VILLAGE of ROSCOE

Meeting Agenda

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Thursday, November 12, 2026
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **October 14, 2026.**

NEW BUSINESS

2. **ZBA-2026-018** Public hearing and Recommendation for approval of a GDP for an event venue at **6440 Belvidere Rd Roscoe, IL 61073 (PIN: 08-03-126-001)**

   (Applicant Valley View Tree Farm LLC (Mark Payne))

OLD BUSINESS

3. **ZBA -2026-017** Public hearing and Recommendation for approval for a special use permit for installation of a community Solar Farm/Garden at **12233 NORTH 2nd STREET (PIN: 04-28-176-002 AND 04-28-176-003).**

   (Applicant Pivot Energy IL 143 LLC on behalf of 12233 North Second Street LLC)

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

VILLAGE of ROSCOE

Meeting Minutes

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, October 14, 2026
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:33 pm.

ROLL CALL

PRESENT
Chairman Richard Butera
Member Laura Baluch
Member Carla Jorgenson
Member Teresa Skridla
Member Melissa Smith
Member Daniel Spinazzola

Village Clerk Kimberly Garza

Hillary Rottmann Zoning Consultant

Jay Alms Fire Chief

ABSENT
Member Brooke Schlichting

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **September 16, 2026.**

   Chairman Butera asked for a motion to approve the Minutes.

   Motion was made by ZBA Member Baluch, second by ZBA Member Jorgenson. All in favor yea, no opposed.

NEW BUSINESS

2. **ZBA- 2026-XXX** Design Review for approval of the construction of an off-street parking lot located at **5724 ELEVATOR ROAD**. **(PIN: 04-28-453-022)**

   (APPLICANT Matthew Yaunke of Yaunke Investments, LLC)

   The Zoning Board of Appeals considered the design review application for the construction of an off-street parking lot for Pietro's restaurant located at 5724 Elevator Road, within the CG General Commercial zoning district. Hillary Rottmann Zoning Consultant reported that the submitted engineering plans provided a total of 56 parking spaces, exceeding the 46 spaces required by ordinance, and met the applicable parking lot design requirements. The plans included curb and gutter around the parking areas and landscape islands, with raised curbing near the sidewalk serving as an alternative to wheel stops, as approved by engineering. She noted that the stormwater management review identified no concerns and recommended approval subject to conditions, including striping the parking lot to code, providing a minimum of two bicycle parking spaces, and submitting lighting and landscaping plans prior to zoning permit approval. The applicant was also required to address any outstanding engineering comments related to stormwater, utilities, and grading and obtain all necessary building permits. ZBA Member Smith made a motion to approve subject to recommendations, second by ZBA Member Skridla. Voting yes: ZBA Members Smith, Skridla, Jorgenson, Baluch, Spinnazola, Butera 6-0-0.

3. **ZBA-2026-XXX** Public hearing and Recommendation regarding a variance request to increase the allowable size of an accessory structure for the property located at **10970 2nd STREET. (PIN: 04-33-402-003)**

   (Applicant Tim Burns, on behalf of Laurie A. Burns Trust)

   The Zoning Board of Appeals considered a variance request from Tim Burns, 10970 Second Street, Roscoe, to construct a 384-square-foot accessory structure for use as a pool pavilion, exceeding the zoning ordinance's maximum permitted size of 200 square feet. Hillary Rottmann Zoning Consultant reviewed the findings of fact and recommended approval, noting that the property is significantly larger than a typical residential lot and that the proposed structure would not create excessive lot coverage, generate additional income, negatively affect neighboring properties, obstruct light or air, or increase congestion. She further determined that the size of the property justified the requested variance. Mr. Burns explained that the pavilion would provide shade and shelter in the pool area and protect items, such as a refrigerator, from the elements. He stated that the structure would be for personal use and would feature a wood frame, exterior siding to match the home, and a metal roof. Board members indicated their agreement with the findings of fact and staff's recommendation. ZBA Member Skridla made a motion for approval, second by ZBA Member Baluch. Voting yes: ZBA Members Spinnazola, Jorgenson, Skridla, Smith, Butera, Baluch 6-0-0.

4. **ZBA -2026-XXX** Public hearing and Recommendation for approval for a special use permit for installation of a community Solar Farm/Garden at **12233 NORTH 2nd STREET (PIN: 04-28-176-002 AND 04-28-176-003).**

   (Applicant Pivot Energy IL 143 LLC on behalf of 12233 North Second Street LLC)

   The Zoning Board of Appeals reviewed a request from Pivot Energy, on behalf of the property owner Bob Nowicki, for a special use permit to construct a 3-megawatt community solar farm

and battery energy storage system on commercially zoned property along North Second Street. Hillary Rottmann Zoning Consultant explained that while the use is permitted through a special use permit in the Community Highway District, several concerns remained regarding the project's layout, future commercial development potential, utility infrastructure, access, fencing, stormwater management, and lease restrictions.

She noted that the original proposal would have covered nearly the entire site with solar panels. Through discussions with the applicant, the plan was modified to reserve a portion of the frontage along North Second Street for potential future commercial development. Hillary emphasized that preserving commercially valuable frontage was important because the property is located along a major transportation corridor and is intended to remain available for future business development. She also raised concerns about a negative solar easement contained in the lease agreement that could potentially restrict future construction or vegetation on the reserved commercial area if it interfered with solar production.

Ajla Halilovic from Pivot Energy and Nick Standiford from Schain Banks Law Firm presented the revised proposal and explained that the solar facility would generate enough electricity to power approximately 1,100 homes annually. Residents and businesses could subscribe to the community solar program and receive savings on their electric bills. The company emphasized the project's environmental benefits, projected property tax revenue, pollinator-friendly vegetation plans, and the safety measures associated with the proposed battery storage system. Pivot representatives also stated that they intended to own and operate the facility for its entire lifespan rather than sell it after construction.

A significant portion of the discussion focused on the amount of frontage being reserved for future commercial development. The Village had requested approximately 300 feet of depth remain available for future businesses, while Pivot proposed approximately 230 to 235 feet, arguing that additional frontage would require removing solar panels and would make the project economically infeasible. To demonstrate development potential, Pivot provided examples showing that multiple retail-sized buildings, such as a Dollar General store with parking, could fit within the reserved area.

Property owner Bob Nowicki spoke in support of the project, explaining that he had owned the property for approximately 13 years and had previously intended to develop it with a hardware store. After those plans fell through, he pursued self-storage development and attempted to market the remaining land for commercial use but received little interest. He stated that the solar project would provide productive use of the property while still preserving opportunities for future commercial development.

Board members and Village officials questioned the applicant about the proposed lease amendments, future commercial development restrictions, utility poles, road access, and long-term use of the site. Village Administrator Scott Wrighton acknowledged that Pivot had made efforts to compromise but indicated that several issues remained unresolved, including the width of the commercial reservation area, the exact language needed to eliminate any future development restrictions caused by the solar easement, and the applicant's request to install additional above-ground utility poles rather than burying electrical infrastructure.

Following discussion, several board members expressed interest in allowing staff additional time to review the applicant's proposed revisions and supporting documentation. Staff agreed that a continuance would allow for a clearer and more complete package addressing the

remaining concerns. ZBA Member Baluch made a motion to lay this over until next meeting so that the board can address some of these things that were discussed this evening, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Smith, Jorgenson, Spinnazola, Butera, Skridla 6-0-0. No action was taken at this time.

OLD BUSINESS

No Old Business.

REMINDER: THE NOVEMBER ZBA MEETING WILL BE ON THURSDAY NOVEMBER 12, 2026.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comment.

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Skridla, second by ZBA Member Butera. All in favor yea, none opposed.

Meeting Adjourned at 7:07 pm.

Revised proposal for Valley View Farm Sept 10, 2026

Existing/Phase 1.

Currently being remodeled:

Event Barn #1

Concept: Restore the 100-plus-year-old barn while preserving its original character and improving structural stability. The building will remain a shell with exposed interior walls, a small mechanical room, and new code-compliant electrical service. Outside the Christmas season, it will accommodate events during three seasons. Each November and December, it will support Christmas tree operations. The barn is currently intended for seasonal use, with insulation planned for 2027 or 2028 to allow year-round use except from November through January where it will remain for Christmas season use.

Capacity: Accommodates up to 150 guests.

Uses:

- Weddings
- Showers
- Private parties
- Corporate events
- Farmer's Markets

Farmhouse (this is the current home on the property)

Function: Will be used to create an "all-in-one" venue/AIR BB

Uses:

- Bridal suite/ groom suite
- Overnight lodging
- Staging area

Event Barn #2 (existing structure)

This space is currently the upper level of the Valley View Farm Gift Shop.

Capacity: up to 30 guests

Character: Historic (built in 1906) seasonal use May-October other than Christmas season

Uses:

- Holiday decorating events
- Retail area
- Birthday parties
- Workshops/classes
- Bridal/baby showers

PHASE 1 ADDITIONAL BUILDING PROPOSAL /Septic UPGRADE*

Upon approval, we would construct an approximately 30-by-30-foot accessory building on the west side of the event barn. It would include two ADA-accessible bathrooms, a preparation area, and indoor storage. We would also replace the farmhouse septic system and connect the new building to it. Soil testing has been completed, and the proposed septic size and location have been accommodated with the county, permitting by the county for septic has not been finalized. This will be done once approval and annexation agreement complete.

THIS WOULD COMPLETE PHASE 1 OF VALLEY VIEW FARM.

PHASE 2: 2027 or later

Premium Private Experience (Future Development)

Wooded Event Venue

Concept: A secluded, modern-rustic event venue set deep within the property.

Design Features:

- Shipping containers could serve as structural walls or conventional construction.
- An open-air layout or a canvas- or frame-roofed tent.
- String lights, fire pits, and natural landscaping.

Capacity: Accommodates up to 150 guests.

Positioning:

- Offers greater privacy.
- Ideal for distinctive weddings, private events, farmers markets, and retreats.

On-Site Cabin Lodging

Concept: A four-bedroom, cabin-style home near the wooded venue.

Uses:

- Overnight accommodation for guests.
- Lodging for wedding parties.
- Accommodation for retreat participants.

Other structures:

Service building or covered concrete pavilion around 30x40. This

Scope:

Valley View Farm will be 120 this year. Our foremost priority is to preserve its identity as a Christmas tree farm while maintaining its rustic, natural character. We respect the farm's age, history, and well-being and consider it a treasure to the Roscoe area. We plan to expand this opportunity responsibly and respectfully.

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of November 12, 2026

Application No. ZBA-2026-018 GDP PUD

Applicant: Mark Payne, Valley View Tree Farm LLC

Location: 6440 Belvidere Road, Roscoe, Illinois (PIN: 08-03-126-001)

Requested Actions: General Development Plan (GDP) for an event venue rezoning the subject property from UT, Urban Transitional to PUD, Planned Unit Development.

Existing Use: Christmas Tree Farm, Retail, and Single-Family Residence

Proposed Use: Christmas Tree Farm, Retail, and Single-Family Residence, Event Venue, and Food Trucks.

Existing Zoning: UT, Urban Transitional

Adjacent Zoning: North: PC, Public/Conservation, Village of Roscoe

East: AG, Agricultural Priority, Winnebago County

South: RR, Rural Residential, Winnebago County

West: AG, Agriculture, Winnebago County

The subject property has historically operated as a Christmas tree farm, retail shop and contains a single-family residence with multiple agricultural buildings. The property is located along Belvidere Road in unincorporated Winnebago County and was recently purchased by Mark Payne, who has since annexed the property into the Village of Roscoe as of October 20, 2026.

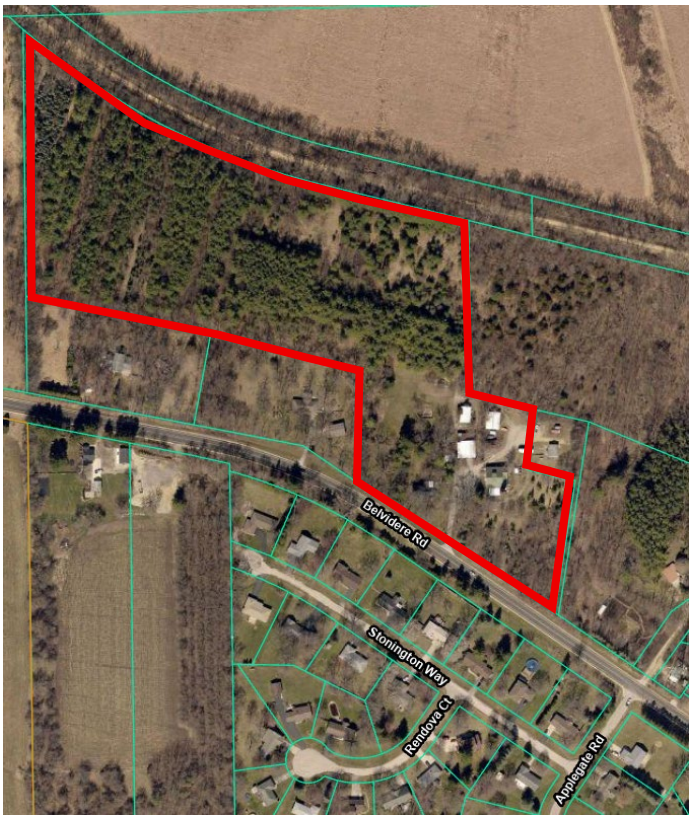
Upon annexation, the property was assigned the UT, Urban Transition zoning designation, per Village Code. The applicant intends to continue the property's existing uses while gradually expanding its operations and developing the property as an event venue; his vision is for an agritourism destination.

The applicant is proposing a phased approach to development, with Phase 1 focusing on the adaptive reuse of existing buildings to accommodate events such as weddings, showers, private parties, and corporate functions. Future phases include expanded uses, additional structures, and further site improvements as the business grows.

The Village's existing base zoning districts do not adequately accommodate the proposed mix of uses. Therefore, a Planned Unit Development (PUD) is necessary to establish an appropriate framework for the property's continued use and expansion.

The PUD process consists of two components: a General Development Plan (GDP), which is the land use and zoning portion, and a Specific Implementation Plan (SIP) design and site plan review process. At this time, the applicant is requesting approval of the GDP only to establish the range of permitted land uses for the property. The applicant will submit future SIP applications as subsequent phases of development are proposed, including the construction of additional buildings and associated site improvements.

Location Map



Zoning: The subject property is currently zoned UT, Urban Transitional. This district is intended to prevent premature urban development of certain lands that may be annexed to the Village. Through the proposed GDP rezoning, the property will establish a customized GDP and use the UT zoning district as the comparable district under the Planned Unit Development.

Permitted Uses: Section 15-493 of the Village of Roscoe Zoning Ordinance lists the permitted, special, and accessory uses of the UT, Urban Transitional zoning district.

Concept Plan / General Development Plan (GDP)

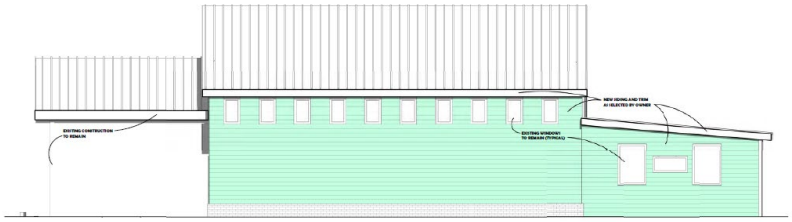


Engineering Comments: Engineering was provided a copy of the proposed development and has the following comments.

Provide safe pedestrian connections between parking, passenger loading areas, outdoor gathering areas, and all public entrances. Show a continuous accessible route, curb ramps where required, accessible parking and access aisles, compliant slopes, signage, and an accessible passenger-loading area if one is provided.



SOUTH ELEVATION



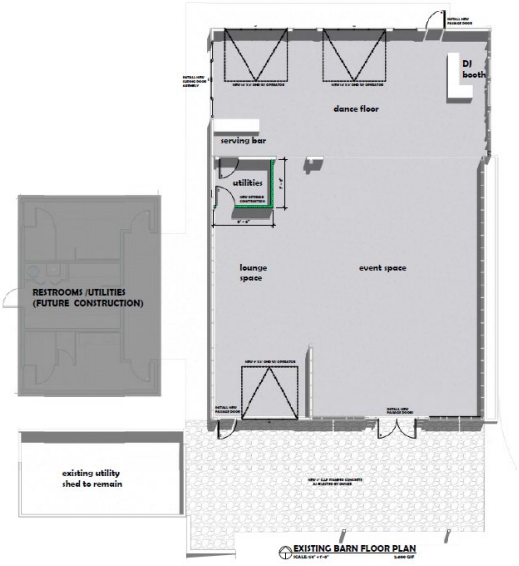
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



EXISTING BARN FLOOR PLAN

Background Information about Planned Unit Developments

Section 15-719 of the Village of Roscoe Zoning Ordinance outlines the purpose, intent, potential zoning flexibilities, and applicability associated with a PUD. Additionally, Section 15-723 of the Zoning Ordinance outlines the procedural steps associated with a PUD.

A Planned Unit Development is a unique zoning district that is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Unit Developments also enable the implementation of additional standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Unit Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Unit Development has three steps:

1. Conceptual discussion to identify project concepts and concerns.
    - Completed - May 7, 2026, with staff & June 2, 2026, with Village Board
2. General Development Plan (GDP) to establish the unique zoning district equivalent to a Zoning Map Amendment.
    - Current Step - June 10, 2026
3. Specific Implementation Plan (SIP) to approve design and operation details equivalent to Site Plan and Design Review.
    - Future Date

Required Findings: Section 15-721(1) states that no application for a planned unit development shall be approved unless all the following findings are made about the proposal. Indented text below indicates staff-suggested findings for use by the Zoning Board of Appeals.

a. Comprehensive plan. The planned unit development shall conform with the general planning policies of the village as set forth in the comprehensive plan.

> The proposed planned unit development conforms with the general planning policies of the Comprehensive Plan and economic development goals.

b. Public welfare**.** The planned unit development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

The proposed Planned Unit Development has been designed, located, and will be operated and maintained in a manner that will not impair access to light and air on adjacent properties.

c. Impact on other property. The planned unit development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and shall be consistent with the goals, objectives, and policies set forth in the comprehensive plan, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

The proposed Planned Unit Development is not expected to negatively impact the use, enjoyment, or orderly development of nearby land. It is not anticipated to adversely affect surrounding property values.

d. Impact on public facilities and resources. The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact donations as may be reasonably determined by the village board. These required impact donations shall be calculated in reasonable proportion to impact of the planned unit development on public facilities and infrastructure.

At this GDP phase of the project, new buildings and site improvements are not proposed. The applicant is only requesting the ability to expand uses within the existing buildings on site. In the future, if additional buildings or improvements are requested, a formal SIP will need to be applied for and reviewed and approved by the ZBA.

e Archaeological, historical or cultural impact. The planned unit development shall not substantially adversely impact a known archaeological, historical, or cultural resource located on or off the parcels proposed for development.

There are no known archaeological, historical, or cultural resources on or near the site. The proposed uses are not expected to impact any such resources.

f. Parking and traffic. The planned unit development shall have or make adequate provision to provide necessary parking and ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.

Detailed parking, traffic circulation, ingress and egress, and emergency vehicle access requirements will be evaluated during subsequent Specific Implementation Plan (SIP) reviews as future development phases. These details are not required to be finalized at the GDP stage but will be addressed to ensure adequate site access, parking, and circulation in accordance with Village requirements in the future.

g. Adequate buffering. The planned unit development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

The property contains significant existing mature vegetation, and additional landscaping is anticipated around building facades as the site develops. A landscaping plan will be required as part of future SIP applications and reviewed for compliance with Village requirements.

Modification Standards: Section 15-721(2) states, in addition to the findings required above, the following standards shall be utilized in considering applications for modifications of the conventional zoning and subdivision regulations for a planned unit development. These standards shall not be regarded as inflexible but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal. Indented text below indicates staff-suggested findings for use by the Zoning Board of Appeals.

a. Integrated design.

The proposed planned unit development's existing design meets this standard. No additional buildings are proposed at this time. The General Development Plan is based on the existing buildings, uses, and facilities, which are already positioned well in relation to one another on the site.

b. Beneficial common open space.

The property contains substantial existing open space associated with the Christmas tree farm. No designated common open space is proposed at this stage. The existing open character of the property will fulfill this requirement.

c. Location of taller buildings.

No new buildings or taller structures are proposed. The event venue will use the existing barns; the proposal will not change building heights or create any new height impacts.

d. Functional and mechanical features.

The property will continue to operate as an active agricultural use, and existing farm equipment, machinery, and accessory storage areas are anticipated to remain. Such equipment and facilities shall be appropriately located, secured, or screened to minimize visual impacts and prevent conflicts or safety hazards associated with event venue guests. Agricultural operations and event activities should be arranged to maintain safe separation between the two uses.

e. Visual and acoustical privacy.

The proposed event venue is located toward the center of the property, providing separation from neighboring properties. Existing trees and landscaping throughout the property provide natural buffering and screening, helping minimize visual impacts and provide a degree of noise buffering.

f. Energy efficient design.

The planned unit development is adaptively reusing existing structures and utilizing land efficiently.

g. Landscape conservation and visual enhancement.

The existing tree line along the property boundary should be preserved where feasible, where vegetation is in good condition and provides effective screening and landscape value. A landscaping plan will be required and reviewed as part of the SIP phase.

h. Drives, parking and circulation.

The property has existing access and internal drives. As part of the conditions of approval, internal wayfinding and traffic circulation signage shall be added to the site to help event-related traffic navigate the site.

i. Surface water drainage.

No significant grading or drainage improvements are proposed at this stage. Any future site improvements shall be designed to manage stormwater appropriately.

