

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 18-ZPA-02-001

HEARING DATE: March 8, 2018

PROPERTY ADDRESS: 880 Feinberg Drive

PETITIONER: PIRHL Developers, LLC

PROPERTY OWNER: Kosandra Cohen Herrendorf Gift Trust

PIN NUMBER: 19-12-301-043 and 19-12-301-044

REQUEST Conditional Use for a Solar Energy System

MEMBERS PRESENT: Khoury, Chairman
Kretschmer
O’Laughlin
Graziano
Williams

MEMBERS ABSENT: Pippen and Jasper

STAFF MEMBERS PRESENT: Brian Simmons, AICP
Community Development Director

Chairman Khoury called the meeting to order at 7:30 PM. Chairman Khoury called Village Case No. 18-ZPA-02-001.

Director Simmons stated the Petitioners are seeking approval of a conditional use in order to construct an accessory solar energy collection system to the approved Cary Senior Living senior housing development planned for construction in 2018 at 880 Feinberg Drive. The solar panels are to make the development energy efficient and will be located on the portion of the building which will face the shopping center to the south and will not be visible from Three Oaks Road.

Mr. David Petroni, PIRHL Developers, stated the solar panels will allow the development to hold a Passive Housing energy rating. Passive House is similar to a LEED rating program for building energy efficiency but is more stringent in its requirements.

Member O’Laughlin asked why only one section of the building will have the panels. Mr. Petroni stated that additional panels are not needed to reach the targeted efficiency levels.

Mr. Petroni reviewed for the ZPA Board additional construction details planned to increase the energy efficiency of the development.

Chairman Khoury asked if the developer received any comments from surrounding property owners. Mr. Petroni stated they had received no feedback. Director Simmons stated the Village has received no comment from the public.

Chairman Khoury opened the floor to Public Comment. With no comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

None

Chairman Patrick Khoury entertained a motion.

Member O'Laughlin moved, seconded by Member Williams, to recommend to the Village Board of Trustees, approval of a conditional use for an accessory solar energy system for the property located at 880 Feinberg Drive subject to the following conditions:

- 1. The conditional use shall be granted for the property located at 880 Feinberg Drive.*
- 2. The proposed improvements shall substantially conform to the attached plans and exhibits as part of this petition, except as they may be changed to conform to Village Codes and all conditions of approval.*

Aye: Khoury, O'Laughlin, Kretchmer, Williams, Graziano

Nay: None

Abstain: None

Absent: Phippen, Jasper

Motion Passed: 5-0

Chairman Khoury asked if members had any items to discuss. With no discussion from the Board of Zoning, Planning and Appeals, Chairman Khoury entertained a motion to adjourn at 7:46 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 7:46 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk