE: June 24, 2018
LOCATION: Naperville Country Club, Naperville, Illinois
ADDITIONAL INSURED: Naperville Country Club; City of Naperville, Illinois; Naperville Fire Department

CERTIFICATE HOLDER:
Naperville Country Club
25 West 570 Chicago Avenue
Naperville, IL 60540

ACORD 35 (2010/00) The ACORD name and logo are registered marks of ACORD

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MEMORANDUM

TO: DuPage County Development Committee
FROM: Staff
DATE: May 17, 2018
RE: SE-03-18 Medinah C.C. Fourth of July Fireworks (02-12-300-002) (Bloomingdale Township/District 1)

Action: To approve SE-03-18 Medinah Country Club Fourth of July Fireworks display, to be held on July 4, 2018.

The Medinah Country Club has requested to conduct a Fireworks Display at their facility on July 4, 2018 beginning at approximately 9:30 p.m. The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

<table>
<thead>
<tr>
<th>Date</th>
<th>Wednesday, July 4, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours</td>
<td>Beginning at approximately 9:30 p.m.</td>
</tr>
<tr>
<td>Activities</td>
<td>Fireworks Display by Melrose Pyrotechnics, Inc/ See attached State Fire Marshal Permit and Insurance $1,000,000</td>
</tr>
<tr>
<td>Location</td>
<td>Medinah Country Club, 6N001 Medinah Rd. Medinah, IL 60157 (over 400 Acres)</td>
</tr>
<tr>
<td>Traffic/Parking</td>
<td>All parking will occur in existing Medinah Country Club Parking Lot.</td>
</tr>
<tr>
<td>Insurance</td>
<td>Britton-Gallagher and Associates, Ins. In the amount of $1,000,000</td>
</tr>
</tbody>
</table>
May 14, 2018

Paul Hess
Building and Zoning Department
Jack T. Knuepfer Administration Building
421 North County Farm Road
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: July 4, 2018

Sponsor: Medinah Country Club
6N901 Medinah Road
Medinah, IL 60157

Display Location: Medinah Country Club
Display Time: approximately 9:30 pm

Please find attached the insurance certificate, site diagram, our distributor’s license and the permit fee.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

[Signature]

Wanda Schoof
Melrose Pyrotechnics, Inc.

Melrose Pyrotechnics
1 Kingsbury Industrial Park
P.O. Box 306
Kingsbury, IN 46345

T 219-385-5522  F 219-385-5710
800-771-7876  800-776-7876
mepyroco.com
# Certificate of Liability Insurance

**Date (Endorsement):**

**Note:** This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not constitute or imply endorsement, approval, or any form of warranty by the certificate holder.

**Important:** If the certificate holder is an additional insured, the policy(ies) must be reviewed. If substitution is desired by the certificate holder, a statement on this certificate does not convey rights to the certificate holder in lieu of such endorsement(s).

### Insureds
- Britton & Gallagher
  - One Cleveland Center, Floor 30
  - 1375 East 8th Street
  - Cleveland OH 44114

- Maltese Pyrotechnics Inc.
  - Kingsbury Industrial Parkway
  - Harold Gonzalez
  - Kingsbury, IL 60045

### Certificate Number:
- 7200221054

### COVERAGE:

<table>
<thead>
<tr>
<th>Type of Insurance</th>
<th>Insured</th>
<th>Limits</th>
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</thead>
<tbody>
<tr>
<td>GENERAL LIABILITY</td>
<td>SIC 1092-181</td>
<td>1/1/2019 - 12/31/2020</td>
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<tr>
<td>EXCESS UMBrella</td>
<td>ELC5017065</td>
<td>1/1/2019 - 12/31/2020</td>
</tr>
</tbody>
</table>

### Description of Operations / Location / Vehicles

- Additional insureds included:
  - General Liability Policy:
    - Major Alarms, Inc.
    - ABC Alarm Co.
    - ABC Alarm Co.
    - XYZ Alarm Co.