Sec. 15-773 Alignment with Village Plans and Priorities: The proposed development represents a positive investment in the Village and aligns with the Village's goals of supporting local businesses, encouraging economic growth, and promoting the adaptive reuse of existing properties. The applicant's phased approach provides an opportunity to expand an established business while allowing for continued Village review as the property develops. Staff is supportive of the proposed project and looks forward to seeing the business grow and contribute to the Village community.

Staff Recommendation Regarding the GDP: Staff recommends approval of the General Development Plan (GDP) submitted by Valley View Tree Farm LLC for an event venue at the property located at 6440 Belvidere Road, PIN: 08-04-451-003, finding that the criteria for GDP submittal and approval have been met. Staff further recommends approval of the associated GDP Zoning Map Amendment from UT, Urban Transitional, to PUD, subject to compliance with the listed flexibilities, staff-recommended conditions of approval, and any additional conditions imposed by the Zoning Board of Appeals.

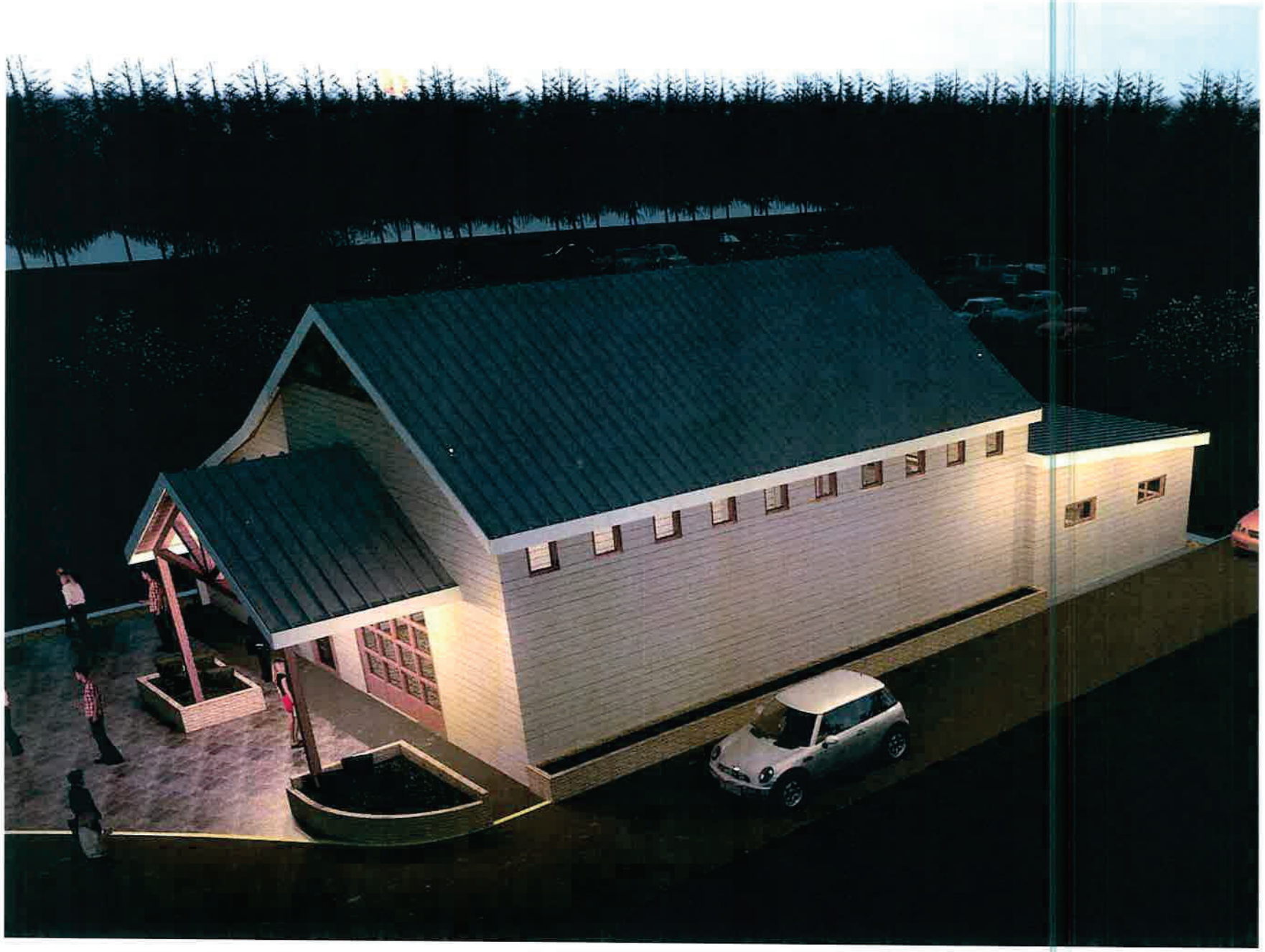
Approved Flexibilities:

Permitted land uses: The GDP permits the following land uses:

- Agricultural uses, such as a Christmas tree farm
- Single-family residence
- Retail sales (gift shop)
- Banquet/event space
- Food trucks

Conditions of Approval

1. Development of the site shall substantially conform to the approved GDP and Planned Unit Development documents. Any standard, requirement, or design element not expressly modified by the PUD approval shall comply with the UT, Urban Transitional zoning district and all other applicable Village ordinances.
2. All proposed signage shall comply with the sign regulations of the UT, Urban Transitional zoning district.
3. The project shall maintain fire lanes, emergency access, and fire protection measures as required by the Fire Department.
4. Provide safe pedestrian connections between parking, passenger loading areas, outdoor gathering areas, and all public entrances. Show a continuous accessible route, curb ramps where required, accessible parking and access aisles, compliant slopes, signage, and an accessible passenger-loading area if one is provided.
5. Agricultural operations and event activities shall be arranged to maintain safe separation. Agricultural equipment, machinery, materials, and storage areas shall be located, secured, or screened to minimize conflicts and safety hazards between agricultural operations and event activities.
6. The existing tree line along the property boundary shall be preserved where feasible, where the vegetation is in good condition and provides effective screening and landscape value.
7. Any additional land use modification not listed in the GDP requires a formal amendment to the approved PUD.
8. The addition of new buildings or site improvements requires a Specific Implementation Plan (SIP) application, containing all materials and information required by Article XIII of the Village of Roscoe Code of Ordinances and all applicable procedural requirements.
9. A SIP may be approved through the Design Review process if it is consistent with the approved GDP and requires no additional deviations from the Zoning Ordinance.

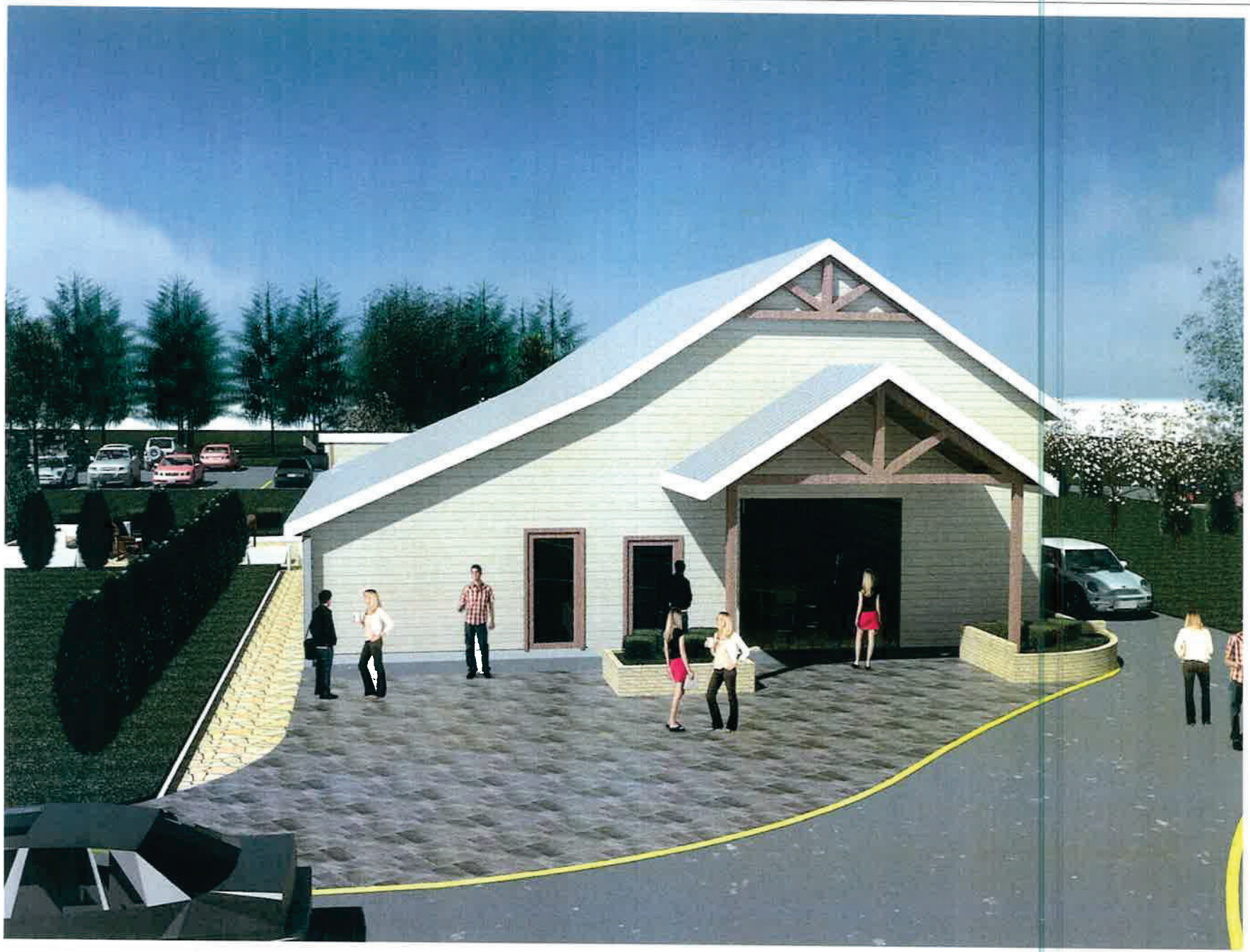


EXTERIOR VIEW- VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



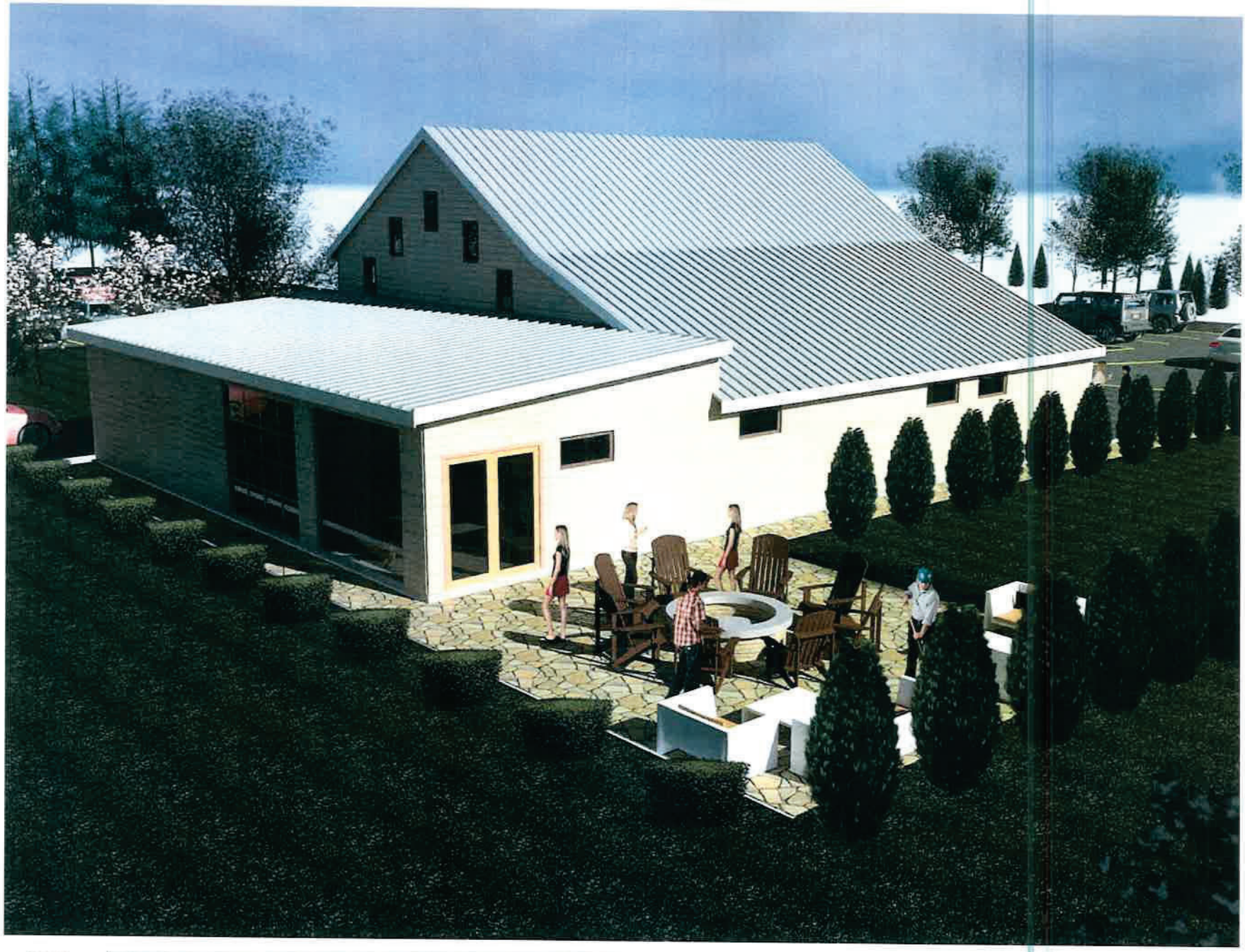
VALLEY VIEW TREE FARM

EXTERIOR VIEW- VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



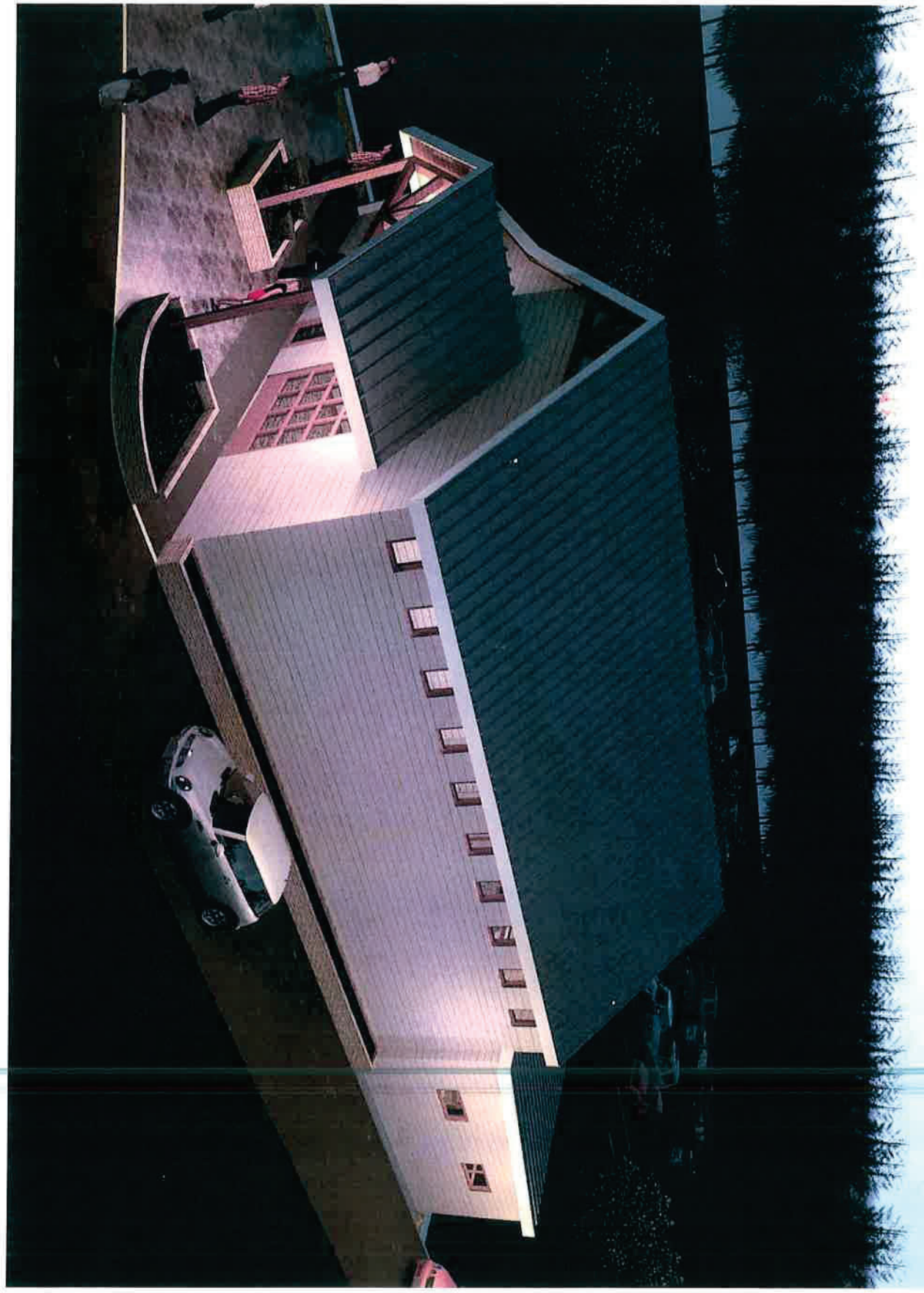
VALLEY VIEW TREE FARM

AERIAL VIEW- VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



VALLEY VIEW TREE FARM

INTERIOR VIEW - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



EXTERIOR VIEW- VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS

EVENTS BARN RENOVATIONS
VALLEY VIEW FARM
6440 BELVIDERE ROAD
ROSCOE, ILLINOIS 61073

CODE DATA

APPLICABLE CODES USED FOR BUILDING ANALYSIS:

2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2014 ILLINOIS PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2010 ILLINOIS ACCESSIBILITY CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE
2015 NFPA LIFE SAFETY CODE

OCCUPANCY CLASSIFICATION:

GROUP "A-2" ASSEMBLY FOR PUBLIC / PRIVATE EVENTS (CATERED)

CONSTRUCTION TABULATIONS:

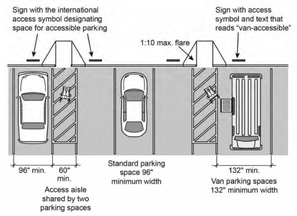
CONSTRUCTION CLASSIFICATION - 5B - COMBUSTIBLE - UNPROTECTED (IBC 602.5)
FIRE PROTECTION -NONE
MAXIMUM ALLOWABLE AREA = 6,000 SF (IBC TABLE 506.2)
ACTUAL AREA = 2,700 SF

INDEX OF DRAWINGS

SHEET #	DRAWING NAME
	GENERAL INFORMATION
A0.0	TITLE SHEET w/ DRAWING INDEX, SITE PLAN
A1.0	FLOOR PLAN, DOOR SCHEDULE
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	LARGE SCALE LONG SECTION DETAIL
A3.1	LARGE SCALE CROSS SECTION DETAIL
E1.0	ELECTRICAL POWER PLAN AND SPECS
E2.0	ELECTRICAL LIGHTING PLAN AND SPECS



SITE PLAN DETAIL - VALLEY VIEW FARM (82 TOTAL PARKING SPACES)
SCALE : 1" = 20'-0"



Parking Spaces and Access Aisles

ACCESSIBLE PARKING DETAILS
(2) ACCESSIBLE STALLS REQUIRED



ADA SIGNAGE DETAIL







SITE PLAN - VALLEY VIEW FARM
NO SCALE

08.21.26
STATE OF ILLINOIS
HELMUTH REDSCHLAG 12841
LICENSED ARCHITECT
EXPIRES 11.30.26

Revisions
1. REVISION # 1 - 08.21.26
2.
3.
4.
5.

Drawn by HR
Checked by HR

copyright 2026

Helmuth Redschlag - Architect
636 Garfield Avenue
Rockford, Illinois 61103
815 - 262 - 6270
ham3600@sbcglobal.net

VALLEY VIEW EVENTS BARN

COVER

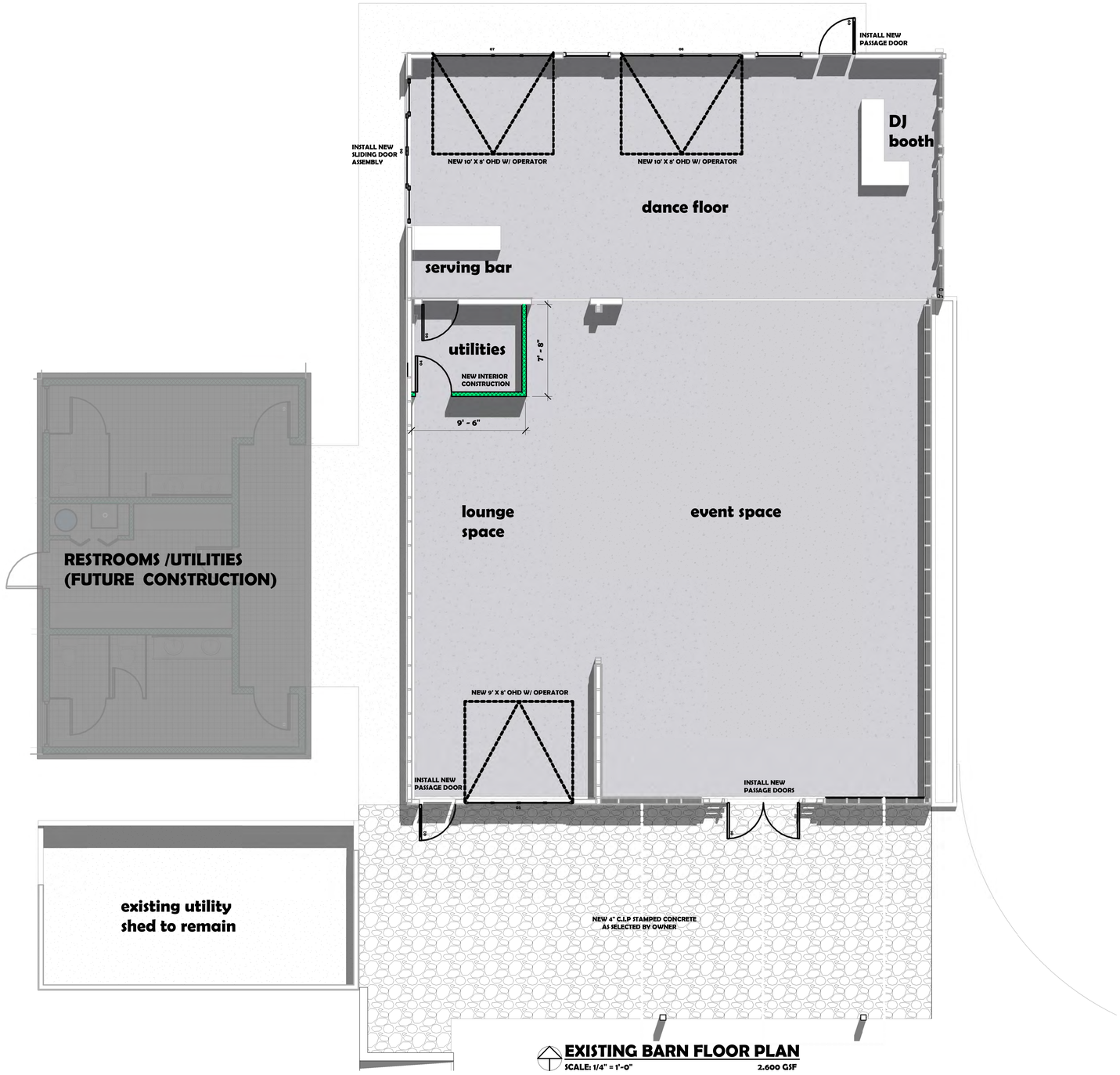
Project number

Date 08.21.26

A0.0

of

Scale As indicated



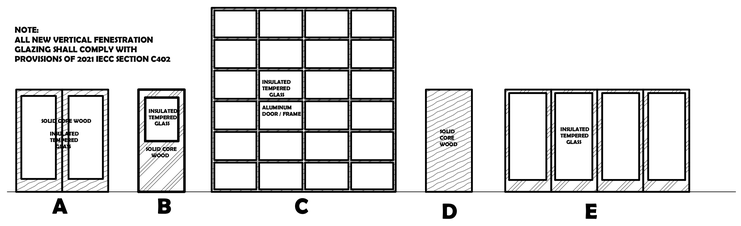
EXISTING BARN FLOOR PLAN

SCALE: 1/4" = 1'-0" 2,600 GSF

DOOR SCHEDULE

MARK	TYPE	SIZE	MAT'L	GLASS	GRILLE	FRAME MAT'L	HDWE SET	
01	A	PR 3'-0" X 6'-8" X 2"	SC WD	3/4" INS	none	WOOD		"RIM BAR EXIT" DEVICE
02	B	3'-0" X 6'-8" X 2"	HM	1/4" TEMP	none	WOOD		DEADBOLT LOCKSET
03	C	8'-0" X 8'-0" X 2"	ALUM	1/4" TEMP	none	WOOD		S.O.H.D. WITH POWER OPERATOR
04	D	3'-0" X 6'-8" X 2"	SC WD	none	none	WOOD		STORAGE LOCKSET
05	D	3'-0" X 6'-8" X 2"	SC WD	none	none	WOOD		STORAGE LOCKSET
06	E	12'-0" X 6'-8" X 2"	ALUM	3/4" INS	none	WOOD		3-PANEL SLIDER ASSEMBLY
07	C	10'-0" X 8'-0" X 2"	ALUM	1/4" TEMP	none	WOOD		S.O.H.D. WITH POWER OPERATOR
08	C	10'-0" X 8'-0" X 2"	ALUM	1/4" TEMP	none	WOOD		S.O.H.D. WITH POWER OPERATOR
09	B	3'-0" X 6'-8" X 2"	HM	1/4" TEMP	none	WOOD		DEADBOLT LOCKSET

NOTE:
ALL NEW VERTICAL FENESTRATION
GLAZING SHALL COMPLY WITH
PROVISIONS OF 2021 IECC SECTION C402



Revisions
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VALLEY VIEW EVENTS BARN

GROUND FLOOR PLAN

Project number

Date 08.21.26

A1.0

of

Scale 1/4" = 1'-0"

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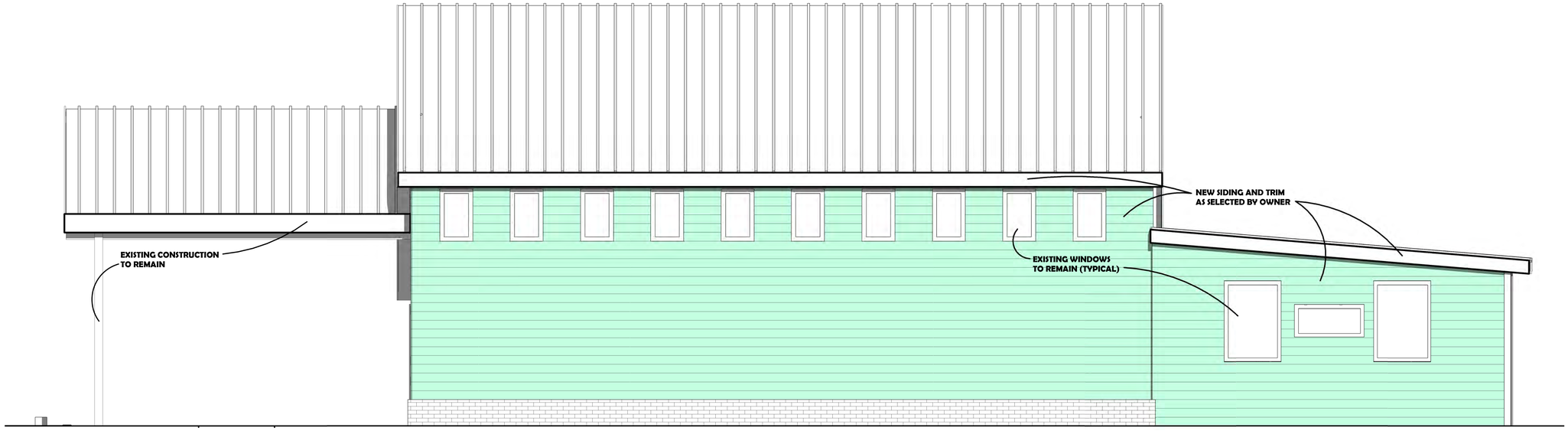
SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"

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VALLEY VIEW EVENTS BARN

EXTERIOR 1

Project number

Date 08.21.26

A2.0
of

Scale 3/8" = 1'-0"

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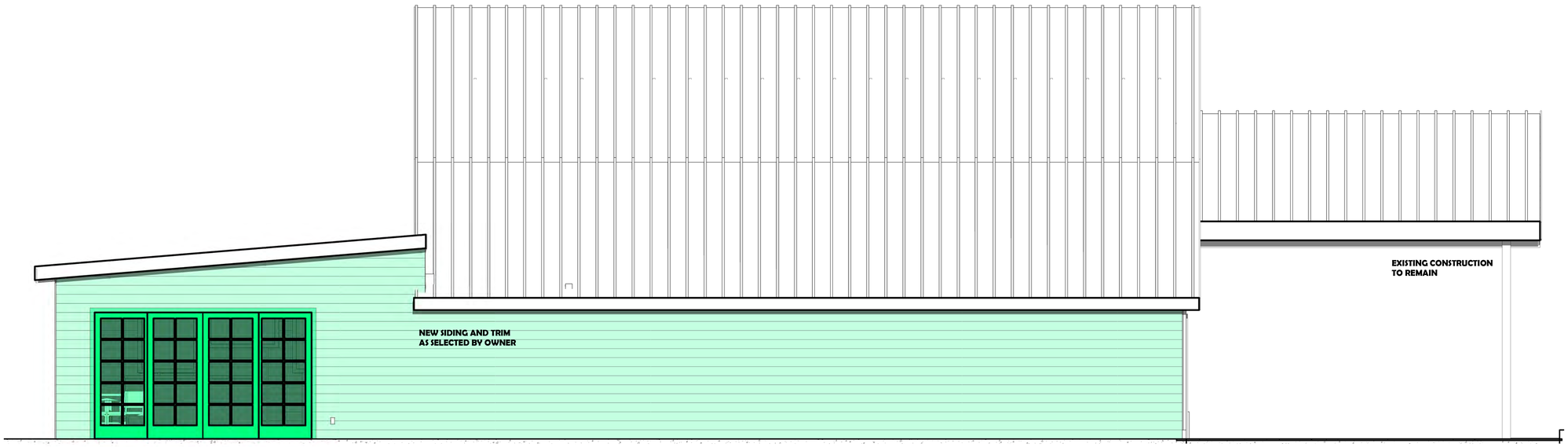
NORTH ELEVATION

SCALE: 3/8" = 1'-0"



WEST ELEVATION

SCALE: 3/8" = 1'-0"

Item # 2.

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VALLEY VIEW EVENTS BARN

EXTERIOR 2

Project number

Date 08.21.26

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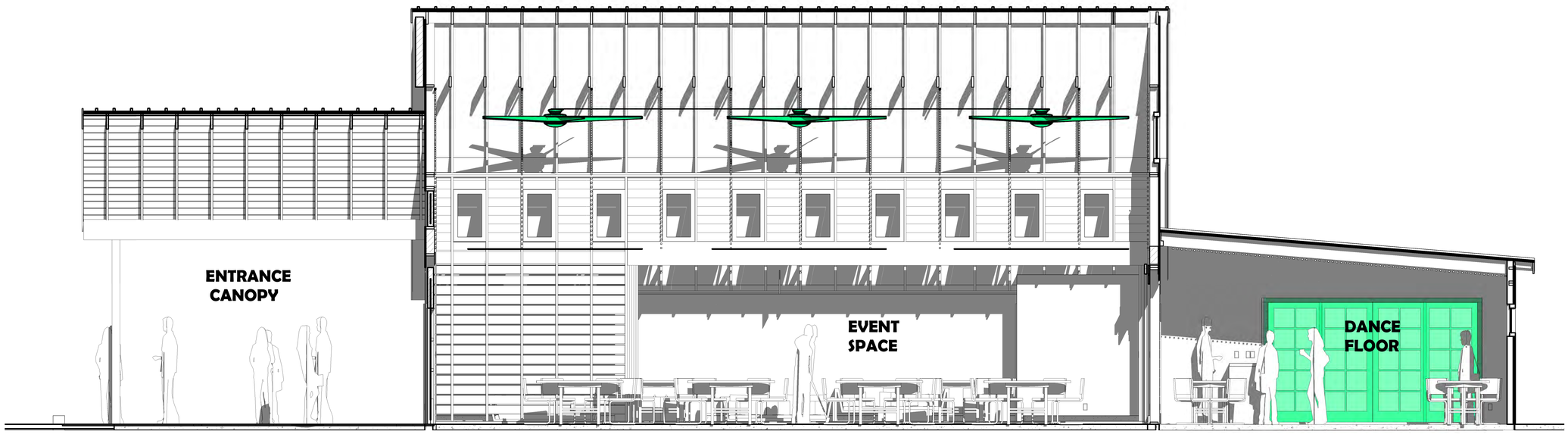
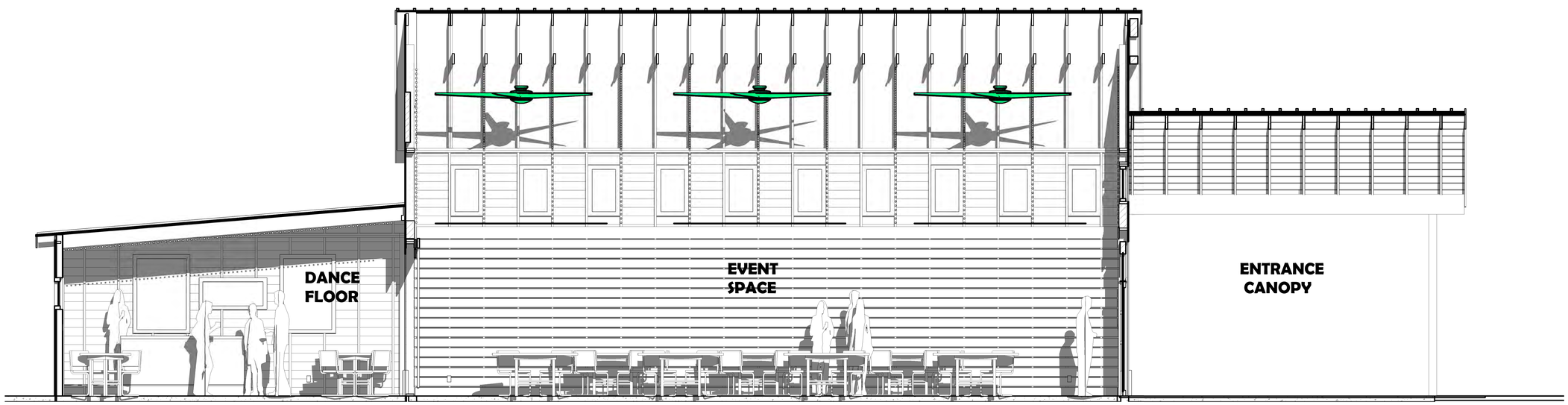


LONG SECTION - WEST

SCALE: 3/8" = 1'-0"



LONG SECTION - EAST

SCALE: 3/8" = 1'-0"

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VALLEY VIEW EVENTS BARN

LONG SECTIONS

Project number

Date 08.21.26

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Scale 3/8" = 1'-0"

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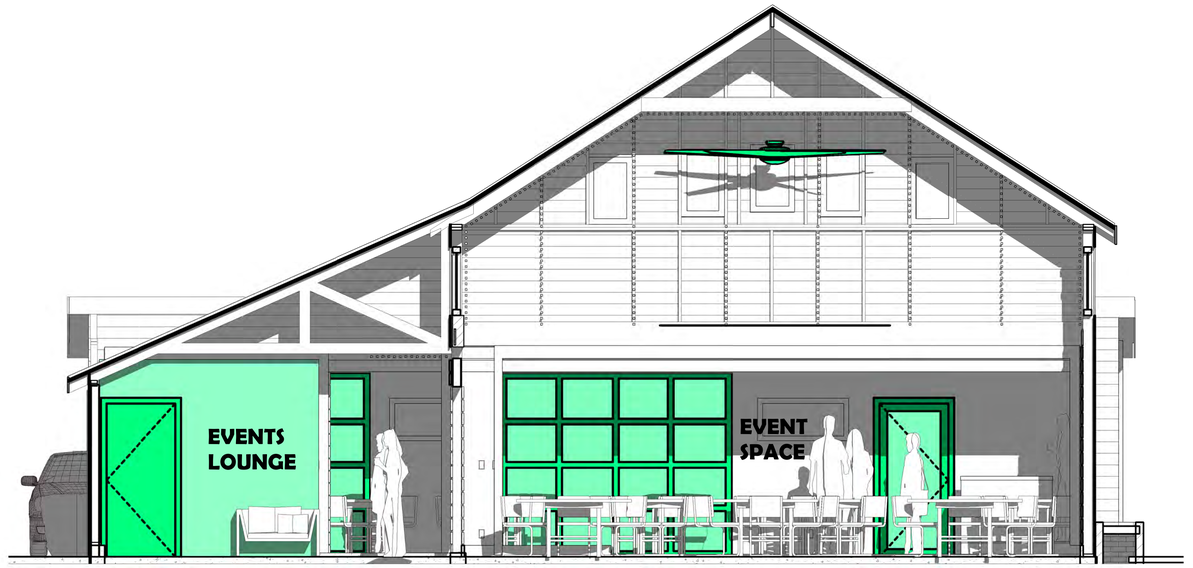

CROSS SECTION - NORTH
SCALE: 3/8" = 1'-0"



CROSS SECTION - SOUTH
SCALE: 3/8" = 1'-0"

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VALLEY VIEW EVENTS BARN

CROSS SECTIONS

Project number

Date 08.21.26

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Scale 3/8" = 1'-0"

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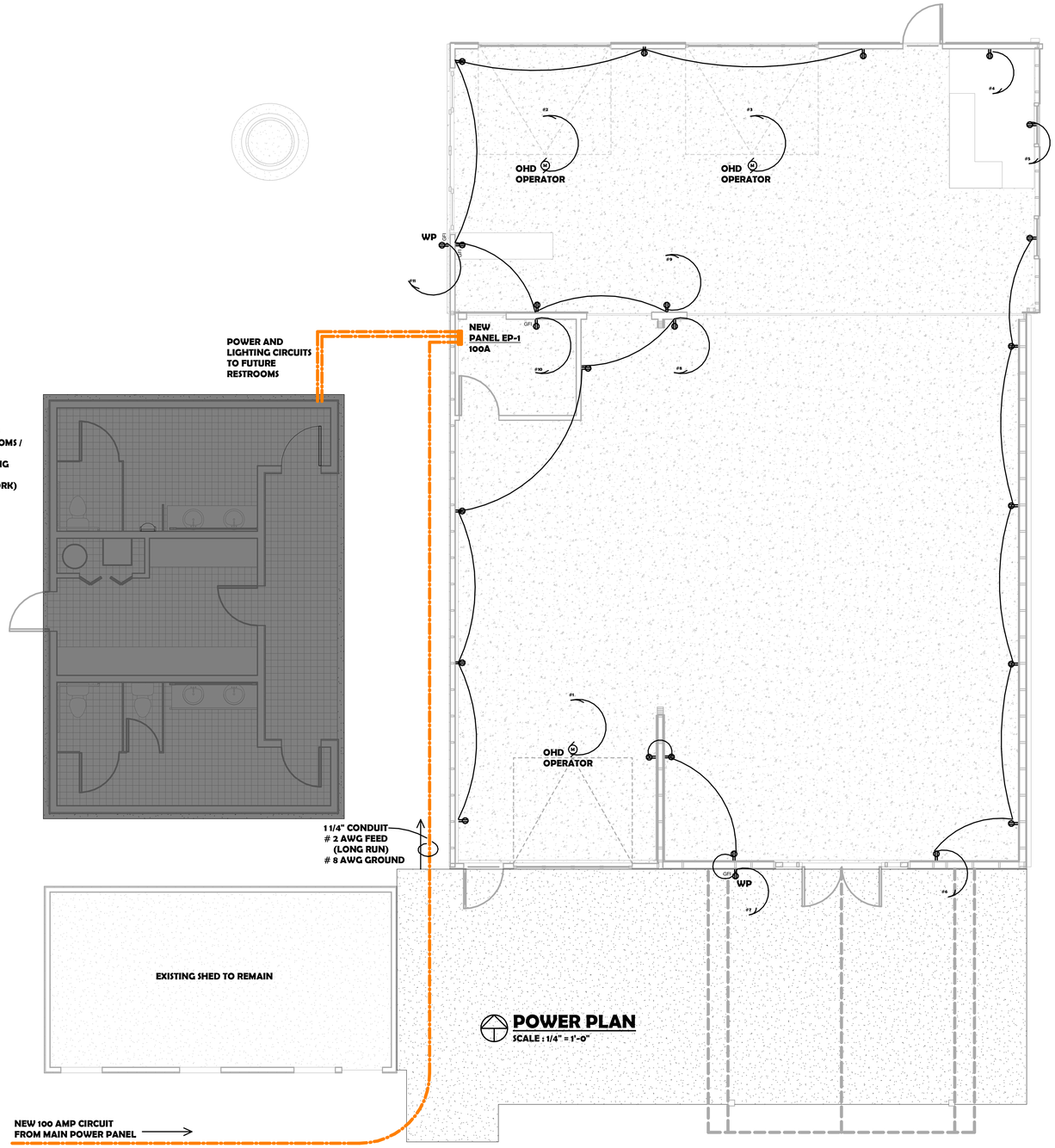

POWER PLAN
SCALE : 1/4" = 1'-0"

PANELBOARD: "A"

LOCATION : UTILITY ROOM
SUPPLY FROM : METER
MOUNTING : SURFACE
ENCLOSURE :

VOLTS : 120 / 208
PHASES : 1
WIRES : 4

A.I.C. RATING :
MAINS TYPE : MCB
MAINS RATING : 100A
MCB RATING : 100A

RMK	CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A	B	C	POLES	TRIP	CIRCUIT DESCRIPTION	CKT	RMK
	1	DOOR OPERATOR 1	15 A	1				1	15 A	DOOR OPERATOR 2	2	
	3	DOOR OPERATOR 3	15 A	1				1	20 A	DJ BOOTH RECEPTACLE	4	
	5	DJ BOOTH RECEPTACLE	20 A	1				1	20 A	EAST WALL RECEPTACLES	6	
	7	CENTER WALL RECEPTACLES	20 A	1				1	20 A	WEST WALL RECEPTACLES	8	
	9	DANCE FLOOR RECEPTACLES	20 A	1				1	20 A	UTILITY ROOM RECEPTACLE	10	
	11	WP PATIO RECEPTACLE	20 A	1				1	20 A	ENTRANCE CANOPY LIGHTS	12	
	13	EXTERIOR SECURITY LIGHTS	20 A	1				1	20 A	EXIT / EMERGENCY LIGHTS	14	
	15	EVENT SPACE LIGHTS	20 A	1				1	20 A	EVENT SPACE CEILING FANS	16	
	17	EVENT LOUNGE LIGHTS	20 A	1				1	20 A	DANCE FLOOR LIGHTS	18	
	19	EXTERIOR SCONCE LIGHTS	20 A	1				1	20 A	UTILITY ROOM LIGHTS	20	

ELECTRICAL SPECIFICATIONS

1. GENERAL

A. COORDINATION

1. BEFORE ANY WORK IS INSTALLED AND BEFORE ANY MATERIALS ARE PURCHASED, THE CONTRACTOR SHALL CAREFULLY CHECK THE SPECIFICATIONS AND DRAWINGS FOR EVERY TRADE AND JOB CONDITIONS. ANY DISCREPANCIES BETWEEN SPECIFIED WORK, DRAWINGS, AND JOB CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER. THE OWNER WILL RESOLVE CONFLICTS AND ADJUST CONTRACT PRICES ACCORDINGLY. IF NO DISCREPANCIES ARE NOTED, IT IS ASSUMED NO CONFLICTS EXIST.
2. THE CONTRACTOR SHALL INSPECT THE JOB SITE TO ENSURE ALL ELECTRICAL DEVICES SHOWN ON THE PLANS ARE STILL IN PLACE. THE CONTRACTOR MAY REUSE EXISTING WIRING, CONDUIT, JUNCTION BOXES, PANELS, ETC. DIFFERENCES IN WIRING BETWEEN THE PRINT AND FIELD SHALL BE PERMISSIBLE BASED ON SITE CONDITIONS, PROVIDED ALL WORK IS PERFORMED IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE A TYPED LEGEND, OR MODIFY EXISTING LEGENDS AFFIXED TO AFFECTED LOAD CENTERS, INDICATING THE TYPE AND LOCATION OF LOADS SERVED BY EACH CIRCUIT.

