

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
MEETING OF THE COMMITTEE OF THE WHOLE
GERALD C. TURRY VILLAGE BOARD ROOM
MAY 2, 2023**

Call to Order

President Patel called the Committee of the Whole Meeting of the Lincolnwood Board of Trustees to order at 6:00 P.M., Tuesday, May 2, 2023, in the Gerald C. Turry Village Board Room of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Upon roll call by Village Clerk Beryl Herman, the following were:

PRESENT: President Patel, Trustees Klatzco, Diaz-Herrera, Sargon, Saleem, Halevi, Martel

ABSENT: None

A quorum was present.

Also present: Village Manager Anne Marie Gaura, Assistant Village Manager Charles Meyer, Community Development Director Scott Magnum, Planning and Economic Development Manager Doug Hammel, Finance Director Denise Joseph, Assistant to the Public Works Director Brendon Mendoza, Building Official Joe Wallace, and Assistant to the Village Manager Lamar Jones.

Approval of Minutes

The April 24, 2023, Committee of the Whole meeting minutes were presented for approval.

Trustee Sargon moved to approve the minutes of the April 24, 2023, Committee of the Whole meeting minutes. Trustee Klatzco seconded the motion.

Upon Roll Call, the results were:

AYES: Trustees Klatzco, Sargon, Diaz-Herrera, Saleem, Martel, Halevi.

NAYS: None

ABSENT: None

The motion passed

Regular Business

1. Discussion Concerning Electric Vehicle Charging Station Follow-Up

Management Analyst Matthew Pasquini provided background and stated that The Village secured \$7,500 in grant funding from the ComEd Powering Safe Communities Program. He noted that staff is working with Carbon Day Electric Vehicle (EV) Charging to purchase and install a charging station at Proesel Park. The EV charging station at Proesel Park will be installed sometime this month. The Village Board determined to set the charging price to

\$0.15 per kilowatt and \$30 per hour for users who remained parked after their vehicles had been fully charged.

President Patel asked how many communities charge a kilowatt an hour rate for charging stations.

Mr. Pasquini stated that it is common for communities to charge that kilowatt-an-hour rate.

Trustee Sargon stated that since the electrical vehicle stations provided by municipalities are still a new concept, the Village can come back in a year with data that compares the average charge and the length and compare our data to other communities' data. If not, reach out to ComEd and inquire what they charge.

Mr. Pasquini stated that the Village code prohibits the parking of vehicles on the north side of Morse Avenue between Kostner Avenue and 80 feet east of Kildare Avenue between 11:00 pm and 6:00 am. Violation results in a fine of \$50 for settlements within ten days and \$75 for settlements after ten days.

Mr. Pasquini stated that staff looked at nearby communities and their existing regulations regarding if they amended their municipal codes to impose local fines that differ from the Illinois Vehicle Code and if those communities allow 24-hour access to their electric vehicle charging stations.

Mr. Pasquini stated that Staff recommends amendments to Chapter 7 of the Village Code and the Fee Schedule as applicable. The proposed amendments include installing signage restricting parking of nonelectric vehicles, allowing 24-hour parking of electric vehicles at the charging station, and prohibiting non-electrical vehicles from parking in spaces with an electric vehicle charging station.

President Patel asked if an individual vehicle is done charging, is there an expectation that the individual would be expected to move their vehicle late at night? Furthermore, he asked if it is better not to allow 24-hour parking and instead restrict parking to specific times. Lastly, he asked if there was a way to see if a vehicle was completely charged.

Mr. Pasquini stated that staff could look at the software analytics to see how the charging station is being used, but he is unsure whether it would be evident for someone to know whether a vehicle is fully charged.

Trustee Klatzco asked Trustee Sargon how long it takes to charge an electric vehicle.

Trustee Sargon stated that it depends on the vehicle. It takes a few hours for her car to fully charge at her home.

Trustee Martel stated that the point of the electric vehicle station is to have a place where charging is always available.

Trustee Halevi stated that she could see a situation where someone would leave their electric vehicle parked for several hours when many people were waiting to charge. She asked if there would be a way to know how many people are waiting to charge their vehicles.