### Certificate Holder
- Medinah County Club
  - 1105 Medinah Road
  - Medinah, IL 60157

### Cancellation

**Should any of the above referenced policies be cancelled before the expiration date, notice will be delivered in accordance with the policy provisions.**

Authorized Representative signature:
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: May 3, 2018
RE: Z17-036A Pontarelli (Z18-010) (Bloomingdale/District 1)

Development Committee: June 5, 2018:

Zoning Board of Appeals Meeting: May 3, 2018: The Zoning Board of Appeals considered the following zoning relief:

A Conditional Use to allow open storage of commercial vehicles and equipment and use gravel parking spaces, drives and circulation aisles pursuant to Section 37-1001.1 (other uses similar in nature and intensity to the permitted uses listed in Section 37-1001.1).

ZBA VOTE (to Deny): 4 Ayes, 0 Nays, 2 Absent, 1 Abstain

FINDINGS OF FACT:

1. Petitioner testified that he seeks the subject zoning relief to allow for open storage of commercial vehicles and equipment for the general public, and to use gravel parking spaces, drive, and circulation aisles as opposed to the required hard surfaces for same all pursuant to Section 37-1001.1.

2. Petitioner testified that he purchased the adjacent property directly north of the subject property in the late 1970s/early 1980s, which property extends to U.S. Route 20 (Lake Street).

3. Petitioner testified that he obtained a conditional use for outside storage of commercial vehicles on his adjacent property to the north of the subject property.

4. Petitioner testified that in the 1980s he purchased the subject property and began to park commercial vehicles outside in the open on asphalt shavings/gravel.

5. Petitioner testified that in 2016, he was notified by the County that he needed a conditional use to park the commercial vehicles with asphalt shavings on the subject property.
6. Petitioner testified that the vehicles parked on the subject property are used by independent truckers and independent contractors that own a commercial vehicle.

   a. Petitioner testified that the truckers and owners of commercial vehicles and equipment park their personal car on the subject lot and take their commercial vehicle (which is stored on the lot) off site and proceed to their job.

7. Petitioner testified that there are approximately 10 to 15 vehicle movements per day from the site including trucks that enter and exit the subject property.

8. That petitioner testified that the storage of commercial vehicles on a non-hard surface is similar to the parking and storage of commercial vehicles and equipment on a contractor’s office and yard use which use is a permitted use in the zoning district.

9. As such petitioner testified that the proposed use being similar to a contractor’s yard should be allowed on the subject property as a conditional use.

10. That petitioner testified and submitted documentation which shows that all other bulk regulations for a storage yard will be met including setback requirements, drainage and landscaping.

**STANDARDS FOR CONDITIONAL USES:**

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Uses is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development a petitioner has not adequately shown how a contractors yard for storage of the contractors specific commercial vehicles and equipment related solely to the contractor is similar to a general storage yard not used by the owner of the property but by the general public for any type of commercial vehicle or commercial equipment.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated that the proposed use of the property may not impact adjacent properties relative to an adequate supply of light and air to the adjacent property; increase the potential for flood damages to adjacent property; incur additional public expense for flood protection, however, the ZBA finds that the petitioner has not demonstrated that the granting of the Conditional Uses will not impact adjacent properties and roadways relative to the following standards:

   a. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the proposed use is similar to other permitted uses in the district and specifically a Contractors Office and Yard.
b. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that as petitioner has not demonstrated that the proposed use is similar to other permitted uses in the district and specifically a Contractors Office and Yard.

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that as petitioner has not demonstrated that the proposed use is similar to other permitted uses in the district and specifically a Contractors Office and Yard.

PETITIONER’S DEVELOPMENT FACT SHEET
GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z17-036A Pontarelli</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>A Conditional Use: To allow open storage of commercial vehicles and equipment and use gravel parking spaces, drives and circulation aisles pursuant to Section 37-1001.1 (other uses similar in nature and intensity to the permitted uses listed in Section 37-1001.1)</td>
</tr>
<tr>
<td>OWNER</td>
<td>ANTHONY AND SALLY PONTARELLI 21W319 LAKE STREET, ADDISON, IL 60101</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>5N103 SWIFT RD ADDISON IL 60101</td>
</tr>
<tr>
<td>PIN</td>
<td>0213414067</td>
</tr>
<tr>
<td>TWP./CTY. BD. DIST.</td>
<td>Bloomingdale/District 1</td>
</tr>
<tr>
<td>ZONING</td>
<td>I-1 Light Industrial</td>
</tr>
<tr>
<td>AREA</td>
<td>2.26 AC 98,445 sq. ft.</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Water and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: Tuesday March 27, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>April 12, 2018</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION:</td>
<td>No Objection.</td>
</tr>
<tr>
<td>Building:</td>
<td>No Objection.</td>
</tr>
<tr>
<td>DUDOT:</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Health:</td>
<td>No Objection.</td>
</tr>
<tr>
<td>Stormwater:</td>
<td>No Objection.</td>
</tr>
<tr>
<td>Public Works:</td>
<td>No Objection.</td>
</tr>
<tr>
<td>EXTERNAL:</td>
<td></td>
</tr>
<tr>
<td>Village of Addison</td>
<td>Objects: See attached documentation.</td>
</tr>
<tr>
<td>Forest Preserve Dist.</td>
<td>No Objection. Subject property is approximately 1/3 of a mile from the closest forest preserve. As such, the Forest Preserve District does not have any comments.</td>
</tr>
<tr>
<td>Bloomingdale Township:</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Bloomingdale Township Highway:</td>
<td>No Objection.</td>
</tr>
</tbody>
</table>
BLOOMINGDALE FIRE

No Objection. Additional information may be required at the time of permit application. Confirm that there will be no on-site storage of hazardous materials. See attached documentation.

SCH. DIST.: No Comment.

GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Front Yard:</td>
<td>40 feet</td>
<td>40 feet</td>
<td>40 feet</td>
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<tr>
<td>Int. Side Yard:</td>
<td>20 feet</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>20 feet</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>20 feet</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
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</table>

LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
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<tbody>
<tr>
<td>Subject</td>
<td>I-1 Light Industrial</td>
<td>Industrial Use</td>
<td>Industrial Lake Street Corridor Supplement</td>
</tr>
<tr>
<td>North</td>
<td>I-1 Light Industrial</td>
<td>Industrial Use</td>
<td>Industrial Lake Street Corridor Supplement</td>
</tr>
<tr>
<td>South</td>
<td>I-1 Light Industrial</td>
<td>Industrial</td>
<td>Industrial Lake Street Corridor Supplement</td>
</tr>
<tr>
<td>East</td>
<td>I-1 Light Industrial</td>
<td>Industrial</td>
<td>Industrial Lake Street Corridor Supplement</td>
</tr>
<tr>
<td>West</td>
<td>Swift Road and beyond Village of Addison</td>
<td>Industrial</td>
<td>Village of Addison</td>
</tr>
</tbody>
</table>

Zoning Petition Z17-036A

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. April 12, 2018, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187 630-407-6700

PETITIONER: ANTHONY AND SALLY PONTARELLI 21W319 LAKE STREET, ADDISON, IL 60101

REQUEST: A Conditional Use: To allow open storage of commercial vehicles and equipment and use gravel parking spaces, drives and circulation aisles pursuant to Section 37-1001.1 (other industrial uses similar in nature and intensity to the permitted uses listed in Section 37-1001.1)

ADDRESS OR GENERAL LOCATION: 5N103 SWIFT RD ADDISON IL 60101

LEGAL DESCRIPTION: THE NORTH 217.5 FEET OF THE SOUTH 478.5 FEET OF THE WEST 500.50 FEET, MEASURED ON THE SOUTH LINE AND PARALLEL WITH THE WEST LINE.
THEREOF, OF THE PART LYING SOUTH OF THE CENTER LINE OF LAKE STREET (ALSO
KNOWN AS ELGIN ROAD) OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPLE MERIDIAN,
EXCEPT THAT PART DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION
13 AFFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES, 16
MINUTES, 52 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER,
1144.55 FEET TO THE NORTH LINE OF THE SOUTH 478.5 FEET OF THE AFORESAID, FOR A
POINT OF BEGINNING; THENCE NORTH 85 DEGREES, 13 MINUTES, 42 SECONDS EAST
ALONG SAID NORTH LINE, 49.50 FEET; THENCE SOUTH 06 DEGREES, 35 MINUTES, 18
SECONDS WEST, 149.38 FEET TO A POINT ON THE EAST LINE OF THE WEST 33.00 FEET OF
THE SOUTHEAST QUARTER OF SECTION 13 AFFORESAID; THENCE NORTH 89 DEGREES, 43
MINUTES, 8 SECONDS WEST 33.00 FEET TO THE WEST LINE OF SAID SOUTHEAST
QUARTER; THENCE NORTH 00 DEGREES, 16 MINUTES, 14 SECONDS EAST ALONG SAID
WEST LINE, 144.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID
SECTION 13; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES, 16 MINUTES 48
SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION
13, A DISTANCE OF 927.14 FEET TO THE SOUTHWEST CORNER OF THE GRANTOR; THENCE
CONTINUING NORTH 0 DEGREES 16 MINUTES 48 SECONDS EAST ALSO THE WEST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 13, BEING ALSO THE MOST
WESTERLY LINE OF THE GRANTOR, A DISTANCE OF 73.40 FEET TO A NORTH LINE OF THE
GRANTOR; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS EAST ALONG A NORTH
LINE OF THE GRANTOR, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT OF WAY
LINE OF SWIFT ROAD RECORDED FEBRUARY 9, 1988 AS DOCUMENT NUMBER R88-013829,
BEING ALSO A WESTERLY LINE OF THE GRANTOR AND THE POINT OF BEGINNING;
THENCE NORTH 6 DEGREES 35 MINUTES 13 SECONDS EAST ALONG THE EASTERLY
RIGHT OF WAY LINE OF SWIFT ROAD AS DOCUMENT NUMBER R88-13829 AND
ACCORDING TO FINAL JUDGEMENT ORDER NUMBER 88 ED 101 FILED JANUARY 30, 1989
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, DUPAGE COUNTY,
ILLINOIS, BEING ALSO A WESTERLY LINE OF THE GRANTOR, A DISTANCE OF 281.96 FEET
TO THE NORTH LINE OF THE SOUTH 609.00 FEET, AS MEASURED ALONG THE WEST LINE,
OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SAID SECTION 13, BEING ALSO A NORTHERLY LINE OF THE GRANTOR; THENCE NORTH
85 DEGREES 13 MINUTES 38 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE
GRANTOR, A DISTANCE OF 5.10 FEET TO A POINT 5.00 FEET NORMALLY DISTANT
EASTERLY OF THE SAID EASTERLY RIGHT OF WAY LINE OF SWIFT ROAD; THENCE
SOUTH 6 DEGREES 35 MINUTES 13 SECONDS WEST ALONG A LINE 5.00 FEET NORMALLY
DISTANT EASTERLY OF THE PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE
OF SWIFT ROAD, A DISTANCE OF 282.42 FEET; THENCE NORTH 89 DEGREES 43 MINUTES
12 SECONDS WEST, A DISTANCE OF 5.03 FEET TO THE POINT OF BEGINNING.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS
Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner’s request is included for your review. If you have any questions or require a full scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 J ACK T. KNUEPF ER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.
March 23, 2018

DuPage County Zoning Board of Appeals
421 N. County Farm Road
Wheaton, IL 60187

Re: Zoning Petition 217-036A Pontarelli
5N103 Swift Road, Addison, IL
Application for Conditional Use for Outside Storage and Variations

Dear Zoning Board of Appeals:

On behalf of the Village of Addison, please accept this correspondence as our objection to the above referenced case for zoning relief. As with the original Pontarelli petition (217-036) and the Redline Metals Case last year (216-030), the Village objection is based on the proposed use being totally out of character with the surrounding area.

We also believe that the current use, along with the other non-conforming unincorporated uses surrounding the property, does diminish the value of land and buildings in the vicinity. The uses are not in character with surrounding development, which would be considered light industrial, as opposed to the petitioner’s use, which we consider to be heavy industrial. The large amount of outside storage and outdoor business operations, on unimproved surfaces, creates a blight that is inconsistent with the surrounding upscale area.

In 2014, the County adopted the Lake Street Corridor Planning Study, which identifies this site, along with the immediately surrounding unincorporated property, for redevelopment/revitalization as light industrial. The main goal of the study is to continue “working toward making the County’s Land Development Regulations as consistent as possible with those of neighboring municipalities.” We would argue that continued use of this property as proposed, would be inconsistent with this goal, as developments such as DeVry Institute, Venuti’s, Meadows Business Park, all of which surround the subject property, have been developed as high end office/warehouse and light industrial uses. Granting the conditional use would only serve to further cement this inconsistent use long into the future. Please note that the Village Comprehensive Plan also designates this unincorporated area for redevelopment as light industrial.
In summary, we believe that the County should adhere to its Lake Street Corridor Planning Study Goals, which were established in working with affected municipalities such as Addison, toward the common goal of quality and consistent development in DuPage County. Granting of the zoning relief as requested would only serve to further solidify a non-conforming use that is inconsistent with a majority of the surrounding area and the goals of the Lake Street Corridor Planning Study.

Thank you for your consideration.

Sincerely,

[Signature]

John Berley, Assistant Village Manager/
Director, Community Development

JB/gp
Cc: Mayor and Village Board
   Joe Block
   Dave Freeman
   Arlene Kollar
Via email: paul.hoss@dupageco.org

March 23, 2018

Robert J. Kartholl, Chairman
DuPage County Zoning Board of Appeals
County of DuPage
421 N. County Farm Road
Wheaton, IL 60187

Re: Public Hearing – Case # Z17-036A – 5N103 Swift Road, Addison
FIN: 02-13-414-087

Dear Mr. Hoss:

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Anthony Pontarelli’s petition for a conditional use and variations for the above referenced property. We appreciate receiving timely notification of such requests that may have an impact on Forest Preserve District property, and thank you for the opportunity to comment.

Forest Preserve District Staff has reviewed the Public Hearing information provided and it is noted that the subject property is approximately 1/3 of a mile from the closest forest preserve. As such, the Forest Preserve District does not have any comments. If you have any questions, please do not hesitate to contact me at (630) 933-7235.

Sincerely,

Kevin Stough
Land Preservation Manager

cc: Joseph Cantore, President
Forest Preserve District Commissioners
Ed Stevenson, Executive Director
Dan Zinner, Director of Resource Management and Development
**Building & Zoning Department**

DU PAGE COUNTY ZONING BOARD OF APPEALS  
Zoning Petition Z17-036A

Please review the information herein and return with your comments to:
Paul Hess, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or Jessica.Ingalis@dupageco.org via email or via facsimile at 630-407-6702 by April 11, 2018.

**COMMENT SECTION:**

- NO OBJECTION/CONCERNS WITH THE PETITION
- NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION
- ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
- I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED
- OBJECT/ HAVE CONCERNS WITH THE PETITION

**COMMENTS:**

CONFIRM THAT THERE WILL BE NO ON-SITE STORAGE OF HAZARDOUS MATERIALS

**SIGNATURE:**

[Signature]

**DATE:** 04/10/18

**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:**

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z17-036A Pontarelli</th>
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</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>A Conditional Use: To allow open storage of commercial vehicles and equipment and use gravel parking spaces, drives and circulation aisles pursuant to Section 37-1001.1 (other uses similar in nature and intensity to the permitted uses listed in Section 37-1001.1)</td>
</tr>
<tr>
<td>OWNER</td>
<td>ANTHONY AND SALLY PONTARELLI 21 W319 LAKE STREET, ADDISON, IL 60101</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>5N149 SWIFT ROAD, ADDISON, IL</td>
</tr>
<tr>
<td>PIN</td>
<td>0213441067</td>
</tr>
<tr>
<td>TWP/CITY, RD, DIST.</td>
<td>Bloomingdale/District 1</td>
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<tr>
<td>ZONING</td>
<td>1-1 Light Industrial</td>
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<tr>
<td>AREA</td>
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<td>UTILITIES</td>
<td>Water and Sewer</td>
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<td>PUBLIC HEARING</td>
<td>April 12, 2018</td>
</tr>
</tbody>
</table>

RECEIVED 04-10-18 08:44 FROM- 6908648720 TO- DuPage Bldg / Zoning POO01/0001
MEMORANDUM

TO: DuPage County Development Committee
FROM: Staff
DATE: June 5, 2018
RE: Information Only: SolSmart Initiative

Development Committee: June 5, 2018: Information only: Staff presentation on the SolSmart Initiative

INFORMATION:

What is SolSmart?