2. PRODUCTS

A. RACEWAYS

1. CONDUIT
   a. STEEL RIGID METAL
   b. INTERMEDIATE METAL
   c. STEEL FLEXIBLE METAL
   d. STEEL LIQUIDTIGHT FLEXIBLE
2. TUBING
   a. STEEL ELECTRICAL METALLIC
3. SURFACE RACEWAYS
   a. SIZES AND CHANNELS AS SHOWN, GALVANIZED STEEL WITH SNAP-ON COVERS, MOUNTING SCREW KNOCKOUTS IN BASE APPROX. 8'-0" O.C. PRIME COATED FOR FIELD PAINTING.
   b. NONMETALLIC MULTICHANNEL WITH SNAP ON COVERS ONLY WHERE INDICATED ON THE DRAWING. PROVIDE SEPARATE GROUNDING CONDUCTOR WITH POWER WIRING.

B. FITTINGS

1. RIGID AND IMC
   a. ANSI C80.4
   b. LOCKNUTS, STEEL OR MALLEABLE IRON
   c. BUSHINGS, INSULATING OR INSULATED THROAT TYPE
   d. COUPLINGS, THREADED OR GLAND COMPRESSION. SET SCREW OR INDENTER TYPE NOT ACCEPTABLE
2. ELECTRICAL METALLIC TUBING
   a. COUPLINGS AND CONNECTORS; STEEL COMPRESSION TYPE. SET SCREW TYPE ALSO ACCEPTABLE
3. FLEXIBLE TUBING
   a. CONNECTORS: MALLEABLE IRON, THREADLESS SQUEEZE CLAMP TYPE FOR NONJACKETED CONDUIT.
   b. CONNECTORS; STEEL OR MALLEABLE IRON, COMPRESSION TYPE WITH INSULATED THROAT AND "O" RING ASSEMBLY FOR LIQUIDTIGHT CONDUIT.

C. CUTTING , PATCHING, AND SEALING

1. CONTRACTOR SHALL DO PATCHING, SEALING, AND REBUILDING REQUIRED TO RESTORE CONSTRUCTION TO ITS ORIGINAL CONDITION USING SKILLED CRAFTSMEN AS APPROVED BY THE OWNER. OPENINGS SHALL BE ACCURATELY LOCATED, AS SMALL AS POSSIBLE, AND NEATLY AND CLEANLY CUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, AND SEALING ALL OPENINGS REQUIRED TO PERFORM HIS WORK.

D. WIRE AND CABLE

1. BUILDING WIRE : COPPER, 98% CONDUCTIVITY, 600 VOLT INSULATION, THHN/THWN STRANDED. USE THHN IN DRY LOCATIONS ONLY, IN FUTURE CHANNELS AND FOR MOTOR SIRCUIT WIRING.
2. BRANCH CIRCUIT WIRING: NO. 12 AWG MINIMUM SIZE. WIRING TO BE SIZED TO MEET AMPACITY REQUIREMENTS AS OUTLINED IN THE NEC.
3. WIRING FOR OTHERS SYSTEMS. COMPLY WITH MANUFACTURERS STANDARDS. NO. 14 AWG UNLESS SPECIFIED OTHERWISE.
4. COLOR CODE CONDUCTORS TO DESIGNATE NEUTRAL AND PHASE
5. WHERE CONDUCTORS OF DIFFERENT SYSTEMS ARE INSTALLED IN THE SAME RACEWAY, BOX, OR OTHER TYPE ENCLOSURE, COMPLY WITH NEC 210-5.
6. JOISTS AND SPLICES:
   a. WIRE NO. 8 AND SMALLER: COMPRESSION OR CRIMP TYPE WITH INSULATING WRAP COVER OR INSULATED TWIST-ON SPRING CONNECTOR.
   b. WIRE NO. 6 OR LARGER: MECHANICAL COMPRESSION OR BOLTED TYPE CONNECTOR COVERED WITH INSULATING TAPE OR HEAT SHRINKABLE INSULATION EQUAL TO CONDUCTOR INSULATION.

E. BOXES

1. PULL BOXES AND JUNCTION BOXES:
   a. NEC - 370 AND UL 50
   b. FLUSH-MOUNTED PULL BOXES. OVERLAPPING COVER WITH FLUSH HEAD SECURITY TYPE RETAINING SCREWS, PRIME COATED. PROVIDE TWO SCREW-REMOVAL / INSERTION TOOLS TO USING AGENCY. OVERLAP TWO INCHES ALL SIDES.

F. LIGHT FIXTURES

1. ALL LIGHTING FIXTURES ARE TO BE PROVIDED COMPLETE WITH ALL NECESSARY ACCESSORIES FOR A PROPER INSTALLATION. CATALOG NUMBERS SHOWN ARE BASIC FIXTURE TYPES. ADDITIONAL FEATURES, ACCESSORIES AND OPTIONS HEREIN SPECIFIED OR SCHEDULES ARE TO BE INCLUDED FOR ALL FIXTURES PROVIDED.
2. PROVIDE ALL LAMPS FOR ALL FIXTURES OF SIZE AND TYPE AS SCHEDULED.
3. GROUND FAULT CIRCUIT INTERRUPTER:
   a. GENERAL DUTY FEED THRU TYPE CAPABLE OF PROTECTING DOWNSTREAM RECEPTACLES ON SINGLE CIRCUIT, GROUNDING TYPE, UL CLASS A, GROUP 1 , 20 AMP RATING, 125 VOLTS
   b. WALLPLATE COMPATIBLE WITH RECEPTACLE CONFIGURATION.
   c. SEAL ALL CONNECTIONS WITH SEAL COAT COMPOUND AND WRAP TWO LAYERS TAPE.
   d. ACCEPTABLE MAUFACTURERS: COOPER WIRING DEVICES, HUBBELL, LEVITON

K. SCHEDULE

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL WORK IN ACCORDANCE WITH THE SCHEDULE. IF EQUIPMENT DELIVERIES APPEAR TO BE A PROBLEM, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY TO DETERMINE IF SIMILAR EQUIPMENT FROM A DIFFERENT MANUFACTURER MAY BE SUBSTITUTED.

III. INSTALLATION

A. CONDUIT

1. CONDUIT SCHEDULE:
   a. MINIMUM CONDJUIT SIZE: (1/2" UNLESS OTHERWISE NOTED) SWITCH LEGS MAY BE INSTALLED IN 1/2" CONDUIT WHERE IN ACCORDANCE WITH THE NEC.
   b. MINIMUM FLEXIBLE AND LIQUID TIGHT FLEXIBLE CONDUIT SIZE 1/2 INCH EXCEPT CONNECTIONS TO LIGHT FIXTURES MAY BE 3/8 INCH IN LENGTHS NOT TO EXCEED 6 FEET.
2. INSTALL CONDUIT AS FOLLOWS:
   a. USE EMT (THINWALL) CONDUIT FOR:
      1. BRANCH CIRCUITS IN STUD PARTITIONS AND DROP CEILING AREAS.
      2. TELEPHONE SYSTEM AND DATA SYSTEMS
      3. CONCEALED AND EXPOSED LOCATIONS INDICATED.
   b. USE FLEXIBLE METAL CONDUIT FOR FINAL CONNECTIONS FOR:
      1. EQUIPMENT IN DRY LOCATIONS
      2. NO FLEXIBLE METAL RESTRICTIONS WHEN USING "MANUFACTURED" WIRING SYSTEMS.
   c. USE RIGID STEEL OR IMC FOR:
      1. ALL CONDUIT LARGER THAN 2 INCHES IN SIZE IN OR BELOW FLOOR SLABS OR IN MASONRY OR CONCRETE WALLS. LOCATIONS AS PERMITTED BY THE NEC.
      2. ALL OTHER CONDUIT.

B. CONDUIT RUNS:

1. SIZE ALL CONDUIT AS INDICATED ON DRAWINGS WHERE SHOWN, IN ACCORDANCE WITH THE NEC. MAKE ALL CONDUIT SYSTEMS MECHANICALLY AND ELECGTRICALLY CONTINUOUS FROM SOURCE OF CURRENT TO ALL DEVICES, AND GROUND IN ACCORDANCE WITH THE NEC.
2. CONCEAL CONDUIT WHEREVER POSSIBLE OR EXPOSE AS SHOWN OR NOTED ON THE DRAWINGS AND AS SPECIFIED HEREIN. RUN ALL EXPOSED CONDUIT PARALLEL TO BUILDING WALLS USING RIGHT ANGLE BENDS. EXPOSED DIAGONAL RUNS OF CONDUIT WILL NOT BE ALLOWED.
3. PROVIDE CONDUIT EXPANSION JOINTS AT BUILDING EXPANSION JOINTS FOR CONDUIT RUNS 1.5" OR LARGER. PROVIDE CONDUIT EXPANSION JOINT OR FLEXIBLE CONDUIT CONNECTION AT BUILDING EXPANSION JOINTS FOR CONDUITS LESS THAN 1.5"
4. SEAL EACH UNDERGROUND JOIN AND MAKE WATERTIGHT
5. WHERE BUILDING CONSTRUCTION OR OTHER CONDITIONS MAKE IT IMPOSSIBLE TO USE STANDARD THREADED COUPLINGS, INSTALL WATERTIGHT THREADED UNIONS.
6. WHERE MORE THAN 270 DEGREE TOTAL BENDS ARE NECESSARY IN ANY ONE CONDUIT RUN AND/OR CONDUIT RUNS EXCEED 150 LINEAL FEET, INSTALL A SUITABLE PULL BOX OR JUNCTION BOX.
7. WHERE CONDUITS PASS FROM INTERIOR TO EXTERIOR LOCATIONS, PROVIDE A LEAK TIGHT SEAL TO PREVENT LEAKAGE AROUND CONDUIT.
8. CONTRACTOR SHALL DO PATCHING AND REBUILDING REQUIRED TO PATCH OPENINGS AND RESTORE CONSTRUCTION TO ORIGINAL CONDITIONS UNLESS NOTED OTHERWISE.

C. WIRE AND CABLE

1. ALL WIRING TO BE INSTALLED IN CONDUIT;
2. MAKE CONDUCTORS CONTINUOUS FROM DEVICE TO DEVICE. DO NOT MAKE SPLICES EXCEPT IN OUTLETS OR JUNCTION BOXES.
3. DO NOT EXCEED THE CONDUIT FILL ESTABLISHED BY THE NEC FOR NUMBER OF CONDUCTORS INSTALLED IN A RACEWAY.
4. DO NOT PULL ANY CABLE OR WIRE IN A RACEWAY UNTIL THE APPLICABLE PORTION OF THE CONDUIT SYSTEM IS COMPLETE AND INTERNAL RACEWAYS HAVE BEEN CLEANED. STRAIN ON CABLES SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS DURING PULLING. USE PULLING LUBRICANT COMPATIBLE WITH INSULATION OR JACKET COVERS OF CABLES AND CONDUCTORS. USE PULLING LUBRICANT RECOMMENDED BY THE MANUFACTURER.
5. SUPPORT ALL CONDUCTORS IN VERTICAL RACEWAYS IN ACCORDANCE WITH THE NEC
6. LEAVE AT LEAST 6" LOOP OR ENDS AT EACH BOX FOR INSTALLATION OF DEVICES. ROOL UP ALL WIRES IN OUTLET BOXES NOT FOR CONNECTION TO DEVICE AT THAT BOX, CONNECT TOGETHER AND TAPE.
7. UPON COMPLETION OF CABLE AND WIRE INSTALLATION, BUT BEFORE TERMINATION TO EQUIPMENT, TEST EACH WIRE FOR GROUNDS AND SHORT CIRCUITS. REPLACE OR CORRECT DEFECTIVE WIRING.

D. WIRE AND CABLE

1. ALL WIRING TO BE INSTALLED IN CONDUIT;
2. MAKE CONDUCTORS CONTINUOUS FROM DEVICE TO DEVICE. DO NOT MAKE SPLICES EXCEPT IN OUTLETS OR JUNCTION BOXES.
3. DO NOT EXCEED THE CONDUIT FILL ESTABLISHED BY THE NEC FOR NUMBER OF CONDUCTORS INSTALLED IN A RACEWAY.
4. DO NOT PULL ANY CABLE OR WIRE IN A RACEWAY UNTIL THE APPLICABLE PORTION OF THE CONDUIT SYSTEM IS COMPLETE AND INTERNAL RACEWAYS HAVE BEEN CLEANED. STRAIN ON CABLES SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS DURING PULLING. USE PULLING LUBRICANT COMPATIBLE WITH INSULATION OR JACKET COVERS OF CABLES AND CONDUCTORS. USE PULLING LUBRICANT RECOMMENDED BY THE MANUFACTURER.
5. SUPPORT ALL CONDUCTORS IN VERTICAL RACEWAYS IN ACCORDANCE WITH THE NEC
6. LEAVE AT LEAST 6" LOOP OR ENDS AT EACH BOX FOR INSTALLATION OF DEVICES. ROOL UP ALL WIRES IN OUTLET BOXES NOT FOR CONNECTION TO DEVICE AT THAT BOX, CONNECT TOGETHER AND TAPE.
7. UPON COMPLETION OF CABLE AND WIRE INSTALLATION, BUT BEFORE TERMINATION TO EQUIPMENT, TEST EACH WIRE FOR GROUNDS AND SHORT CIRCUITS. REPLACE OR CORRECT DEFECTIVE WIRING.

E. BOXES

1. LOCATE ALL BOXES WITH DUE CONSIDERATION TO CLEARANCE FROM VENTILATING DUCTS AND PIPING.
2. LOCATION OF DEVICE SHOWN IN THE DRAWINGS IS DIAGRAMMATIC ONLY. COORDINATE EXACT LOCATION OF CONNECTION REQUIREMENTS (AND THE WORK OF OTHER CONTRACTORS.
3. PROTECT ALL BOXES FROM ENTRY OF FORIEGN MATERIALS
4. INDEPENDENTLY SUPPORT ALL BOXES
5. PLUG ALL UNUSED OPENINGS. USE THREADED PLUGS FOR CAST BOXES AND SNAP IN METAL PLUGS FOR SHEET METAL BOXES.

F. PANELBOARDS

1. EACH PANELBOARD SHALL HAVE A TYPEWRITTEN CIRCUIT SCHEDULE INSTALLED ON THE INSIDE COVER OF EACH PANELBOARD. THE SCHEDULE SHALL BE PROTECTED BY A SHEET OF CLEAR PLASTIC AND SHALL LIST ALL ITEMS SERVED BY EACH BRANCH CIRCUIT.
2. ACCEPTABLE MANUFACTURERS:
   a. GENERAL ELECTRIC
   b. SIEMENS
   c. SQUARE D
   d. WESTINGHOUSE

G. CIRCUIT AND MOTOR DISCONNECTS

1. MAKE ALL FINAL CONNECTIONS IN FLEXIBLE CONDUIT NO LESS THAN 18 INCHES AND NO MORE THAN 24 INCHES LONG. PROVIDE GROUND TO MOTOR FRAME.
2. VERIFY PROPER ROTATION OF ALL MOTORS

I. RACEWAY SUPPORT AND HANGERS

1. SECURELY FASTEN RACEWAYS IN PLACE AND SUPPORT FROM CEILING OR WALLS AT SPACINGS NOT EXCEEDING:
   a. 1/2" THROUG 1" TRADE SIZE CONDUIT - 6 FEET
   b. 1 1/4" THROUGH 1 1/2" TRADE SIZE CONDUIT - 8 FEET
   c. 2" TO 4" TRADE SIZE CONDUIT - 10 FEET
   d. FLEXIBLE METAL CONDUIT - 4.5 FEET
2. SUPPORT RIGID, IMC, OR EMV CONDUITS WITHIN THREE FEET OF EVERY OUTLET BOX, JUNCTION BOX, PULL BOX, CABINET OR TERMINATION. SUPPORT FLEXIBLE CONDUIT WITHIN 12 INCHES OF EVERY OUTLET BOX OR FITTING.
3. SUPPORT VERTICAL RUNS OR CONDUITS AT EACH FLOOR LEVEL AND AT INTERVALS NOT TO EXCEED 10 FEET
4. SUPPORT CONDUITS BE PIPE STRAPS, WALL BRACKETS, HANGERS, OR CEILING TRAPEZE. FASTEN WITH WOOD SCREWS OR SCREW NAILS TO WOOD, BY TOGGLE BOLTS ON HOLLOW MASONRY UNITS, BY CONCRETE INSERTS OR EXPANSION STEEL ANCHORS ON STEEL.
5. THE LOAD APPLIED TO FASTENERS SHALL NOT EXCEED ONE-THIRD THE PROOF TEST LOAD OF THE FASTENERS OR HANGERS.
6. FOR FASTENERS ATTACHED TO CONCRETE, USE VIBRATION AND SHOCK RESISTANT TYPE.
7. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.
8. IN SUSPENDED CEILING CONSTRUCTION, SPRING STEEL FASTENERS TO CEILING SUPPORTS MAY BE USED FOR THE SUPPORT OF CONDUITS SERVING LIGHTING FIXTURES. NO OTHER CONDUITS MAY BE SUPPORTED FROM THE CEILING SUSPENSION SYSTEM.
9. MAKE HANGERS OF DURABLE MATERIALS SUITABLE FOR THE APPLICATION INVOLVED.
10. FABRICATE ALL SCREWS, BOLTS, WASHERS, AND MISCELLANEOUS HARDWARE USED FOR CONDUIT SUPPORTS FROM RUST-RESISTING METAL. TRAPEZE HANGERS SHALL HAVE HANGER ASSEMBLIES PROTECTED WITH GALVANIZED FINISH.