Trustee Sargon stated that she isn't in favor of allowing 24-hour parking but is in favor of having set charging times because it is mainly a residential area.

President Patel stated that it is easier to prohibit charging after 11 pm. He noted that the Village Board would reconsider parking hours in a year.

The consensus of the Village Board was to Grant staff the authority to install and enforce signage restricting the parking of non-EVs in parking spaces with an EV charging station, Prohibit EVs from parking in a space with an EV charging station without being plugged in, and Prohibit non-EVs from parking in spaces with an EV charging station.

2. Discussion Concerning Solar Panel Regulations

Planning and Economic Development Manager Doug Hammel provided background and stated that the Village had received 82 permit applications for solar panels over the last five years. He said solar panels have environmental and economic benefits but can have some detrimental effects. Mr. Hammel displayed several pictures of local properties with solar panels on the roof.

President Patel asked if the 82 solar panel permit applications were for residential or commercial.

Mr. Hammel stated that the number reflects both residential and commercial properties.

The Village received survey results from the NWMC on what communities are doing regarding solar panel regulations.

Mr. Hammel stated roof-mounted systems are the most commonly permitted solar panel systems. Some communities allow ground-mounted systems. Communities often have specific setback and landscape screening requirements. They are typically taken into account for building coverage or impervious lot coverage requirements. Few communities permit wall-mounted systems, typically only on elevations that do not face a public street and for a limited elevation area. Some communities offer greater flexibility for "integrated" systems such as photovoltaic windows or façade materials. These changes require approval by an Architectural Review Board.

Furthermore, Mr. Hammel stated that some communities explicitly prohibit glare onto neighboring properties. Several communities include regulations aimed at minimizing the aesthetic impacts of solar panel systems that would not be compatible with the character of the primary structure or the surrounding neighborhood. Some communities prohibit the

removal or pruning of trees to enhance sun exposure to solar panel systems. Some communities explicitly prohibit rotating or changing the mounting angle for solar panel systems.

For the approval process, the survey revealed that zoning regulations tend to be very objective and measurable (as opposed to more subjective regulations about architectural compatibility). Some communities require approval from an Architectural Review Board.

Mr. Hammel stated that staff seeks the Village Board's direction regarding possible solar panel zoning regulations.

Mr. Hammel provided context regarding solar panels in the Village. He stated that Staff is not aware of any ground-mounted solar panel systems. The systems staff is aware that are on sloped roof structures tend to be installed in a manner that is generally low-profile and parallel with the roof plane. Aerial imagery indicates that solar panel systems have been installed on residential rooftops with east-west and north-south orientations.

Trustee Sargon said that the Village wants to incentivize residents to install solar panels because it is great for the community and environment. She stated that she would favor an administrative review through the Plan Commission. She said that having oversight would be helpful.

Trustee Saleem stated that solar panels not parallel to the roof might require more attention because of the structural integration of the roofing system.

President Patel said he would not favor approving the nonparallel installation of solar panels.

Trustee Saleem said that the solar panel systems for commercial and residential should be separate.

Trustee Klatzco asked if we require commercial properties to keep their mechanicals beneath the wall.

Mr. Hammel stated that rooftop mechanical equipment is required to be kept within a dedicated screening wall. It is a fair interpretation that solar panels fall in line with rooftop mechanical equipment based on their function and that they are an infrastructure system.

President Patel stated that the Village Board should first consider the aesthetics of the solar panels when considering solar panel regulations.

Trustee Martel asked if staff is requesting that an individual goes in front of the Plan Commission when they are looking to install a solar panel.

President Patel stated that it would be a Zoning Code Amendment.

Trustee Martel stated that he doesn't see the need for a structural screening wall for residential properties to be tied into solar panel regulations. It was stated that the panels must be parallel to the roof on residential properties.

Trustee Diaz-Herrera stated that she concurs with President Patel's emphasis on the aesthetics of the solar panels. She asked if there is a way to implement a post-inspection process for newly installed solar panels. She stated that selling or recycling used solar panels is hard. She emphasized that they need to be disposed of properly because they can be a potential hazard.