A national, (free) program that recognizes local governments for taking specific actions to improve local policies and practices to better facilitate property owners to install and operate safe, sustainable solar energy systems. The well-designed program provides strategic steps local governments take to reduce “soft costs” of solar installation.

Staff has reviewed the program goals and objectives and we have determined that entering the program and gaining at least a Bronze level accreditation, is a value asset for the County in advancing the strategic initiatives of the County Strategic Plan relating to Quality of Life, Economic Growth and Customer Service.

How does SolSmart work?

Local governments enroll in the SolSmart program, (which is free) and work through the program guidelines to earn points by completing specific actions, (i.e. publishing a solar permit checklist, review of our codes and ordinances, presenting the reviews to stakeholders and government leaders).

To be enrolled in the program some actions are required and others optional.

Different levels of designation are available –Bronze, Silver and Gold – are awarded for increasing points.

For example:

1. We have already generated points for recently submitting the County Zoning Ordinance for review by the SolSmart organization, (see attached) and that organization provided feedback on ways we could update the Ordinance.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
2. We have generated points as we have included sustainable solar and wind concepts in our CMAP local technical assistance (LTA) grant for the Rt. 83 Corridor land use discussions and our recent RFP requirements and vetting of consultants for the project.

3. In addition, staff has begun the process developing text amendments to the County Zoning Regulations which will include several of the proposed suggestions from the SolSmart review. The proposals will be coming before the Committee later than June or July 2018.

4. And finally, we will generate points by discussing the SolSmart program with the Development Committee on June 5, 2018 and specifically the SolSmart review discussion.

WHO IS INVOLVED IN SOLSMART?

The program is led by the non-profit Solar Foundation with US DOE support. The Solar Foundation contracts with groups, like the Metropolitan Mayors Caucus to serve as SolSmart Advisors to extend their reach and offer tailored assistance to communities. Caucus staff was trained and advised 12 Greenest Region Compact Communities and 3 counties to earn SolSmart designation earlier this year, becoming the largest cohort of to attain the designation.

HOW MUCH DOES IT COST?

There is no charge for participating. You will receive technical assistance from both the Mayors Caucus and the Solar Foundation at no cost. However, you must dedicate municipal staff to taking actions and participating in our SolSmart cohort.

HOW DOES THIS BENEFIT MY COMMUNITY?

With the adoption of the Future Energy Jobs Act, the designation serves to promote that DuPage County is prepared for the installation of solar. It verifies that the County has taken necessary steps to ensure that the Building, Zoning and Inspection processes are not overly burdensome for residents, businesses or solar installers. QUESTIONS?
### Potential barriers in current code language

<table>
<thead>
<tr>
<th>Section(s)</th>
<th>Element</th>
<th>Reviewer Comments</th>
<th>Example(s) from other codes</th>
<th>Priority level</th>
</tr>
</thead>
<tbody>
<tr>
<td>37-302 -</td>
<td>Lot coverage</td>
<td>It is not clear from the ordinance whether ground mounted solar energy systems would be considered lot coverage. Many municipalities explicitly exclude ground-mounted solar from this calculation so long as the ground beneath the panel is pervious.</td>
<td><strong>Most permissive option:</strong> &quot;For purposes of determining compliance with building coverage standards of the applicable zoning district, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, arrays, inverters, shall be considered pervious coverage so long as pervious conditions are maintained underneath the solar photovoltaic cells, panels, and arrays.” (Renewable Energy Ordinance Framework, DVRPC)</td>
<td>Medium</td>
</tr>
<tr>
<td>Definitions</td>
<td></td>
<td></td>
<td><strong>Less permissive option:</strong> &quot;For purposes of determining compliance with building coverage standards of the applicable zoning district, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, arrays, inverters and solar hot</td>
<td></td>
</tr>
</tbody>
</table>