Revisions
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VALLEY VIEW EVENTS BARN

Electrical Power Plan

Project number

Date 08.21.26

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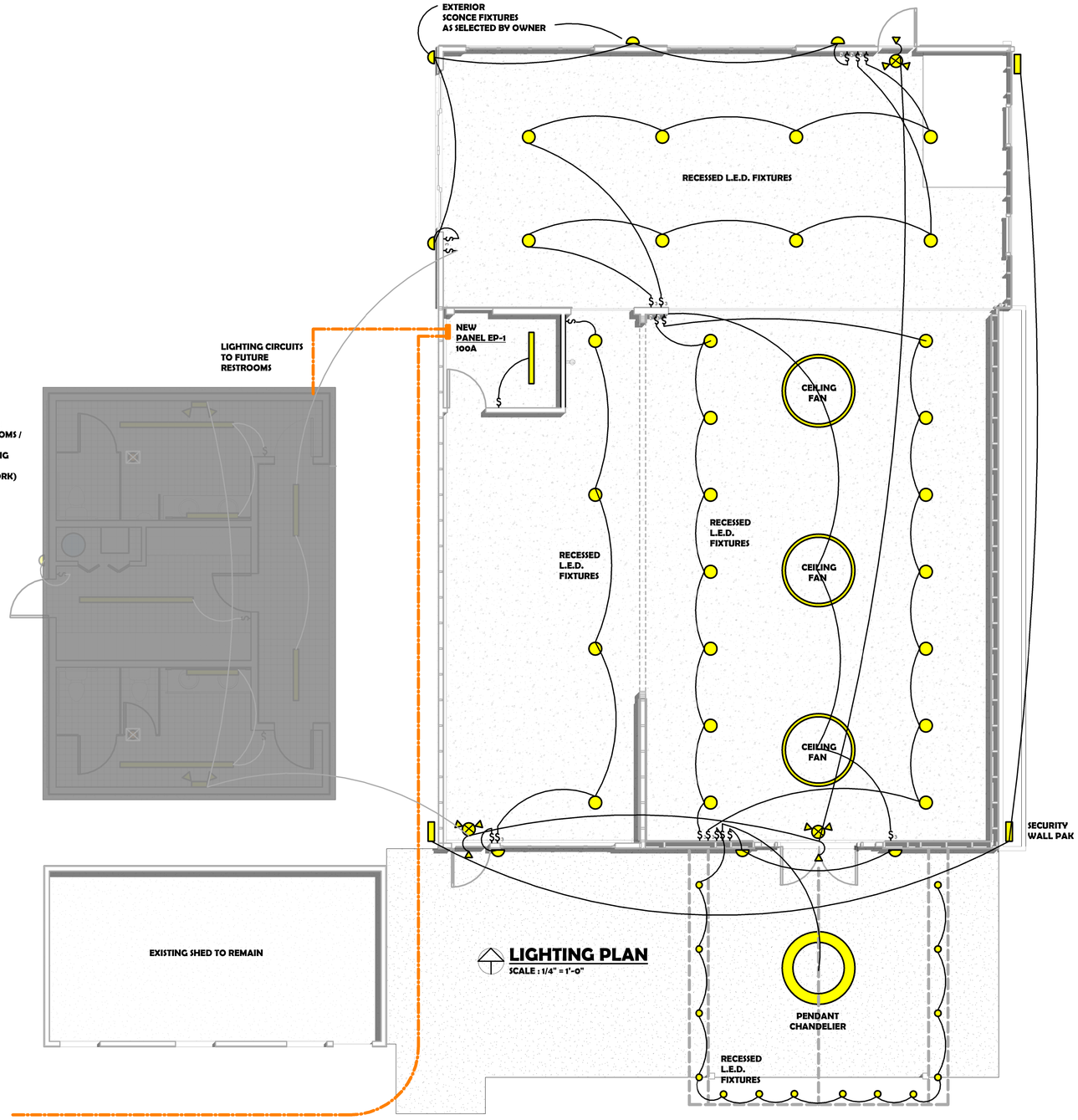
of

Scale 1/4" = 1'-0"



LIGHTING PLAN
SCALE : 1/4" = 1'-0"

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VALLEY VIEW EVENTS BARN

Electrical Lighting Plan

Project number

Date 08.21.26

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Scale 1/4" = 1'-0"

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VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of November 12, 2026

Application No. ZBA 2026-017 SUP

Applicant: Pivot Energy IL 143 LLC on behalf of 12233 North Second Street LLC

Location: 12233 North 2nd Street, (PINS: 04-28-176-002 and 04-28-176-003)

Requested Actions: A Special Use Permit to install a Community Solar Farm/Garden

Existing Use: Self Storage

Proposed Use: Self Storage and Community Solar Farm/Garden

Existing Zoning: CH, Highway Commercial

Adjacent Zoning: North: IG, General Industrial

East: IG, General Industrial

South: IL, Light Industrial

West: CPD, Commercial Planned Development

Executive Summary: Pivot Energy IL 143 LLC seeks a Special Use Permit to install a Community Solar Farm/Garden in the (CH), Highway Commercial zoning district for the property located at 12233 North 2nd Street, Roscoe, Illinois.

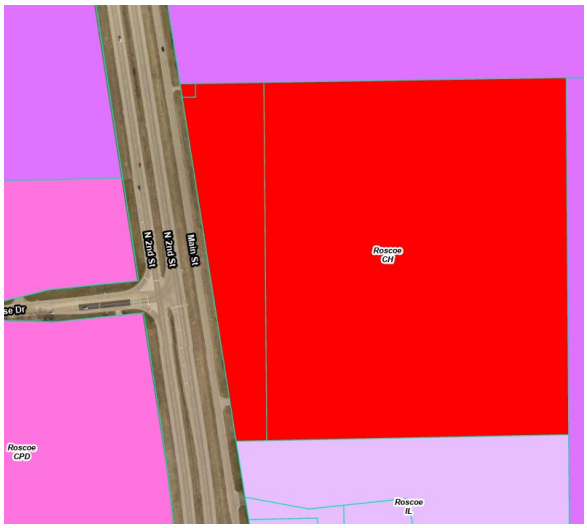
Request: The applicant is requesting a Special Use Permit to construct a ground-mounted, single-axis tracking community solar garden with a battery energy storage system on the subject properties. The proposed solar array would have a capacity of approximately 2.98 megawatts (MW) and would include approximately 12,000 Silfab 580-watt solar modules mounted on ATI Duratrack single-axis tracking systems.

Pursuant to Section 15-555(d) of the Village Code, a Community Solar Farm/Garden is permitted as a primary land use in the CH, Highway Commercial District, subject to approval of a Special Use Permit. The proposed use is therefore subject to the Special Use Permit process and applicable use regulations, design review, and site requirements.

Location Map



Zoning Map



Background and History:

The applicant originally submitted a proposal for a Community Solar Garden encompassing most of the vacant land north of the existing self-storage units, totaling approximately 23 acres.

During the initial review, Staff communicated to the applicant that the property is zoned for highway-oriented commercial uses and is identified for commercial development on the Future Land Use Map in the Village's Comprehensive Plan. Based on these designations, Staff indicated that it would not recommend approval of a Community Solar Garden occupying the entire vacant portion of the property.

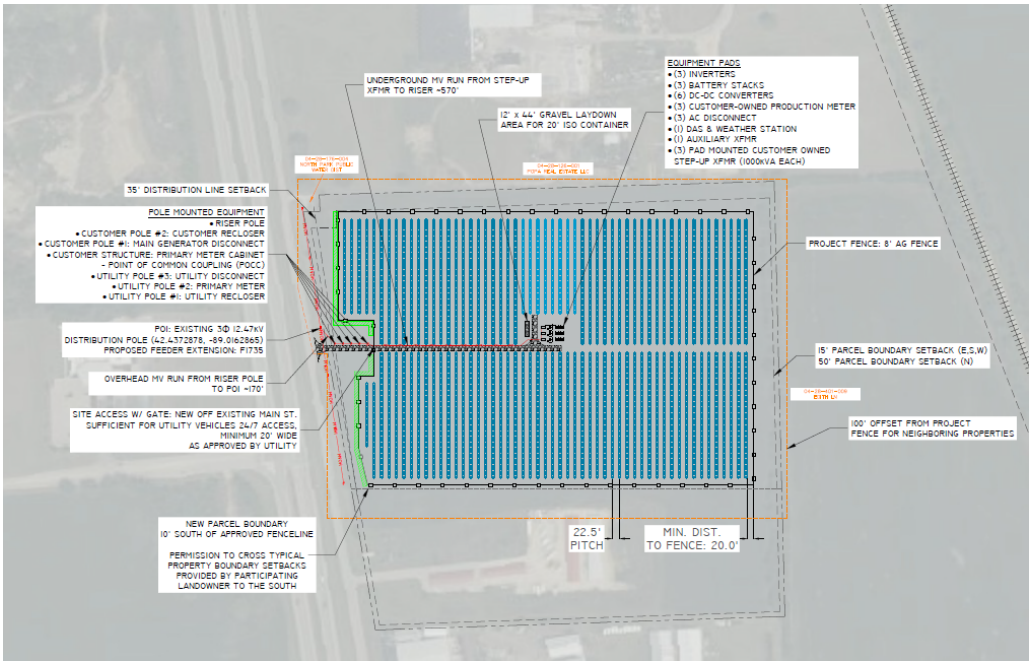
As a compromise, Staff recommended that the applicant reduce the size of the solar farm/garden and relocate the facility farther east on the property, away from the road frontage. This revised configuration would preserve a portion of the property for potential future commercial development while maintaining frontage along 251 Road for future access and development.

The request would require an amendment to the Lease agreement between the applicant and owner. Regarding the "negative solar easement," Which states the owner shall not construct buildings or structures or plant new trees or vegetation of any type or allow any trees or vegetation on the property which now and hereafter, in Company's reasonable opinion, may be a hazard to the project, overshadow or otherwise block or interfere with sunlight access to the project.

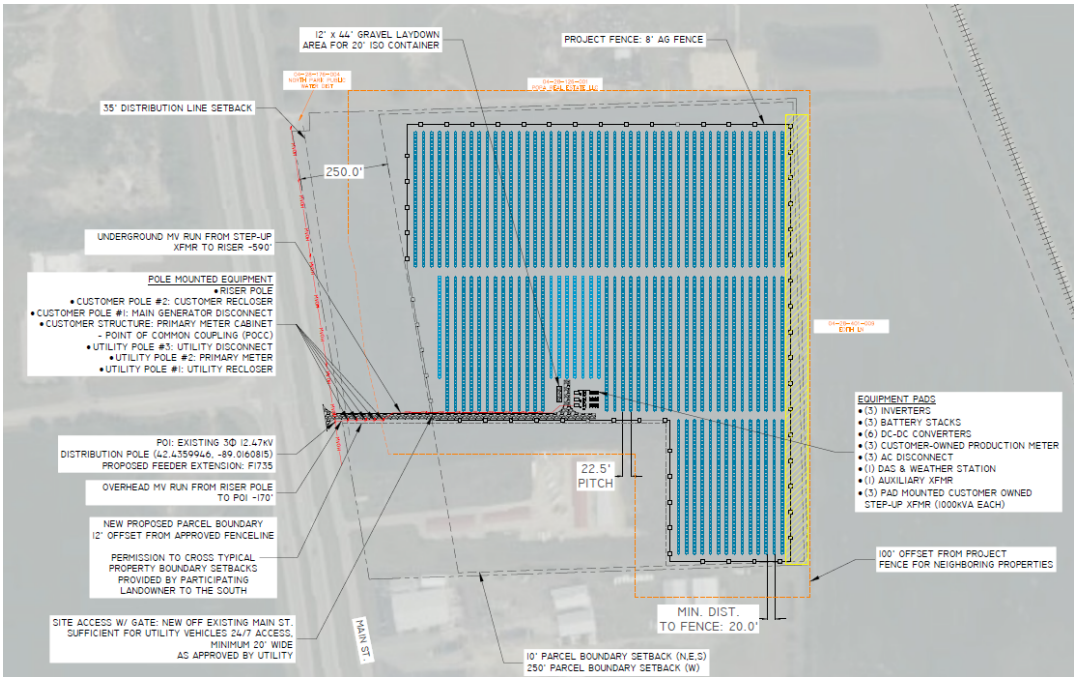
The applicant subsequently presented the revised proposal to the Village Board of Trustees in September. The Trustees expressed appreciation for the applicant's willingness to modify the original proposal and preserve an area for future commercial development. The Trustees also raised concerns regarding site access, construction activities, and how access to the proposed solar facility would be shared with or accommodate the reserved area for future development.

The revised proposal includes approximately 22 acres of property for the solar facility, with the remaining area retained for future development.

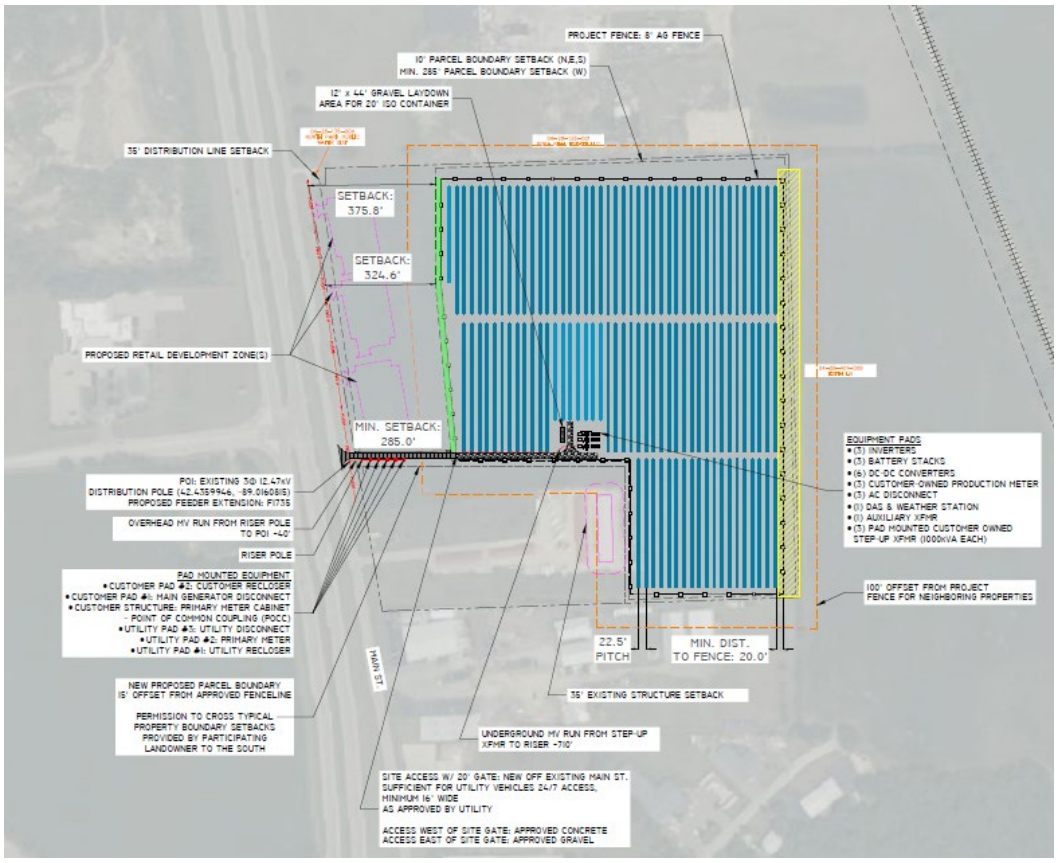
Original Proposed Layout



Amended Proposed Layout



11.12.26 Proposed Layout



Staff Review:

Access: Access to the proposed solar facility is currently shown from the frontage road via a gravel access road. The access drive's location and configuration shall be revised as part of the site plan review process. Village Code requires roads and access drives to have a hard surface; therefore, the proposed gravel drive does not comply and must be addressed before site plan approval. The final access design should also account for the portion of the property reserved for future commercial development.

Utilities: The proposed facility would interconnect with the existing ComEd distribution line along IL Rt 251. The interconnection would include an approximately 170-foot overhead medium-voltage run from a riser pole, followed by an approximately 570-foot underground run from the step-up transformers. Four new utility poles are proposed. The applicant has indicated that an interconnection agreement with ComEd has been received. No water or sewer extensions are proposed.

Fencing: The applicant proposes an approximately eight-foot agricultural mesh-wire fence around the solar facility. The Community Solar Farm/Gardens regulations require that facilities be enclosed with a chain-link fence of up to eight feet in height, finished in green or black polymer or vinyl coating. The proposed agricultural fencing does not meet this standard, and Staff does not support the requested deviation. Agricultural fencing weathers and visually

deteriorates over time, which is inconsistent with the appearance expected in a commercial district. Staff supports waiving the fencing requirement if the applicant instead provided a vegetative buffer around the entire project (plantings or a berm).

Vegetative Buffer and Screening: The original project narrative and site layout included a single vegetative buffer intended to screen the facility from public view along Main Street and IL Rt 251. Given the commercial zoning and location, the Village finds it in its best interest to screen the project from the public right-of-way. Screening should be placed between the easternmost part of the reserved commercial area and the solar array to create an effective visual barrier.

The applicant's narrative states that the buffer will be designed and certified by a landscape architect, but no buffer details were provided. Staff recommends, as a condition of approval, that a landscaping plan complying with Section 15-654 of the zoning code be submitted for review and approval by Village staff.

Ground Cover and Vegetation Management: The applicant proposes a native, pollinator-friendly seed mix for ground cover throughout the site, along with a coordinated management plan. Staff recommends that the applicant follow the IDNR Solar Site Pollinator Establishment Guidelines and revise the Vegetation Management Plan accordingly to address the establishment, maintenance, and long-term management of site vegetation.

Lot Configuration: The proposed project spans two parcels, one of which contains an existing self-storage facility. To allow the project to meet all applicable development and use standards, the self-storage facility must be subdivided from the proposed development, and the remaining land must be combined to create a single lot for the proposed project.

Decommissioning: The Decommissioning Plan has some inconsistencies between the applicant's narrative and the actual plan. The removal timeline is 90 days in the decommissioning plan, 6 months in the narrative, and 12 months in the AIMA. The decommissioning plan shall be compliant with Ordinance 2023-11 and clarify:

- A gross decommissioning cost prepared by an IL professional Engineer.
- A separately identified salvage value for equipment and materials.
- A net salvage credit.
- Documentation demonstrating that the Village has priority or a legally enforceable interest in the salvage proceeds if the project is abandoned.
- Periodic updates to both the decommissioning cost and salvage estimate.

Engineering Comments: Engineering was provided a copy of the proposed development and has the following comments.

Permits and Agency Approvals: Obtain all applicable Village permits, including site development, right-of-way construction, and driveway construction permits, as well as the IEPA

General NPDES Construction Permit and any applicable Winnebago County building and electrical permits.

Project and Battery Storage Information: Clarify the proposed access-road width, as the narrative identifies a minimum width of 16 feet while the plans identify 20 feet. Additional information regarding the proposed battery energy storage system (BESS) is also required, including equipment specifications, battery chemistry, layout, separation distances, operating characteristics, applicable safety certifications, and fire-protection measures.

Access Road and Fencing: The proposed gravel access road is not permitted in a commercial area. The access road must meet Village requirements for bituminous pavement or Portland cement concrete. In addition, fencing must comply with Village setback requirements and may not be located within the required front yard of a nonresidential district.If the portion approaching the gate will be public, a minimum width of 20 feet would be required to accommodate the proposed retail development zones, subject to confirmation of the applicable IDOT and Village standards. Beyond the gate, the private gravel access road could remain 16 feet wide, provided the fire district approves that width for emergency access.

Stormwater and Drainage: A stormwater report is required to demonstrate adequate existing and proposed drainage, including grading, drainage patterns, and potential impacts from the access road, equipment pads, and other improvements. Any required stormwater facilities and maintenance responsibilities must be identified.

Erosion and Sediment Control: Provide an erosion and sediment control plan addressing disturbance limits, construction access and staging, temporary stabilization, sediment controls, and permanent restoration. Existing drainage infrastructure must be protected, and any drain tiles encountered or damaged during construction must be restored.

Fire, Emergency Access, and Other Agency Review: Submit the proposed solar and battery storage facilities to the Village, Harlem-Roscoe Fire Department, and Winnebago County Building Division for review. Fire Department comments should address emergency access, road and gate widths, loading requirements, turning movements, turnaround facilities, and access to the battery equipment.

Utility and Access Coordination: Provide documentation of ComEd's acceptance of the proposed interconnection and equipment layout. The applicant must also confirm the jurisdiction and access-control authority for the frontage road, obtain all required Village and IDOT approvals, and demonstrate that the proposed entrance complies with any recorded access restrictions.

Special Use Permit Procedure: A Special Use Permit (SUP) is an approval that allows land use that is not automatically permitted under zoning rules but may be allowed if specific conditions are met. Section 15-780 outlines the procedure for a Special Use Permit. The ZBA must hold a

public hearing for each proposed SUP. Within 45 days following the public hearing, the ZBA must make a favorable finding as to whether the SUP is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend approval to the Village Board.

Per Section 15-780(c)(2) of the Zoning Code, the Zoning Board of Appeals shall find all the following facts true:

1. **The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;**

   As revised, the facility is limited to the rear portion of the parcel, set back from the frontage road and IL Rt 251 Road. The use generates minimal traffic, noise, and odor once operational, and no water or sewer extensions are proposed. The site contains no delineated wetlands or drain tiles, and SHPO and IDNR reviews resulted in an archaeological exemption and a determination of no adverse effects. Public safety concerns related to the battery energy storage system (BESS), emergency access, and stormwater will be addressed through the conditions below. Staff finds this standard can be met if those conditions are satisfied.

2. **The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district;**

   The property is zoned CH and is designated for commercial development in the Comprehensive Plan. The applicant reduced the original proposal away from the road frontage, which preserves frontage and developable area along IL Rt 251. To ensure the project does not impede future commercial development, staff recommends conditions requiring a shared-access design, screening, a lease amendment addressing the negative solar easement, and decommissioning assurances. Staff finds this standard can be met if those conditions are satisfied.

3. **Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;**

   The applicant has received an interconnection agreement from ComEd for connection to the existing power lines along IL Rt 251, and no water or sewer extensions are required. The proposed gravel access road does not meet Village code, and the stormwater, erosion control, and BESS documentation have not yet been provided. These items will be required under the conditions below, staff finds this standard can be met if they are satisfied.

4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion; and**

   Access is proposed from the frontage road. After construction, operational traffic would be limited to occasional maintenance visits, but the shared use of the entrance with the reserved commercial area needs to be addressed. The location, width, and surfacing of the drive, and the jurisdiction over the frontage road, must be resolved with the Village and IDOT. Staff finds this standard can be met if the conditions below are satisfied.

5. **The proposed Special Use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located.**

   As submitted, the proposal does not fully comply with the commercial zoning district standards. With the requested conditions of approval, this standard is met.

Staff Recommendation: Staff recommends **approval** of a Special Use Permit to construct a community solar farm/garden with a battery energy storage system, in the CH, Highway Commercial zoned property located at 12233 North 2nd Street, PINS: 04-28-176-002 and 04-28-176-003, based on the above Findings of Fact and subject to the following conditions of approval:

1. Approval of a Special Use Permit for a community solar farm/garden use with a battery energy storage system generating no more than 5.0 MWac on the subject properties.
2. The applicant shall submit updated site plans for review and obtain design review for the proposed development per Sec. 15-776 of the Zoning Code.
3. The proposed project must meet the Commercial bulk standards per Section 15-436 of the Zoning Code.
4. A contiguous area along the frontage road/Route 251, at minimum 700 feet of frontage by a minimum of 285 feet of depth, shall be reserved and kept free of solar equipment for future commercial development. The reservation shall be shown on the site plan and lease agreement before the permit is issued.
5. Prior to issuance of a building permit, the self-storage facility shall be subdivided from the project area and the remaining land combined so the project is on a single lot that meets all setback requirements. The land division shall be recorded with Winnebago County.
6. The applicant shall submit documentation of an amended lease that addresses the "negative solar easement." The amended lease shall not restrict buildings, structures, or vegetation on the reserved commercial area.
7. The access drive from the frontage road to the solar facility entrance shall be hard surfaced with bituminous pavement or Portland cement concrete, per Village Code. Gravel is not permitted outside the solar facility.

8. The access drive shall be redesigned and approved during site plan review to accommodate shared access with the reserved commercial area.
9. The applicant shall confirm jurisdiction and access-control authority over the frontage road, obtain all required Village, County, and IDOT approvals, and demonstrate compliance with any recorded access restrictions.
10. Fencing shall be a chain-link fence up to eight feet in height with a green or black polymer or vinyl-coated finish and shall comply with Village Code. Agricultural mesh-wire fencing is not approved. The fencing requirement is waived if the applicant provides a vegetative buffer or berm around the entire project area.
11. A landscaping plan that complies with Section 15-654 and screens the facility from the public right-of-way shall be submitted for approval by Village staff prior to site plan approval. The plan shall be prepared by a landscape architect and shall place screening between the easternmost part of the reserved commercial area and the solar array.
12. The solar panels shall be installed with an anti-reflective coating.
13. The Vegetation Management Plan shall be revised to follow the IDNR Solar Site Pollinator Establishment Guidelines and address establishment, maintenance, and long-term management.
14. Prior to site plan approval, the applicant shall provide BESS equipment specifications, battery chemistry, layout, separation distances, operating characteristics, safety certifications, and fire-protection measures reviewed by the Village Engineer, Harlem-Roscoe Fire Department, and Winnebago County Building Division.
15. Prior to site plan approval. The applicant shall submit a stormwater report and an erosion and sediment control plan meeting the Village engineering requirements and shall identify any required stormwater facilities and maintenance responsibilities.
16. Any drain tiles encountered or damaged during construction shall be restored.
17. The applicant shall provide documentation of ComEd's acceptance of the interconnection and equipment layout.
18. Any new public electric infrastructure required by the electric utility to serve the solar facility shall be installed underground where above-ground infrastructure does not currently exist. Where above-ground infrastructure does exist, new infrastructure and upgrades shall also be installed underground, except where environmental constraints make burial infeasible.
19. The applicant shall obtain all required permits, including Village site development, right-of-way, and driveway permits, the IEPA General NPDES Construction Permit, and any Winnebago County building and electrical permits.
20. Prior to building permit issuance, the Decommissioning Plan shall be revised to comply with Ordinance 2023-11 and shall: use one consistent removal timeline across the plan, narrative, and AIMA; include a gross decommissioning cost prepared by an Illinois-licensed Professional Engineer; separately identify salvage value and a net salvage credit; document that the Village has priority or a legally enforceable interest in salvage

proceeds if the project is abandoned; and provide for periodic updates to the cost and salvage estimates.

21. The applicant shall comply with the Agricultural Impact Mitigation Agreement (AIMA).
22. A contact person for the project will need to be kept on file with the Village of Roscoe for issues/complaints upon completion of the facility.
23. A special use permit shall lapse and shall become void two year following the date on which the special use permit became effective, unless before the expiration of two year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the special use permit application, or a certificate of occupancy is issued for the structure which was the subject of the special use permit application, or the site is occupied if no building permit or certificate of occupancy is required.
24. Any additional conditions of approval recommended by the Zoning Board of Appeals.

From: [redacted]
Subject: Re: Pivot Solar Staff Report -Roscoe ZBA 10.14.2026
Date: Thursday, October 29, 2026 3:37:43 PM
Attachments: ILL0143-MainSt-Winnebago_SP_Rev5_20261021.pdf
First Amendment to Solar Lease_PE IL 143 LLC_20261022_DRAFT.docx

Good afternoon Hilary,

Please see the attached supplemental materials for our upcoming ZBA hearing.

As previously mentioned, the landowner has agreed to let us use additional space behind the storage facility. This allows us to open up additional frontage to meet the Village's requested width for the commercial development area. The attached revised site plan also reflects our request to ComEd to bury the equipment and avoid installing new poles.

In addition to the site plan, I have attached a draft of our lease amendment, which explicitly excludes the planned commercial development area from the negative solar easement language. Prior to execution, this amendment will also include a revised lease area that further excludes the commercial development area. We expect to receive the revised ALTA from our surveyor early next week, along with the revised assessor's plat updating the limits of the storage subdivision.

Thank you,

Ajla Halilovic (She/Her)
Project Development - Execution Associate
[redacted]

[redacted] Thu, Oct 22, 2026 at 12:28 PM [redacted]:

> Understood, thank you. We will plan to propose two parcels at this time, subdividing the mini-storage facility.
>
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SITE NOTES

1. THERE WILL BE 24/7 UNESCORTED ACCESS TO COMED EQUIPMENT
2. CUSTOMER WILL COORDINATE WITH COMED WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE
5. NOT FOR CONSTRUCTION

RAILROAD

75' RAILROAD SETBACK

PROJECT FENCE: 8' AG FENCE

10' PARCEL BOUNDARY SETBACK (N,E,S)
MIN. 285' PARCEL BOUNDARY SETBACK (W)

12' x 44' GRAVEL LAYDOWN AREA FOR 20' ISO CONTAINER

04-28-176-004
NORTH PARK PUBLIC WATER DIST

04-28-126-001
BORA REAL ESTATE LLC

35' DISTRIBUTION LINE SETBACK

SETBACK: 375.8'

SETBACK: 324.6'

PROPOSED RETAIL DEVELOPMENT ZONE(S)

04-28-401-009
EDITH LN

MIN. SETBACK: 285.0'

POI: EXISTING 3Φ 12.47kV DISTRIBUTION POLE (42.4359946, -89.0160815)
PROPOSED FEEDER EXTENSION: F1735

OVERHEAD MV RUN FROM RISER POLE TO POI ~40'

RISER POLE

PAD MOUNTED EQUIPMENT
- CUSTOMER PAD #2: CUSTOMER RECLOSER
- CUSTOMER PAD #1: MAIN GENERATOR DISCONNECT
- CUSTOMER STRUCTURE: PRIMARY METER CABINET - POINT OF COMMON COUPLING (POCC)
- UTILITY PAD #3: UTILITY DISCONNECT
- UTILITY PAD #2: PRIMARY METER
- UTILITY PAD #1: UTILITY RECLOSER

NEW PROPOSED PARCEL BOUNDARY
15' OFFSET FROM APPROVED FENCELINE

PERMISSION TO CROSS TYPICAL PROPERTY BOUNDARY SETBACKS PROVIDED BY PARTICIPATING LANDOWNER TO THE SOUTH

MAIN ST.

EQUIPMENT PADS
- (3) INVERTERS
- (3) BATTERY STACKS
- (6) DC-DC CONVERTERS
- (3) CUSTOMER-OWNED PRODUCTION METER
- (3) AC DISCONNECT
- (1) DAS & WEATHER STATION
- (1) AUXILIARY XFMR
- (3) PAD MOUNTED CUSTOMER OWNED STEP-UP XFMR (1000kVA EACH)

100' OFFSET FROM PROJECT FENCE FOR NEIGHBORING PROPERTIES

22.5' PITCH

MIN. DIST. TO FENCE: 20.0'

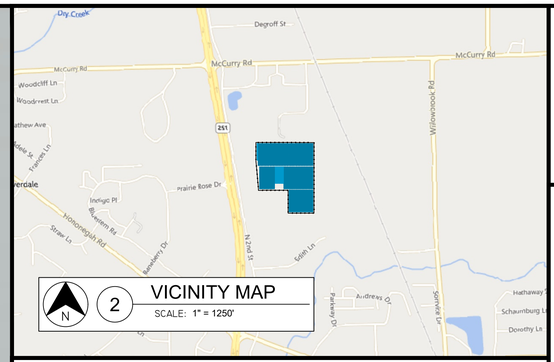
35' EXISTING STRUCTURE SETBACK

UNDERGROUND MV RUN FROM STEP-UP XFMR TO RISER ~710'

SITE ACCESS W/ 20' GATE: NEW OFF EXISTING MAIN ST. SUFFICIENT FOR UTILITY VEHICLES 24/7 ACCESS, MINIMUM 16' WIDE
AS APPROVED BY UTILITY

ACCESS WEST OF SITE GATE: APPROVED CONCRETE
ACCESS EAST OF SITE GATE: APPROVED GRAVEL

N 1 ARRAY PLAN
SCALE: 1" = 150'



N 2 VICINITY MAP
SCALE: 1" = 1250'

SYSTEM SPECIFICATIONS

- SYSTEM SIZE: 5974.00kW$_{DC}$ / 2988kW$_{AC}$
- BESS PLATFORM: (3) LG-JF24HRDC-LINK
  - BESS NAMEPLATE CAPACITY: 15330kWh
  - BESS DISCHARGE POWER CAPACITY: 2988kW
- PV MODULE: (10300) SILFAB SIL-580 XM+ 580W
- PV RACKING: (4) ATI DURATRACK SINGLE-AXIS TRACKER
- INVERTER: (3) EPC CABI000/AC-3L.2-600V 1200kW
  - INVERTER POWER CURTAILED TO 996kW
  - POWER FACTOR: 1.0
- GROUND COVERAGE RATIO: 0.33
- FENCED AREA: 23.3ACRES

SITE SPECIFICATIONS

- JURISDICTION: WINNEBAGO
  - PARCEL ID: 0428176002, 0428176003
  - PARCEL AREA: 40.4ACRES
  - ZONING CLASSIFICATION: AGRICULTURAL
  - ZONING SETBACKS: ASSUMED 50' FROM PARCEL BOUNDARY
- UTILITY: COMED
  - INTERCONNECTION SERVICE VOLTAGE: 12.47kV
- ASHRAE 2% AVG HIGH TEMP: 32.7°C
- ASHRAE EXTREME LOW TEMP: -25.3°C
- TREE REMOVAL REQUIRED: 1.85ACRES
- EPC TO DETERMINE DC COMBINER USAGE AND LOCATIONS

LEGEND

- ACCESS ROAD
- AREA OF INTEREST
- HIGH VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE UNDERGROUND ELECTRICAL LINES
- LOW VOLTAGE ELECTRICAL LINES
- FENCELINE
- PARCEL BOUNDARY
- FIRE ACCESSWAYS
- FLOOD PLAIN
- OBSTRUCTIONS
- SETBACKS
- TREE REMOVAL
- VEGETATIVE BUFFER
- WETLAND AREA

REV	DRWN	DATE	DESCRIPTION
5	NGS	2026.10.21	INCORPORATING ZBA COMMENTS / REQUESTS
4	NGS	2026.08.31	INCLUDING ADDITIONAL BUFFER FROM PROPERTY LINE
3	NGS	2026.07.09	CLP DESIGN UPDATES
2	NGS	2026.05.28	EQUIPMENT UPDATE. ADDING VEGETATIVE BUFFER.
1	NGS	2025.10.20	INCORPORATING BESS
0	JCL	2025.06.20	PRELIMINARY DESIGN

THIS DOCUMENT IS THE PROPERTY OF PIVOT ENERGY THE INFORMATION CONTAINED IN THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF PIVOT ENERGY.

Pivot Energy
1601 WEWATTA ST, SUITE 700
DENVER, CO 80202
888-734-0033

ILL0143-MAINST-WINNEBAGO
42.437271, -89.014348
ROSCOE, IL 61073

DATE: 2026.10.21

E100
ARRAY PLAN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Pivot Energy Inc.
Attention: Title Department
1601 Wewatta Street, Suite 700
Denver, CO 80202

(Space above this line for Recorder's use only)

FIRST AMENDMENT TO SOLAR LEASE

This FIRST AMENDMENT TO SOLAR LEASE (this "**First Amendment**") is made and entered into as of _____, 202__, by and between 12233 NORTH SECOND STREET, LLC, whose address is 10829 Chicory Ridge Way, Roscoe, IL 61073 ("**Owner**"), and Pivot Energy IL 143 LLC, a Delaware limited liability company, whose address is 1601 Wewatta Street, Suite 700, Denver, CO 80202 ("**Company**"). Owner and Company are collectively referred to as the "**Parties**" and individually as a "**Party**".

RECITALS

WHEREAS, Owner and Pivot Energy Development LLC ("**Original Company**"), entered into a Solar Lease (as amended, restated, supplemented or otherwise modified from time to time, the "**Agreement**") dated as of May 6, 2024, as evidenced by that certain Memorandum of Lease, dated May 6, 2024, and recorded on May 27, 2024, as Instrument No. 2024014529 in the offices of the Clerk & Recorder in Winnebago County, Illinois.

WHEREAS, Original Company assigned its interests to Company pursuant to that certain Assignment and Assumption Agreement, dated as of July 8, 2026, and recorded as of July 22, 2026 as Instrument No. 2026018664 in the offices of the Clerk and Recorder in Winnebago County, Illinois.

WHEREAS, the Parties now seek to amend the Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises to set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree that:

1. Definitions. All capitalized terms used but not defined herein shall have the meanings given thereto in the Agreement.

2. Amendments to the Agreement.

    a. Leased Area. Exhibit A is hereby deleted in its entirety in the Agreement and replaced with Exhibit A attached to this First Amendment.

b. Easements. Exhibit B is hereby amended in the Agreement to add the legal description of the Operations and Maintenance Easement (as described in Section 7(a)(i) of the Agreement), as further described on Exhibit B to this Second Amendment.

c. Negative Solar Easement. Section 7(a)(iii) of the Agreement is hereby amended and restated in the Agreement in its entirety as follows:

i. A negative solar easement, upon which Owner shall not construct buildings or structures, or plant new trees or vegetation of any type, or allow any trees or other vegetation on the Land which now or hereafter, in the Company's reasonable opinion, may be a hazard to the Project, overshadow or otherwise block or interfere with sunlight access to the Project and/or interfere with Company's exercise of its rights hereunder (this "Solar Easement"). Company may (but shall not be obligated to) remove, at Owner's cost, any vegetation, buildings or other structures which violate this easement. Notwithstanding anything herein to the contrary, Owner shall reimburse Company for removal costs as an abatement of Rent. The Solar Easement is measured at angles of three hundred sixty (360) degrees horizontally and one hundred eighty (180) degrees vertically from the boundaries of the Land; provided, however, that this Solar Easement shall not apply to, encumber, or restrict any development, construction, structures or buildings, built by the Village of Roscoe, in compliance with Applicable Law, within the reserved commercial development area located along the frontage of the Land as designated on the site plan, dated as of October 21, 2026 and

2. Effect of Amendment. Except as expressly modified by this First Amendment, all of the terms, conditions, agreements, and understandings contained in the Agreement shall remain unchanged and in full force and effect, the same are hereby expressly ratified and confirmed by the Parties and any references to the Agreement shall mean the Agreement as amended by the First Amendment.

3. Governing Law. This First Amendment, and any instrument or agreement required hereunder (to the extent not otherwise expressly provided for therein), shall be governed by and construed in accordance with the laws of the State listed in the Agreement, without reference to conflicts of law provisions thereof.

4. Counterparts. This First Amendment may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE TO
FIRST AMENDMENT TO SOLAR LEASE

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date set forth above.

OWNER:

12233 NORTH SECOND STREET, LLC
an Illinois limited liability company

By: _____
Name: Margaret E. Benton
Its: Member

STATE OF _____)
)ss.
COUNTY OF _____)

On _____ 20___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires:

ACKNOWLEDGED AND CONSENTED TO BY:

By: _____
Name: ROBERT NOWICKI

STATE OF _____)
)ss.
COUNTY OF _____)

On _____ 20___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires:

SIGNATURE PAGE TO
FIRST AMENDMENT TO SOLAR LEASE

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date set forth above.

COMPANY:

Pivot Energy IL 143 LLC,
a Delaware limited liability company

By:_____
Name: _____
Its: Authorized Representative

STATE OF _____)
)ss.
COUNTY OF _____)

On _____ 20___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires:

EXHIBIT A

Leased Area:

EXHIBIT B

Operations and Maintenance Easement

PIVOT ENERGY IL 143 LLC

Redline of Village of Roscoe Staff Recommended Conditions of Approval

12233 North 2nd Street | ZBA Hearing: November 12, 2026

1. **Approval of a Special Use Permit for a community solar farm/garden use with a battery energy storage system generating no more than 5.0 MWac on the subject properties.**

2. **The applicant shall submit updated site plans for review and obtain design review for the proposed development per Sec. 15-776 of the Zoning Code.**

3. **The proposed project must meet the Commercial bulk standards per Section 15-436 of the Zoning Code.**

4. **A contiguous area along the frontage road/Route 251, at minimum 700 feet of frontage by a minimum of 285 feet of depth, shall be reserved and kept free of solar equipment for future commercial development. The reservation shall be shown on the site plan and signed lease amendment before the building permit is issued.**

5. **Prior to issuance of a building permit, the self-storage facility shall be subdivided from the project area and the remaining land combined so the project is on a single lot that meets all setback requirements. The land division shall be recorded with Winnebago County.**

6. **The applicant shall submit documentation of an amended lease that addresses the "negative solar easement." The amended lease shall not apply to, encumber or restrict buildings, structures, or vegetation on the reserved commercial area.**

7. **The access drive from the entrance to fence shall be hard surfaced with bituminous pavement or Portland cement concrete, per Village Code. Gravel is not permitted outside of the fence.**

8. **The access drive shall be redesigned in accordance with Condition #7 above and approved during site plan review to accommodate shared access with the reserved commercial area.**

9. **The applicant shall confirm jurisdiction and access-control authority over the frontage road, obtain all required Village approvals, and demonstrate compliance with any recorded access restrictions.**

10. **Fencing shall be a chain-link fence up to eight feet in height with a green or black polymer or vinyl-coated finish and shall comply with Village Code. Agricultural mesh-wire fencing is not approved. The fencing requirement is**

waived if the applicant provides a vegetative buffer or berm around the entire project area.

11. **A landscaping plan that complies with Section 15-654 and screens the facility from the public right-of-way shall be submitted for approval by Village staff prior to site plan approval. The plan shall be prepared by a landscape architect and shall place screening between the easternmost part of the reserved commercial area and the solar array.**

12. **The solar panels shall be installed with an anti-reflective coating.**

13. **The Vegetation Management Plan shall be revised to follow the IDNR Solar Site Pollinator Establishment Guidelines and address establishment, maintenance, and long-term management.**

14. **Prior to site plan approval, the applicant shall provide BESS equipment specifications, battery chemistry, layout, separation distances, operating characteristics, safety certifications, and fire-protection measures reviewed by the Village Engineer, Harlem-Roscoe Fire Department, and Winnebago County Building Division.**

15. **Prior to site plan approval, the applicant shall submit a stormwater report and an erosion and sediment control plan meeting the Village engineering requirements and shall identify any required stormwater facilities and maintenance responsibilities.**

16. **Any drain tiles encountered or damaged during construction shall be restored.**

17. **The applicant shall provide documentation of ComEd's acceptance of the interconnection and equipment layout.**

18. **Any new public electric infrastructure required by the electric utility to serve the solar facility within the boundaries of the subject property shall be pad mounted where above-ground infrastructure does not currently exist.**

19. **The applicant shall obtain all required permits, including Village site development, right-of-way, and driveway permits, the IEPA General NPDES Construction Permit, and any Winnebago County building and electrical permits.**

20. **Prior to building permit issuance, the Decommissioning Plan shall be revised to comply with Ordinance 2023-11 and shall: use one consistent removal timeline across the plan, narrative, and AIMA; include a gross decommissioning cost prepared by an Illinois-licensed Professional Engineer; separately identify salvage value and a net salvage credit;**

document that the Village has a legally enforceable interest in salvage proceeds if the project is abandoned; and provide for periodic updates to the cost and salvage estimates.

21. **The applicant shall comply with the Agricultural Impact Mitigation Agreement (AIMA).**

22. **A contact person for the project will need to be kept on file with the Village of Roscoe for issues/complaints upon completion of the facility.**

23. **A special use permit shall lapse and shall become void two years following the date on which the special use permit became effective, unless before the expiration of two years a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the special use permit application, or a certificate of occupancy is issued for the structure which was the subject of the special use permit application, or the site is occupied if no building permit or certificate of occupancy is required.**

24. **Any additional conditions of approval recommended by the Zoning Board of Appeals.**



Pivot Energy

PIVOT ENERGY IL 143 LLC
VILLAGE OF ROSCOE
ZONING BOARD OF APPEALS

Powering Progress.

Independent Power Producer

About Pivot Energy:

- Develops, owns, and operates solar and energy storage projects
- Delivers renewable energy solutions that strengthen local economies
- Creates jobs, provides affordable, reliable power

Focus Areas:

- Community and Commercial-Scale Solar & Storage
- Corporate Offsite Solutions: RECs, Offsite PPAs, Tax Equity/Credits
- Corporate Onsite Solar & Storage
- Purpose-Driven Solar Development
- Asset Management, O&M
- Offsite & Onsite Storage
- Dual-Use

Founded

Headquarters

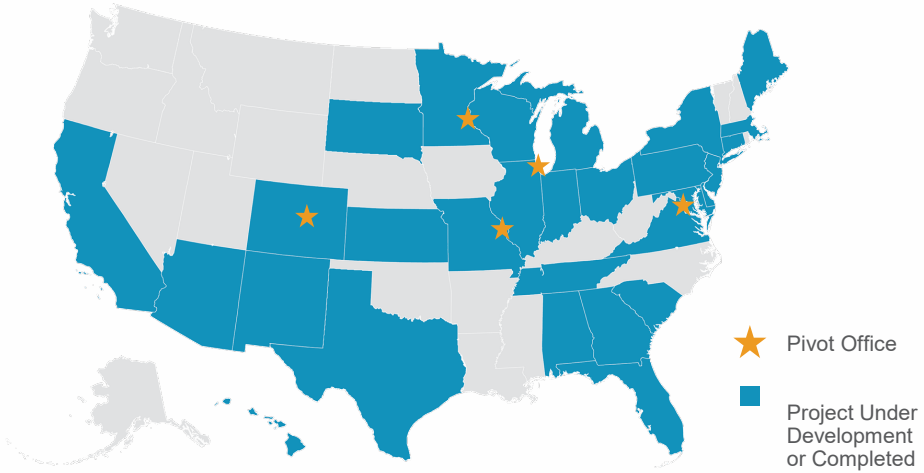
Pivot Energy

Denver, CO

Certified B Corporation

Most Loved Workplace Certified Company 2026

2025 Top Solar Contractors



4 GW+
Built, awarded, or in development

1800+
Projects completed or in development

650+
Clients

WHY SOLAR & WHY STORAGE?





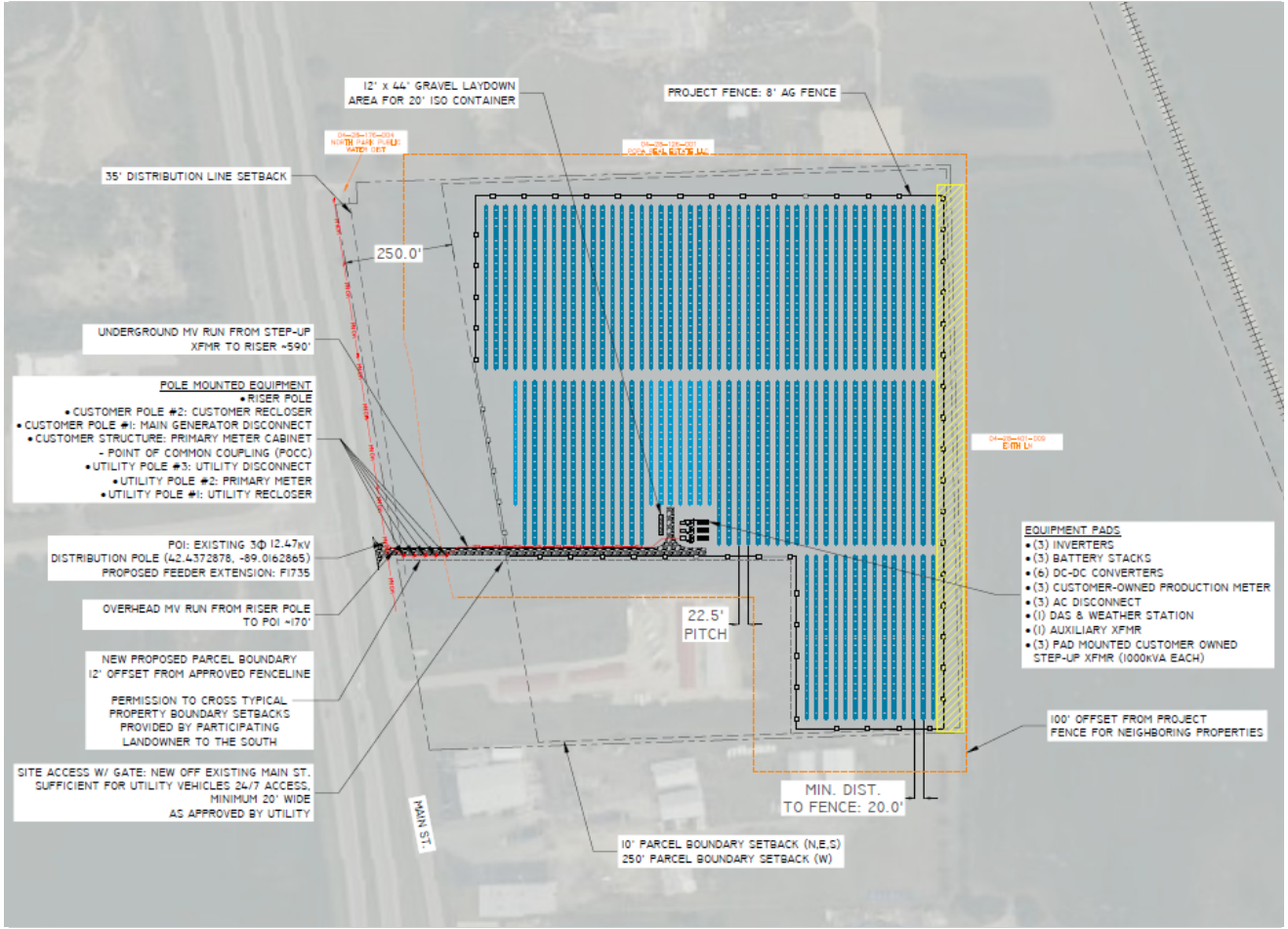
Why Solar?

- Expands energy choices for your local community
- Increases grid reliability
- Property owners maintain land ownership
- Unlocks a reliable income stream for landowners while preserving the land's agricultural character
- Dual-use on all qualified sites:
  - Livestock grazing, crop production, habitat enhancement

Why Storage?

- Balances grid supply and demand by storing excess energy, and releasing it when the grid needs it
- Can be combined with solar for added reliability
- Pivot Energy is committed to developing, constructing, and operating all our solar and storage facilities safely.

Pivot Energy 143 LLC



- On North Second St, south of McCurry Rd.
- 3MWAC Solar + BESS
- 7,515 MWh/year
- Powering approximately 1,136 residential homes

PIVOT ENERGY IL 143 LLC – BATTERY STORAGE

Battery Energy Storage System

- Lithium Iron Phosphate batteries
- LG battery containers (or similar) will be used
- Containers are 20-40 ft in length, 6-10 ft in width, 8-12 ft in heights
- Cabinets are 3-6 ft in length, 6-9 ft in width, 6-10 ft in height
- Will be on a concrete pad

Benefits

- Batteries balance grid supply and demand by storing excess energy and releasing it when the grid needs it
- Energy to be used at peak hours (night & outages) to be dispatched when most needed
- Adds reliability to the grid, allowing for more energy access at peak hours
- 20+ hours of solar generation

Cabinets*



Containers*



*Sample energy storag ms.

Pivot's Approach to BESS Safety: BESS Hazard Mitigation



Administrative Controls

- Training
- Contract terms and administration with our contractors
- External audits by third-party experts:
  - Preventative maintenance plans
  - Corrective maintenance plans
  - ECP
- 24/7 monitoring of operational projects



Engineering Controls

- Intentional selection of cell chemistry
- Safety prevention and mitigation at cell, module, enclosure, and site levels
- Following highest safety and fire code standards, such as **NFPA 855** and **UL 9540** as well as additional requirements by local AHJs or fire departments



Personal Protective Equipment (PPE)

- All employees, visitors, and technical partners are required to wear appropriate PPE on project sites
- Pivot issues PPE to all employees

AGRICULTURAL PRESERVATION

Pivot is committed to preserving agricultural production on solar project sites.

100% of qualified projects utilize dual-use land management practices, integrating solar energy production with agricultural practices like grazing, cropping, or beekeeping.

Benefits of Dual-Use

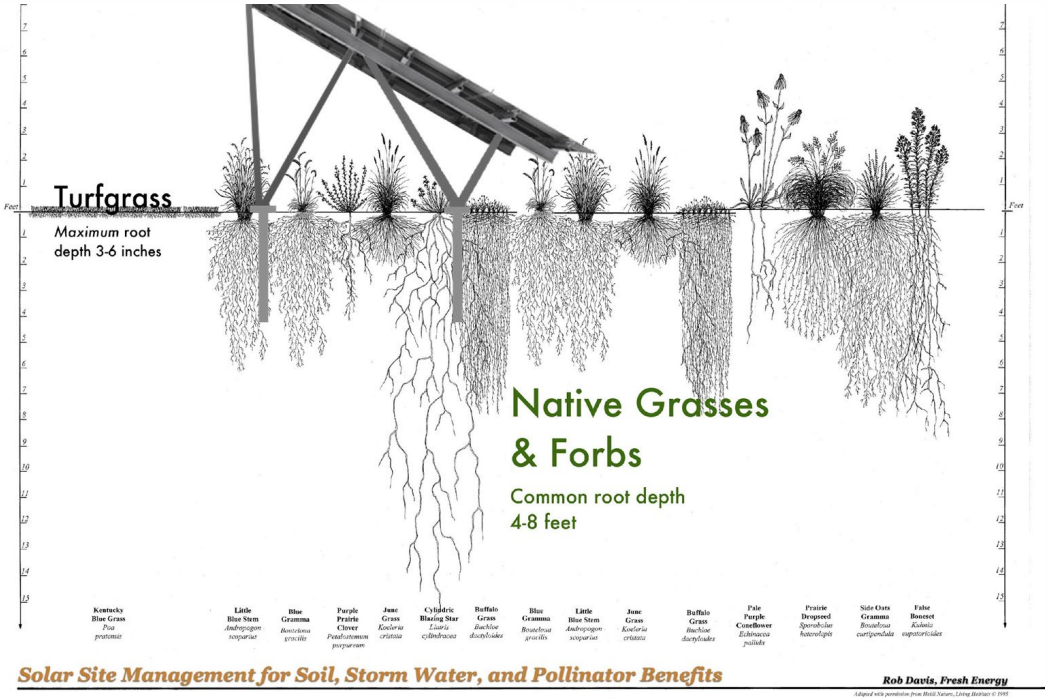
- Supports local agriculture, providing diversified income for landowners, farmers, ranchers
- Preserves agricultural land which remains viable for future agriculture, unlike permanent alternatives
- Bolsters soil and water quality with deep-rooted, pollinator-friendly vegetation reducing erosion and runoff and sheep fertilizing soils
- Provides shade which can conserve water, enhance certain crop growth, and support livestock



Low-Growth Vegetation with Native, Pollinator-Friendly Plants

Pivot seeds sites with low-growth, regionally-appropriate plant varieties and manages vegetation long-term

- Native grasses, forbs, and wildflowers manage precipitation and reduce soil erosion
- Diverse flowering plants provide forage and habitat for bees and other species
- An environmental assessment identified this area as habitat for the rusty patched bumble bee, a ground-nesting species
- Pivot engaged a consultant to recommend a site-specific seed mix that supports these bees



Agricultural Fencing Supports Rural Character and Habitat

Pivot requests a waiver from the Village ordinance's chain-link requirement to use wood-post, mesh-wire fencing

- Agricultural-style fencing uses wood posts and mesh wire rather than chain-link
- The design blends with the rural landscape and makes the site appear less industrial
- Clearance below the mesh allows small wildlife to pass through the site
- Small-animal burrowing may create additional ground-nesting areas for the rusty patched bumble bee

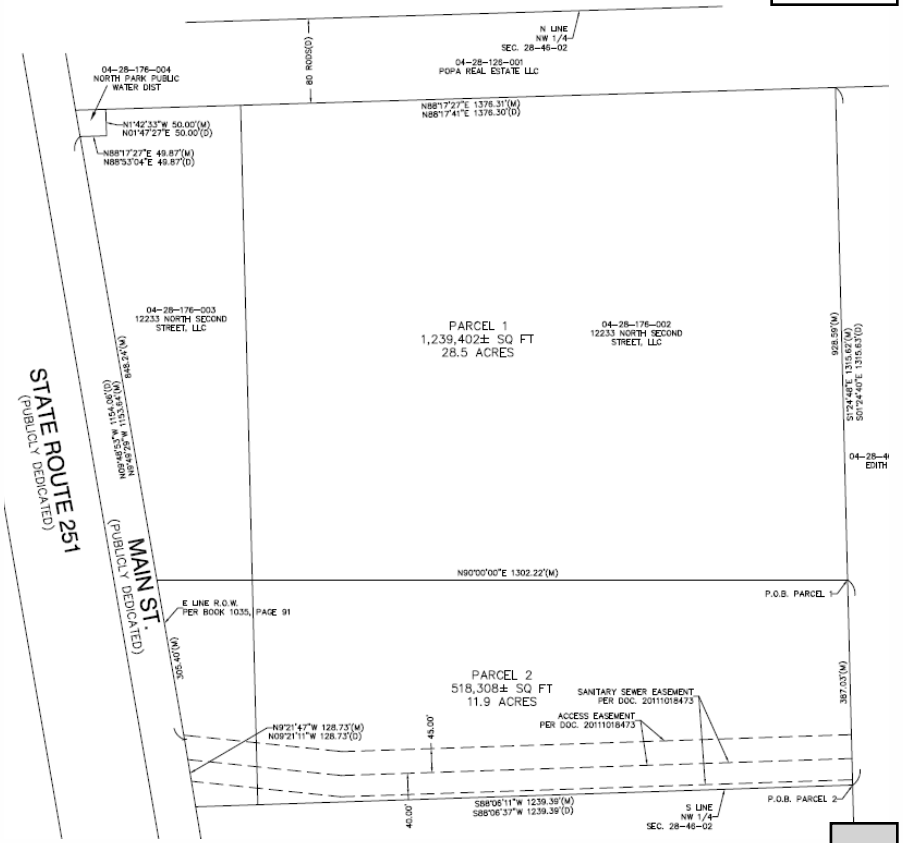




PARCEL RECONFIGURATION

A proposed subdivision separates the solar garden from the mini-storage parcel to align with primary-use permitting

- The application includes a parcel reconfiguration for the proposed community solar garden
- The applicant requests subdivision of the parcel containing the mini-storage facility directly south
- This structure facilitates review and permitting of the community solar garden as the parcel's primary use within the Commercial Highway zoning district

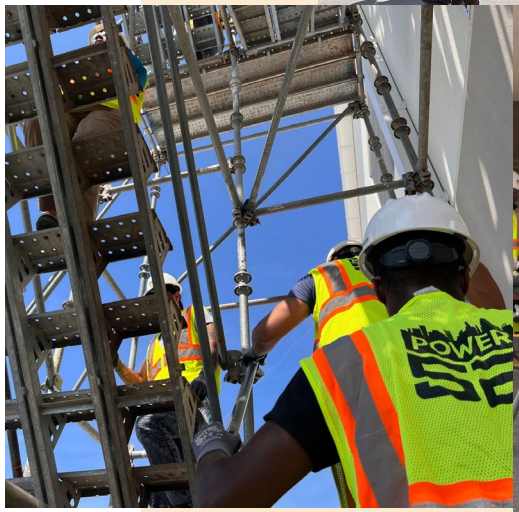


Community Benefits

In 2025, Pivot donated over $700k to 26 local community partners across Colorado, Illinois, and Maryland, bringing our total community donation investment to $2.1M.

Those funds were directed to local organizations supporting low-income families in paying their energy bills, workforce development partners building new career pathways into the solar industry, and rural agricultural organizations supporting land stewardship initiatives







To learn more, visit pivotenergy.net/community-impact

Pivot Energy

Local Property Taxes

- These projects are subject to increased property taxes:

Total Years	Current Property Taxes (2024)*	Proposed Project
1 Year	$426	$53,240
20 Year Total	$8,520	$729,244

- Total property taxes for one year of operation for the project is **$53,240**
- Over the 20-year life span of the Project, Pivot would pay $**729.244**

*comparable vacant parcel

Taxing Districts	Rate	Current Taxes*	Proposed Project
Winnebago County	0.67	$32.70	$4,081.12
Forest Preserve	0.08	$4.06	$506.71
Roscoe Township	0.10	$4.62	$576.60
Roscoe Village	0.53	$25.84	$3,224.96
Harlem-Roscoe Fire	0.62	$30.28	$3,779.09
North Suburban Library	0.24	$11.75	$1,466.46
Kinnikinnick SD #131	3.75	$182.25	$22,745.71
Hononegah High SD #207	2.18	$106.15	$13,248.05
Community College 511	0.47	$22.93	$2,861.78
Roscoe Township Road	0.12	$6.01	$750.08
TOTAL		$426.59	$53,240.56

THANK YOU
Q&A

Ajla Halilovic

ahalilovic@pivotenergy.net

708-669-0863






RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Pivot Energy Inc.
Attention: Title Department
1601 Wewatta Street, Suite 700
Denver, CO 80202

(Space above this line for Recorder's use only)

FIRST AMENDMENT TO SOLAR LEASE

This FIRST AMENDMENT TO SOLAR LEASE (this "**First Amendment**") is made and entered into as of _____, 202__, by and between 12233 NORTH SECOND STREET, LLC, whose address is 10829 Chicory Ridge Way, Roscoe, IL 61073 ("**Owner**"), and Pivot Energy IL 143 LLC, a Delaware limited liability company, whose address is 1601 Wewatta Street, Suite 700, Denver, CO 80202 ("**Company**"). Owner and Company are collectively referred to as the "**Parties**" and individually as a "**Party**".

RECITALS

WHEREAS, Owner and Pivot Energy Development LLC ("**Original Company**"), entered into a Solar Lease (as amended, restated, supplemented or otherwise modified from time to time, the "**Agreement**") dated as of May 6, 2024, as evidenced by that certain Memorandum of Lease, dated May 6, 2024, and recorded on May 27, 2024, as Instrument No. 2024014529 in the offices of the Clerk & Recorder in Winnebago County, Illinois.

WHEREAS, Original Company assigned its interests to Company pursuant to that certain Assignment and Assumption Agreement, dated as of July 8, 2026, and recorded as of July 22, 2026 as Instrument No. 2026018664 in the offices of the Clerk and Recorder in Winnebago County, Illinois.

WHEREAS, the Parties now seek to amend the Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises to set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree that:

1. Definitions. All capitalized terms used but not defined herein shall have the meanings given thereto in the Agreement.

2. Amendments to the Agreement.

    a. Leased Area. Exhibit A is hereby deleted in its entirety in the Agreement and replaced with Exhibit A attached to this First Amendment.

b. Easements. Exhibit B is hereby amended in the Agreement to add the legal description of the Operations and Maintenance Easement (as described in Section 7(a)(i) of the Agreement), as further described on Exhibit B to this Second Amendment.

c. Negative Solar Easement. Section 7(a)(iii) of the Agreement is hereby amended and restated in the Agreement in its entirety as follows:

i. A negative solar easement, upon which Owner shall not construct buildings or structures, or plant new trees or vegetation of any type, or allow any trees or other vegetation on the Land which now or hereafter, in the Company's reasonable opinion, may be a hazard to the Project, overshadow or otherwise block or interfere with sunlight access to the Project and/or interfere with Company's exercise of its rights hereunder (this "Solar Easement"). Company may (but shall not be obligated to) remove, at Owner's cost, any vegetation, buildings or other structures which violate this easement. Notwithstanding anything herein to the contrary, Owner shall reimburse Company for removal costs as an abatement of Rent. The Solar Easement is measured at angles of three hundred sixty (360) degrees horizontally and one hundred eighty (180) degrees vertically from the boundaries of the Land; provided, however, that this Solar Easement shall not apply to, encumber, or restrict any development, construction, structures or buildings, built by the Village of Roscoe, in compliance with Applicable Law, within the reserved commercial development area located along the frontage of the Land as designated on the site plan, dated as of October 21, 2026 and

2. Effect of Amendment. Except as expressly modified by this First Amendment, all of the terms, conditions, agreements, and understandings contained in the Agreement shall remain unchanged and in full force and effect, the same are hereby expressly ratified and confirmed by the Parties and any references to the Agreement shall mean the Agreement as amended by the First Amendment.

3. Governing Law. This First Amendment, and any instrument or agreement required hereunder (to the extent not otherwise expressly provided for therein), shall be governed by and construed in accordance with the laws of the State listed in the Agreement, without reference to conflicts of law provisions thereof.

4. Counterparts. This First Amendment may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE TO
FIRST AMENDMENT TO SOLAR LEASE

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date set forth above.

OWNER:

12233 NORTH SECOND STREET, LLC
an Illinois limited liability company

By: _____
Name: Margaret E. Benton
Its: Member

STATE OF _____)
)ss.
COUNTY OF _____)

On _____ 20___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires:

ACKNOWLEDGED AND CONSENTED TO BY:

By: _____
Name: ROBERT NOWICKI

STATE OF _____)
)ss.
COUNTY OF _____)

On _____ 20___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires:

SIGNATURE PAGE TO
FIRST AMENDMENT TO SOLAR LEASE

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date set forth above.

COMPANY:

Pivot Energy IL 143 LLC,
a Delaware limited liability company

By:_____
Name: _____
Its: Authorized Representative

STATE OF _____)
)ss.
COUNTY OF _____)

On _____ 20___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

_____
Notary Public
Commission Expires:

EXHIBIT A

Leased Area:

EXHIBIT B

Operations and Maintenance Easement

VILLAGE of ROSCOE

Planning and Community Development Department
10631 Main Street, Roscoe, IL 61073
tel: 815-623-2829 fax: 815-623-1360
permits@roscoeil.gov

Zoning Board of Appeals Meeting of November 12, 2026

Application No. ZBA 2026-017 SUP

Applicant: Pivot Energy IL 143 LLC on behalf of 12233 North Second Street LLC

Location: 12233 North 2nd Street, (PINS: 04-28-176-002 and 04-28-176-003)

Requested Actions: A Special Use Permit to install a Community Solar Farm/Garden

Existing Use: Self Storage

Proposed Use: Self Storage and Community Solar Farm/Garden

Existing Zoning: CH, Highway Commercial

Adjacent Zoning: North: IG, General Industrial

East: IG, General Industrial

South: IL, Light Industrial

West: CPD, Commercial Planned Development

Executive Summary: Pivot Energy IL 143 LLC seeks a Special Use Permit to install a Community Solar Farm/Garden in the (CH), Highway Commercial zoning district for the property located at 12233 North 2nd Street, Roscoe, Illinois.

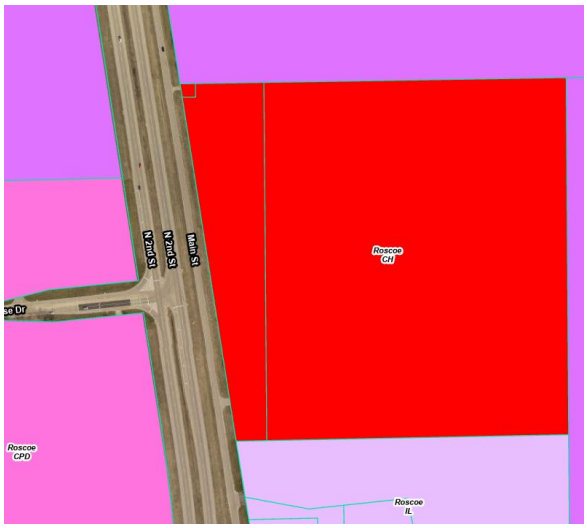
Request: The applicant is requesting a Special Use Permit to construct a ground-mounted, single-axis tracking community solar garden with a battery energy storage system on the subject properties. The proposed solar array would have a capacity of approximately 2.98 megawatts (MW) and would include approximately 12,000 Silfab 580-watt solar modules mounted on ATI Duratrack single-axis tracking systems.

Pursuant to Section 15-555(d) of the Village Code, a Community Solar Farm/Garden is permitted as a primary land use in the CH, Highway Commercial District, subject to approval of a Special Use Permit. The proposed use is therefore subject to the Special Use Permit process and applicable use regulations, design review, and site requirements.

Location Map



Zoning Map



Background and History:

The applicant originally submitted a proposal for a Community Solar Garden encompassing most of the vacant land north of the existing self-storage units, totaling approximately 23 acres.

During the initial review, Staff communicated to the applicant that the property is zoned for highway-oriented commercial uses and is identified for commercial development on the Future Land Use Map in the Village's Comprehensive Plan. Based on these designations, Staff indicated that it would not recommend approval of a Community Solar Garden occupying the entire vacant portion of the property.

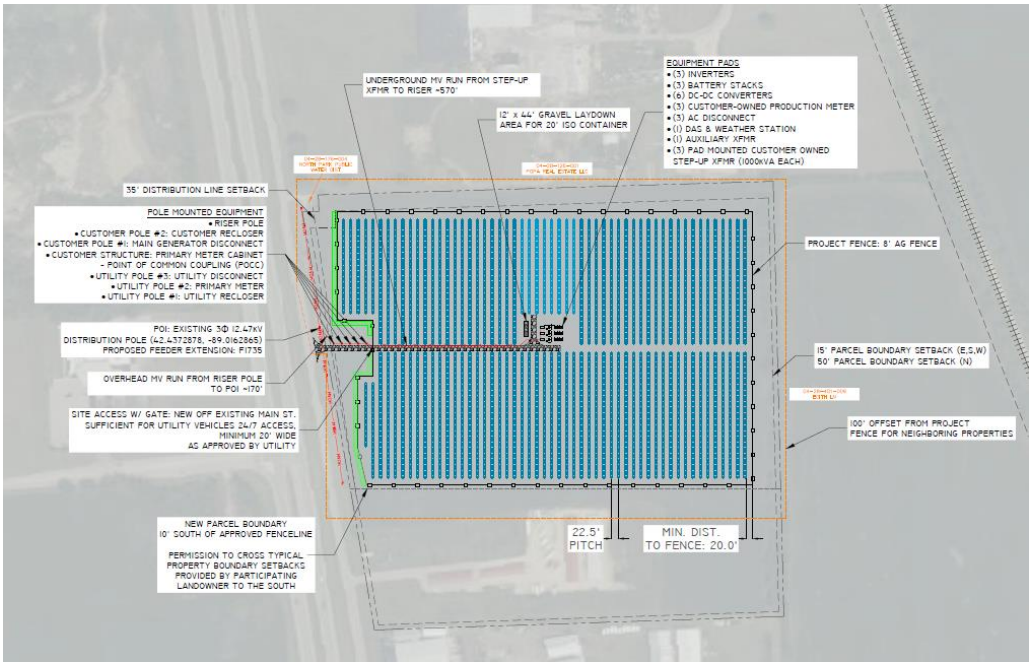
As a compromise, Staff recommended that the applicant reduce the size of the solar farm/garden and relocate the facility farther east on the property, away from the road frontage. This revised configuration would preserve a portion of the property for potential future commercial development while maintaining frontage along 251 Road for future access and development.

The request would require an amendment to the Lease agreement between the applicant and owner. Regarding the "negative solar easement," Which states the owner shall not construct buildings or structures or plant new trees or vegetation of any type or allow any trees or vegetation on the property which now and hereafter, in Company's reasonable opinion, may be a hazard to the project, overshadow or otherwise block or interfere with sunlight access to the project.

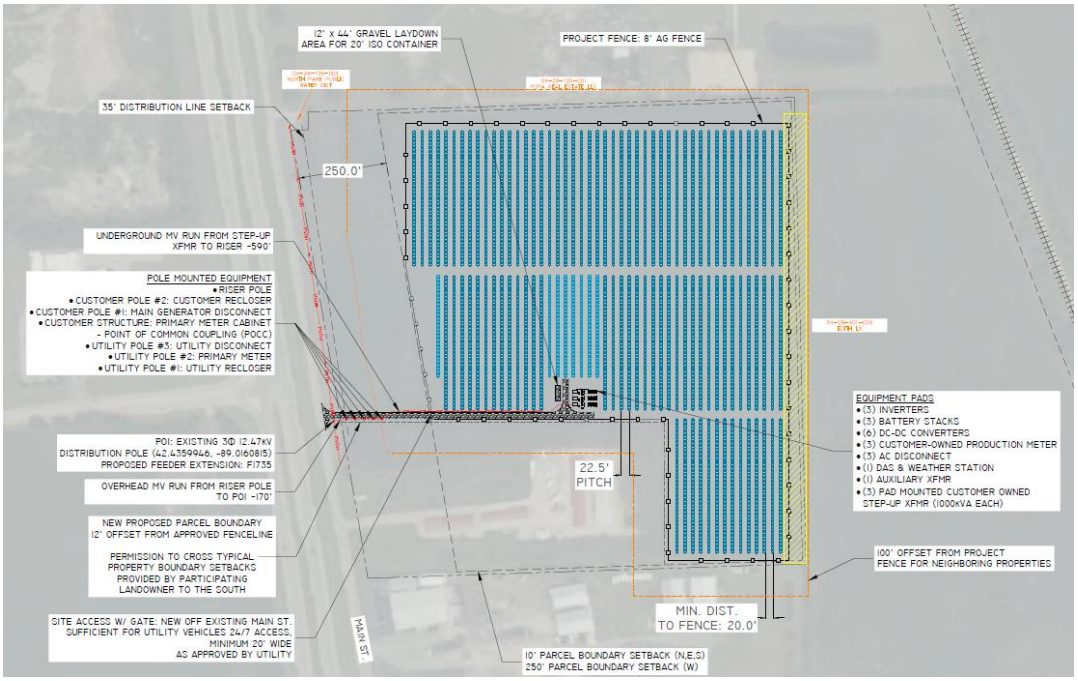
The applicant subsequently presented the revised proposal to the Village Board of Trustees in September. The Trustees expressed appreciation for the applicant's willingness to modify the original proposal and preserve an area for future commercial development. The Trustees also raised concerns regarding site access, construction activities, and how access to the proposed solar facility would be shared with or accommodate the reserved area for future development.

The revised proposal includes approximately 22 acres of property for the solar facility, with the remaining area retained for future development.

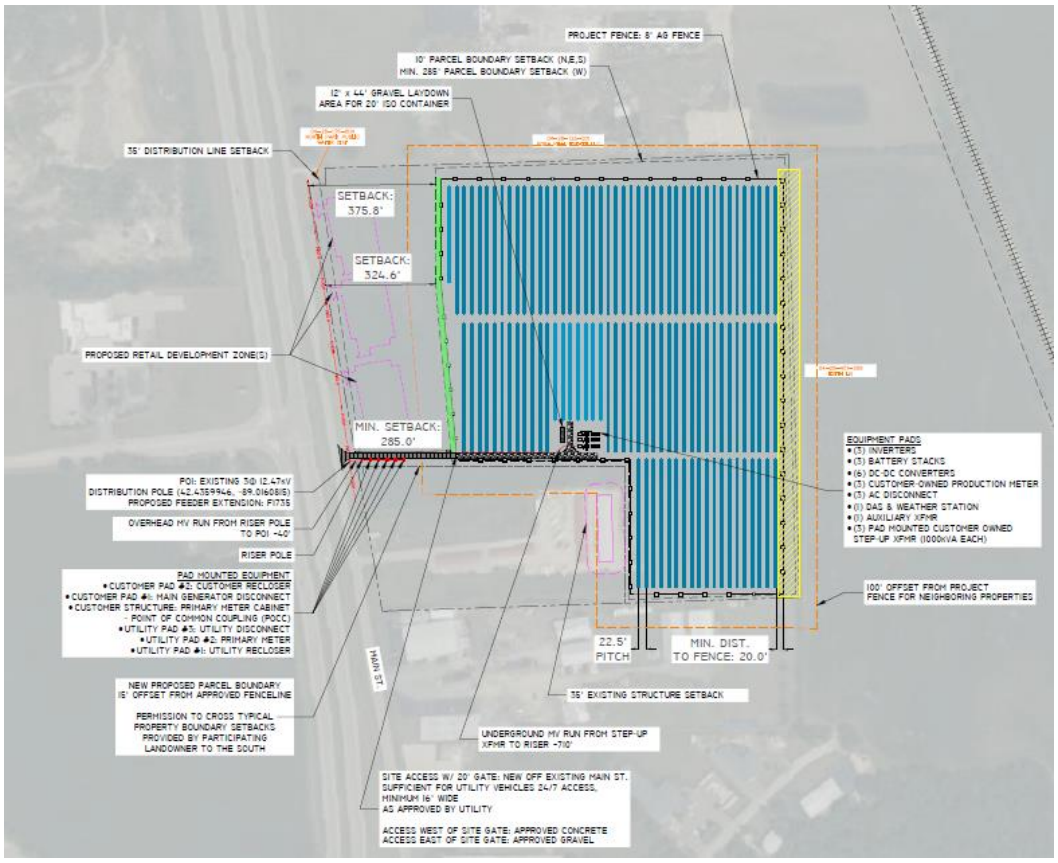
Original Proposed Layout



Amended Proposed Layout



11.12.26 Proposed Layout



Staff Review:

Access: Access to the proposed solar facility is currently shown from the frontage road via a gravel access road. The access drive's location and configuration shall be revised as part of the site plan review process. Village Code requires roads and access drives to have a hard surface; therefore, the proposed gravel drive does not comply and must be addressed before site plan approval. The final access design should also account for the portion of the property reserved for future commercial development.

Utilities: The proposed facility would interconnect with the existing ComEd distribution line along IL Rt 251. The interconnection would include an approximately 170-foot overhead medium-voltage run from a riser pole, followed by an approximately 570-foot underground run from the step-up transformers. Four new utility poles are proposed. The applicant has indicated that an interconnection agreement with ComEd has been received. No water or sewer extensions are proposed.

Fencing: The applicant proposes an approximately eight-foot agricultural mesh-wire fence around the solar facility. The Community Solar Farm/Gardens regulations require that facilities be enclosed with a chain-link fence of up to eight feet in height, finished in green or black polymer or vinyl coating. The proposed agricultural fencing does not meet this standard, and Staff does not support the requested deviation. Agricultural fencing weathers and visually

deteriorates over time, which is inconsistent with the appearance expected in a commercial district. Staff supports waiving the fencing requirement if the applicant instead provided a vegetative buffer around the entire project (plantings or a berm).

Vegetative Buffer and Screening: The original project narrative and site layout included a single vegetative buffer intended to screen the facility from public view along Main Street and IL Rt 251. Given the commercial zoning and location, the Village finds it in its best interest to screen the project from the public right-of-way. Screening should be placed between the easternmost part of the reserved commercial area and the solar array to create an effective visual barrier.

The applicant's narrative states that the buffer will be designed and certified by a landscape architect, but no buffer details were provided. Staff recommends, as a condition of approval, that a landscaping plan complying with Section 15-654 of the zoning code be submitted for review and approval by Village staff.

Ground Cover and Vegetation Management: The applicant proposes a native, pollinator-friendly seed mix for ground cover throughout the site, along with a coordinated management plan. Staff recommends that the applicant follow the IDNR Solar Site Pollinator Establishment Guidelines and revise the Vegetation Management Plan accordingly to address the establishment, maintenance, and long-term management of site vegetation.

Lot Configuration: The proposed project spans two parcels, one of which contains an existing self-storage facility. To allow the project to meet all applicable development and use standards, the self-storage facility must be subdivided from the proposed development, and the remaining land must be combined to create a single lot for the proposed project.

Decommissioning: The Decommissioning Plan has some inconsistencies between the applicant's narrative and the actual plan. The removal timeline is 90 days in the decommissioning plan, 6 months in the narrative, and 12 months in the AIMA. The decommissioning plan shall be compliant with Ordinance 2023-11 and clarify:

- A gross decommissioning cost prepared by an IL professional Engineer.
- A separately identified salvage value for equipment and materials.
- A net salvage credit.
- Documentation demonstrating that the Village has priority or a legally enforceable interest in the salvage proceeds if the project is abandoned.
- Periodic updates to both the decommissioning cost and salvage estimate.

Engineering Comments: Engineering was provided a copy of the proposed development and has the following comments.

Permits and Agency Approvals: Obtain all applicable Village permits, including site development, right-of-way construction, and driveway construction permits, as well as the IEPA

General NPDES Construction Permit and any applicable Winnebago County building and electrical permits.

Project and Battery Storage Information: Clarify the proposed access-road width, as the narrative identifies a minimum width of 16 feet while the plans identify 20 feet. Additional information regarding the proposed battery energy storage system (BESS) is also required, including equipment specifications, battery chemistry, layout, separation distances, operating characteristics, applicable safety certifications, and fire-protection measures.

Access Road and Fencing: The proposed gravel access road is not permitted in a commercial area. The access road must meet Village requirements for bituminous pavement or Portland cement concrete. In addition, fencing must comply with Village setback requirements and may not be located within the required front yard of a nonresidential district.If the portion approaching the gate will be public, a minimum width of 20 feet would be required to accommodate the proposed retail development zones, subject to confirmation of the applicable IDOT and Village standards. Beyond the gate, the private gravel access road could remain 16 feet wide, provided the fire district approves that width for emergency access.

Stormwater and Drainage: A stormwater report is required to demonstrate adequate existing and proposed drainage, including grading, drainage patterns, and potential impacts from the access road, equipment pads, and other improvements. Any required stormwater facilities and maintenance responsibilities must be identified.

Erosion and Sediment Control: Provide an erosion and sediment control plan addressing disturbance limits, construction access and staging, temporary stabilization, sediment controls, and permanent restoration. Existing drainage infrastructure must be protected, and any drain tiles encountered or damaged during construction must be restored.

Fire, Emergency Access, and Other Agency Review: Submit the proposed solar and battery storage facilities to the Village, Harlem-Roscoe Fire Department, and Winnebago County Building Division for review. Fire Department comments should address emergency access, road and gate widths, loading requirements, turning movements, turnaround facilities, and access to the battery equipment.

Utility and Access Coordination: Provide documentation of ComEd's acceptance of the proposed interconnection and equipment layout. The applicant must also confirm the jurisdiction and access-control authority for the frontage road, obtain all required Village and IDOT approvals, and demonstrate that the proposed entrance complies with any recorded access restrictions.

Special Use Permit Procedure: A Special Use Permit (SUP) is an approval that allows land use that is not automatically permitted under zoning rules but may be allowed if specific conditions are met. Section 15-780 outlines the procedure for a Special Use Permit. The ZBA must hold a

public hearing for each proposed SUP. Within 45 days following the public hearing, the ZBA must make a favorable finding as to whether the SUP is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend approval to the Village Board.

Per Section 15-780(c)(2) of the Zoning Code, the Zoning Board of Appeals shall find all the following facts true:

1. **The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;**

   As revised, the facility is limited to the rear portion of the parcel, set back from the frontage road and IL Rt 251 Road. The use generates minimal traffic, noise, and odor once operational, and no water or sewer extensions are proposed. The site contains no delineated wetlands or drain tiles, and SHPO and IDNR reviews resulted in an archaeological exemption and a determination of no adverse effects. Public safety concerns related to the battery energy storage system (BESS), emergency access, and stormwater will be addressed through the conditions below. Staff finds this standard can be met if those conditions are satisfied.

2. **The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district;**

   The property is zoned CH and is designated for commercial development in the Comprehensive Plan. The applicant reduced the original proposal away from the road frontage, which preserves frontage and developable area along IL Rt 251. To ensure the project does not impede future commercial development, staff recommends conditions requiring a shared-access design, screening, a lease amendment addressing the negative solar easement, and decommissioning assurances. Staff finds this standard can be met if those conditions are satisfied.

3. **Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;**

   The applicant has received an interconnection agreement from ComEd for connection to the existing power lines along IL Rt 251, and no water or sewer extensions are required. The proposed gravel access road does not meet Village code, and the stormwater, erosion control, and BESS documentation have not yet been provided. These items will be required under the conditions below, staff finds this standard can be met if they are satisfied.

4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion; and**

   Access is proposed from the frontage road. After construction, operational traffic would be limited to occasional maintenance visits, but the shared use of the entrance with the reserved commercial area needs to be addressed. The location, width, and surfacing of the drive, and the jurisdiction over the frontage road, must be resolved with the Village and IDOT. Staff finds this standard can be met if the conditions below are satisfied.

5. **The proposed Special Use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located.**

   As submitted, the proposal does not fully comply with the commercial zoning district standards. With the requested conditions of approval, this standard is met.

Staff Recommendation: Staff recommends **approval** of a Special Use Permit to construct a community solar farm/garden with a battery energy storage system, in the CH, Highway Commercial zoned property located at 12233 North 2nd Street, PINS: 04-28-176-002 and 04-28-176-003, based on the above Findings of Fact and subject to the following conditions of approval:

1. Approval of a Special Use Permit for a community solar farm/garden use with a battery energy storage system generating no more than 5.0 MWac on the subject properties.
2. The applicant shall submit updated site plans for review and obtain design review for the proposed development per Sec. 15-776 of the Zoning Code.
3. The proposed project must meet the Commercial bulk standards per Section 15-436 of the Zoning Code.
4. A contiguous area along the frontage road/Route 251, at minimum 700 feet of frontage by a minimum of 285 feet of depth, shall be reserved and kept free of solar equipment for future commercial development. The reservation shall be shown on the site plan and lease agreement before the permit is issued.
5. Prior to issuance of a building permit, the self-storage facility shall be subdivided from the project area and the remaining land combined so the project is on a single lot that meets all setback requirements. The land division shall be recorded with Winnebago County.
6. The applicant shall submit documentation of an amended lease that addresses the "negative solar easement." The amended lease shall not restrict buildings, structures, or vegetation on the reserved commercial area.
7. The access drive from the frontage road to the solar facility entrance shall be hard surfaced with bituminous pavement or Portland cement concrete, per Village Code. Gravel is not permitted outside the solar facility.

8. The access drive shall be redesigned and approved during site plan review to accommodate shared access with the reserved commercial area.
9. The applicant shall confirm jurisdiction and access-control authority over the frontage road, obtain all required Village, County, and IDOT approvals, and demonstrate compliance with any recorded access restrictions.
10. Fencing shall be a chain-link fence up to eight feet in height with a green or black polymer or vinyl-coated finish and shall comply with Village Code. Agricultural mesh-wire fencing is not approved. The fencing requirement is waived if the applicant provides a vegetative buffer or berm around the entire project area.
11. A landscaping plan that complies with Section 15-654 and screens the facility from the public right-of-way shall be submitted for approval by Village staff prior to site plan approval. The plan shall be prepared by a landscape architect and shall place screening between the easternmost part of the reserved commercial area and the solar array.
12. The solar panels shall be installed with an anti-reflective coating.
13. The Vegetation Management Plan shall be revised to follow the IDNR Solar Site Pollinator Establishment Guidelines and address establishment, maintenance, and long-term management.
14. Prior to site plan approval, the applicant shall provide BESS equipment specifications, battery chemistry, layout, separation distances, operating characteristics, safety certifications, and fire-protection measures reviewed by the Village Engineer, Harlem-Roscoe Fire Department, and Winnebago County Building Division.
15. Prior to site plan approval. The applicant shall submit a stormwater report and an erosion and sediment control plan meeting the Village engineering requirements and shall identify any required stormwater facilities and maintenance responsibilities.
16. Any drain tiles encountered or damaged during construction shall be restored.
17. The applicant shall provide documentation of ComEd's acceptance of the interconnection and equipment layout.
18. Any new public electric infrastructure required by the electric utility to serve the solar facility shall be installed underground where above-ground infrastructure does not currently exist. Where above-ground infrastructure does exist, new infrastructure and upgrades shall also be installed underground, except where environmental constraints make burial infeasible.
19. The applicant shall obtain all required permits, including Village site development, right-of-way, and driveway permits, the IEPA General NPDES Construction Permit, and any Winnebago County building and electrical permits.
20. Prior to building permit issuance, the Decommissioning Plan shall be revised to comply with Ordinance 2023-11 and shall: use one consistent removal timeline across the plan, narrative, and AIMA; include a gross decommissioning cost prepared by an Illinois-licensed Professional Engineer; separately identify salvage value and a net salvage credit; document that the Village has priority or a legally enforceable interest in salvage

proceeds if the project is abandoned; and provide for periodic updates to the cost and salvage estimates.

21. The applicant shall comply with the Agricultural Impact Mitigation Agreement (AIMA).
22. A contact person for the project will need to be kept on file with the Village of Roscoe for issues/complaints upon completion of the facility.
23. A special use permit shall lapse and shall become void two year following the date on which the special use permit became effective, unless before the expiration of two year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the special use permit application, or a certificate of occupancy is issued for the structure which was the subject of the special use permit application, or the site is occupied if no building permit or certificate of occupancy is required.
24. Any additional conditions of approval recommended by the Zoning Board of Appeals.