Trustee Halevi asked when a permit is issued, is the name of the company installing the solar panel stated on the permit?

Mr. Hammel stated that the installer's name must be on the permit application.

Trustee Klatzco stated he would like a policy regarding solar panels damaged by trees or inclement weather.

The consensus of the Village Board was to direct staff to draft recommendations based on the Village Board's comments that would go in front of the Plan Commission and come back to the Village Board for final approval.

3. Discussion Concerning Revisions to Chapter 14 of the Municipal Code, Building Regulations

Community Development Director Scott Magnum stated that Chapter 14 of the Village Code outlines the building code regulations.

Trustee Sargon asked why we are using the 2015 building codes instead of the 2023 codes.

Director Magnum stated that codes are updated every three years.

Building Official Joe Wallace stated that most communities usually wait for 2-3 code update cycles before adopting a newer version.

Director Magnum stated that Building Official Wallace had reviewed Chapter 14 of the Village Code and proposed 54 substantive changes to the fees and penalties, process changes, and reinstating construction types. Furthermore, Building Official Wallace proposes changes to correct the numbering of code sections, insert Village appropriate titles, clarify language, and correct references to applicable codes.

Director Magnum stated substantive changes proposed to include new or amended penalties involving work without a permit, adding a fee for permits that were applied for but never picked up, and for work continuing after a Stop Work Order was issued.

Director Magnum stated that supplemental materials submissions would require a spot survey/plat once the foundation is installed before more substantial improvements are added. Lastly, providing due process without needing a separate Board of Appeals.

President Patel asked if the Village requires a deposit for a full plan review.

Director Magnum stated that a deposit is not required for a full plan review.

Trustee Saleem asked when someone intends to develop a site but does not own the land yet, who will be charged when the permit is not picked up? The landowner or the person who is coming from outside.

Building Official Wallace stated that individuals could not apply for a permit when they do not own the property. An individual who does not own the property would need the property owner's authorization.

Furthermore, Director Magnum stated that other substantive changes proposed include updating and expanding methods to calculate construction valuation to ensure the Village receives accurate fees for valuation-based permits. Add soil borings requirement for deep basements to determine whether the construction may be below the water table and whether groundwater discharge may need to be mitigated. Provide discretion to the Building Official to require certain documentation or construction management regulations only if they are relevant to the project. Allow for plat of surveys up to 5 years instead of 12 months old. Add back certain building construction types previously amended but common, including F-2 Factory and S-2 Factory.

Assistant Village Manager Charles Meyer stated that staff has been training on the new permitting software. He said that if there are changes to the fee structure system, it may negatively affect the software implementation. Changes should wait until training is over.

Trustee Martel asked if the plat of survey is required for a building addition.

Building Official Wallace stated that the Village requires a plat of survey at least 12 months old.

President Patel stated that the Board would like to have a plat of survey up to 5 years old allowed with certain exceptions.

Director Magnum stated that staff requests that the Village Board provide direction regarding any of the proposed changes with a focus on the highlighted substantive revisions, and based on feedback, staff will work with the Village Attorney to draft an ordinance to codify the changes for a future agenda following the Illinois Capital Development Board's 30-day notice requirement for the adoption of a code or Amendment.

The consensus of the Village Board was to work with the Village Attorney to draft an ordinance to codify the changes for a future agenda following the Illinois Capital Development Board's 30-day notice requirement for the adoption of a code or Amendment. This would be brought in front of the Board in June.

4. Discussion Regarding Multi-Tenant Office Building Signage

Due to time constraints this discussion was moved to a future Committee of the Whole meeting.

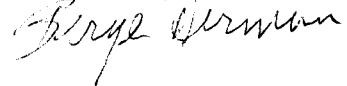
Adjournment

Trustee Saleem, Sargon, Halevi, Martel, Klatzco, Diaz-Herrera moved to adjourn the Committee of the Whole at 7:20 P.M., seconded by Saleem, Sargon, Halevi, Martel, Klatzco, Diaz-Herrera.

The meeting was adjourned by roll call vote.

Meeting Adjourned

Respectfully Submitted,



Beryl Herman
Village Clerk