PZD-1a: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required)

To assist your community, the national solar experts at SolSmart have conducted a review of your community’s zoning code to assess possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. Below, please find the outcome of their review. By reading the narrative, reviewing the example code language provided, and signing the statement at the bottom of the page, your community will satisfy PZD-1a and be one step closer to achieving SolSmart designation.
Air or water collector devices, shall be considered ___% impervious coverage. For example, if the total horizontal projection of a solar energy system is 100 square feet, XX square feet shall count towards the impervious coverage standard. For a tracking array or other moveable system, the horizontal projection area shall be calculated at a 33-degree tilt angle.” (Renewable Energy Ordinance Framework, DVRPC)

Potential gaps in current code language

<table>
<thead>
<tr>
<th>Element</th>
<th>Reviewer Comments</th>
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<th>Priority level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ex. Setbacks, Height Restrictions, Definition, etc.</td>
<td>In section 37-302, of the zoning code, there is no definition for solar energy system.</td>
<td><strong>More permissive:</strong> “Solar Energy System: An energy system that consists of one or more solar collection devices, solar energy related ‘balance of system’ equipment, and other associated infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. Solar energy systems may generate energy in excess of the energy requirements of a property if it is to be sold back to a public utility in accordance with the law.” (Renewable Energy Ordinance Framework, DVRPC)</td>
<td>High (The definition forms the basis of understanding for any forthcoming solar ordinance.)</td>
</tr>
<tr>
<td>Definition</td>
<td></td>
<td><strong>Less permissive:</strong> “Solar Energy System: An energy system which converts solar energy to usable thermal, mechanical, chemical, or electrical energy to meet all or a significant part of a structure’s energy requirements.” (Renewable Energy Ordinance Framework, DVRPC)</td>
<td></td>
</tr>
<tr>
<td>Accessory Use</td>
<td>More permissive:</td>
<td>High</td>
<td>Less permissive:</td>
</tr>
<tr>
<td>--------------</td>
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</tr>
<tr>
<td>The zoning ordinance does not list solar energy systems as a permitted by-right accessory use.</td>
<td>“Solar Energy Systems as described in this Article are permitted in all zoning districts as an accessory use to a permitted principal use subject to the standards for accessory uses in the applicable zoning district and the specific criteria set forth in this article.” (Renewable Energy Ordinance Framework, DVRPC)</td>
<td>(Allowing solar as by-right accessory use will significantly reduce installation times and costs, which should encourage further development of solar energy.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less permissive:</td>
<td></td>
<td>“Solar Energy Systems shall be considered an accessory use and permitted by right if mounted to an existing structure and if any percentage of the energy is used for one or more of the principal uses on the same lot.” (Renewable Energy Ordinance Framework, DVRPC)</td>
</tr>
<tr>
<td>Setback</td>
<td>More permissive option:</td>
<td>Low</td>
<td>Less permissive option:</td>
</tr>
<tr>
<td>The zoning ordinance under section 37-700.1(B) – Permitted Encroachments – does not list solar as one of the permitted setback encroachments. Solar could be allowed a minimal encroachment into the setback, while still preserving the purpose of requiring accessory uses to be set back from the lot line.</td>
<td>(1) Small- and medium-scale ground-mounted solar energy systems accessory to principal use may be located no closer than [1/2 of the setback that would otherwise apply] from the front, side or rear lot line. All ground-mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable (Massachusetts Dept. of Energy Resources, Model Zoning for the Regulation of Solar Energy Systems)</td>
<td>(The County may want to consider reducing the setback requirements for solar energy systems and/or allow them to encroach reasonably into the setback so that they can receive adequate sunlight to make them efficient.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less permissive option:</td>
<td></td>
<td>(2) Small- and medium-scale ground-mounted solar energy systems accessory to a principal use may be located no closer than [twenty (20) feet] from the front, side or rear lot line. All ground-mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable. (Massachusetts Dept. of Energy Resources, Model Zoning for</td>
</tr>
<tr>
<td>Height</td>
<td>It is a best practice to either exempt solar energy systems from height limits, or permit solar energy systems to exceed the maximum building height in all applicable districts. For buildings that are already built to the maximum height limit – especially buildings with flat roofs - this may limit their ability to install solar. This is particularly critical on flat buildings, because solar installations on these structures are typically done at an angle to maximize system efficiency (generally at the same angle as the latitude at which the system is installed). Therefore, additional height is often necessary.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Most permissive option:</td>
<td>“For a roof-mounted system installed on a flat roof, the highest point of the system shall be permitted to exceed the district’s height limit of up to fifteen (15) feet above the rooftop to which it is attached.” (Renewable Energy Ordinance Framework, DVRPC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less permissive option:</td>
<td>Municipalities can be more restrictive than this, though it is not recommended that they limit to less than six (6) feet above the rooftop surface.” (Renewable Energy Ordinance Framework, DVRPC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td>(Allowing the solar energy system to exceed the district’s maximum height limit is critical, especially to allow for solar energy systems to be installed where buildings may have already met the maximum building height. It is also important for system efficiency, as discussed in the column to the left.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Additional notes

I, ________________, as ________________ of ________________, have received the zoning review and read its findings.

Signature: ___________________________________________ Date: __________________________
RELATIVE TO SOLSMART SOLAR DISCUSSION:

I have reviewed the SOLSMART applications of Aurora and Kane County, spoken with their staffs about same and reviewed the application requirements in general and after further discussion with SOLSMART Staff on March 14, 2018 with Jim, Joy and Andi, have determined that for the Zoning and Planning aspect of things we can accommodate the program and gain the points as follows:

PLANNING, ZONING AND DEVELOPMENT REGULATIONS:

1. PZD-1a: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar development- This is a requirement that I believe in conversation with staff member of Sol Smart we can get: 5 points.
2. PZD-1b: Formally present the review letter to the Development Committee for discussion- 5 points.
3. PZD-1c: Drafty proposed language for changes to the Zoning code- 5 points
   a. The language would include specific referencing solar and wind and other sources of renewable energy as permitted accessory structures (which we practically do now)
4. PZD-2: Allow accessory use solar by right in all major zoning districts: (We practically do now but with #3 above will specifically codify same)-20 points
5. PZD-3a: Review Planning Documents. As part of Rt. 83 CMAP LTA Corridor Plan we will incorporate a discussion about renewable and sustainable energy uses within the corridor-5 points
6. PZD-3b: In consultation with other planners provide draft language on solar which will be proposed for inclusion in existing or future plans: As part of Rt. 83 CMAP LTA Corridor Plan we will incorporate a discussion about renewable and sustainable energy uses within the corridor- 5 points.
7. PZD-5: Integrate solar and/or shared solar into relevant local plans (e.g. Comprehensive plans Lake, Rt. 83 Rt. 38, and CMAP GO TO 2040 AND 2050 plans)-10 points
8. Pzd-6: Include considerations for active and passive solar in development regulations (subdivision and zoning codes): 10 points.
9. PZD-9 Train staff on best practices in planning and zoning of solar (Doing this now and we may have already done this with SBOC). 10 points.
10. PZD-10c: Exempts solar from certain regulations. Through IGA with DCFFP we already exempt from zoning regulations which include solar which does occur at DCPD properties: 5 points.
11. PZD-10d: Exempts small ground-mounted solar from certain restrictions: Through IGA with DCFFP we already exempt from zoning regulations which include solar which does occur at DCPD properties: 5 points.

12. PZD-11: Create and provide online a handout for developers that provide an overview of what development regulations allow under which conditions for solar: We would provide a similar pamphlet to our current pamphlet on accessory structures and specifically include solar. 5 points

**SOLAR RIGHTS SECTION:**

1. **SR-1:** Conduct review of State Codes protecting rights of solar. Make available to public. We have already done this relative to review as the new Plat rules allow as exemption 10 to the state Plat Act the ability for solar farms to be an exempted use when dividing land. We can make this information public on our Planning website: 5 points.

2. **SR-2** Provide Handout consumer protection publication on solar to public- We can place a pamphlet in out KIOSK area- 5 points.

Total points from these sections is: 100