



PLANNING COMMISSION / ZONING BOARD OF APPEALS

MEETING AGENDA

7:00 p.m. Wednesday, December 21, 2016

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES: November 16, 2016
4. PUBLIC HEARING:
 - A. Petition #16-015: Rezoning from R-2 Single Family Detached Residential to B-1 Community Shopping District at 142 Main Street.
APPLICANT: Craig and Melia Zabel
 - B. Petition #16-016: Special Use permit for pet grooming at 130 and 142 Main Street.
APPLICANT: Craig and Melia Zabel
5. OLD BUSINESS: *None*
6. NEW BUSINESS:
 - A. Petition #16-015: Rezoning from R-2 Single Family Detached Residential to B-1 Community Shopping District at 142 Main Street
APPLICANT: Craig and Melia Zabel
 - B. Petition #16-016: Special Use permit for pet grooming at 130 and 142 Main Street
APPLICANT: Craig and Melia
 - C. Petition #16-20: Quantum Sign Resubdivision
Applicant: Quantum Sign
 - D. Petition #16-021: PUD #2012-1030A 2nd Minor Amendment
Applicant: First Secure Bank and Trust
7. COMMISSIONER COMMENTS, AND MISCELLANEOUS INFORMATION:
8. ADJOURNMENT:

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of November 16, 2016**

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Village Hall Board meeting room.

2. ROLL CALL

Present: Jim Eckert, John Guddendorf, Rebecca Sabo, Greg Wilson,
Larry Jones, and Irv Ochsenschlager
Absent: Heidi Lendi

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planner/Zoning Administrator

3. APPROVAL OF MINUTES

A motion was made by Commissioner Eckert and seconded by Commissioner Guddendorf to approve the minutes of the October 19, 2016 Plan Commission Meeting as presented.

The motion passed by unanimous voice vote.

4. PUBLIC HEARING

A. Petition 16-015: Rezoning from R-1 District to B-1 District at 142 S. Main Street (Craig and Melia Zabel)

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:03p.m. Director Magdziarz stated that the petitioner requests this petition, as well as Petition 16-016: Special Use Permit for pet grooming at 130 and 142 S Main Street, be continued to the next regular meeting.

Commissioner Jones moved to continue Petition 16-015 and Petition 16-016 to the December 21, 2016 regular meeting. The motion was seconded by Commissioner Wilson. The motion passed by unanimous voice vote.

Chairman Ochsenschlager closed the public hearing at 7:05p.m.

B. Petition 16-016: Special Use Permit for pet grooming at 130 and 142 S. Main Street (Craig and Melia Zabel)

See Above

C. Petition 16-017: Zoning Ordinance Text Amendment (Customer-End Antenna Regulations)

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:05p.m. Director Magdziarz explained that this text amendment is being proposed in order to update the village code regarding customer-end antennas. Commissioner Sabo asked staff to explain what such antenna looks like. Staff circulated a photograph of an existing antenna as an example of a customer-end antenna. Commissioner Eckert stated that the number of zoning districts shown in the table did not reflect the accurate number of zoning districts in the zoning ordinance. Staff agreed to check the accuracy of the table prior to forwarding the petition to the village board.

Chairman Ochsenschlager closed the public hearing at 7:10p.m.

D. Petition 16-018: Zoning Ordinance Text Amendment (Use Table)

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:15p.m. Director Magdziarz reminded the commissioners that a similar use table has been considered in the past. This proposed revision is a simplification of the previously proposed table. Commissioner Guddendorf asked staff to explain what the asterisk on some line items means. Planner Hanlon explained that the asterisk indicated required additional standards for certain uses. Staff agreed to amend the proposed use table to clarify the meaning of the asterisks prior to forwarding the petition to the village board.

Chairman Ochsenschlager closed the public hearing at 7:20p.m.

E. Petition 16-019: Rezoning and Special Use at 375 N Sugar Grove Parkway

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:30p.m. Director Magdziarz presented the petition. He explained that this property was annexed into the village with the existing gas station use. At the time of annexation, the village board intentionally zoned the property B-1 Community Shopping in order to create a nonconforming use on the property. Since the use was nonconforming, any improvements to the property would require Village Board approval. Now that the property has new ownership and is being redeveloped in compliance with Village requests, the property should be rezoned to remove the nonconforming status. Commissioner Guddendorf asked staff about the specific landscape project underway at the site presently. Staff provided detail of the landscape project.

Chairman Ochsenschlager closed the public hearing at 7:35p.m.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

A. Petition 16-017: Zoning Ordinance Text Amendment (Customer-End Antenna Regulations)

Commissioners discussed placement scenarios for this type of antenna, the federal regulations, and the different types of antennas throughout the village with no recommendation for revision of the proposed text amendment. Commissioner Jones moved to recommend approval of Petition 16-017, amending title 11 Zoning Regulations to provide for customer-end antennas as proposed by staff. The motion was seconded by Commissioner Sabo. The motion passed by unanimous voice vote.

B. Petition 16-018: Zoning Ordinance Text Amendment (Use Table)

Commissioners discussed some definitions and additional standards proposed with no recommendation for revision. Commissioner Eckert moved to recommend approval of petition 16-018, amending Title 11 Zoning Regulations to provide for the addition of a use table as proposed by staff. Commissioner Guddendorf seconded the motion. The motion passed by unanimous voice vote.

C. Petition 16-019: Rezoning and Special Use at 375 N Sugar Grove Parkway

Commissioner Eckert moved to recommend approval of Petition 16-019 rezoning property located at 375 N Sugar Grove Parkway from B-1 Community Shopping to B-3 Regional Business with Special Use for Automobile Gas Station, Accessory Single bay Car Wash, and two (2) Accessory Fuel Canopies. Commissioner Sabo seconded the motion. The motion passed by unanimous voice vote.

7. **PLANNING COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be December 21, 2016.

W. Magdziarz provided an update on the status of various development projects across the Village.

8. **ADJOURNMENT**

Motion by Commissioner Guddendorf, seconded by Commissioner Sabo to adjourn the meeting. Motion passed by unanimous voice vote

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Renee Hanlon
Substitute Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Robert Bohler
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David Paluch

**A D V I S O R Y
R E P O R T**

TO: Plan Commission
FROM: Walter Magdziarz, Community Development Director
DATE: October 19, 2016
CASE FILE: 16-015

PROPOSAL

The applicant is requesting a rezoning from R-2 Single Family Detached Residential to B-1 Community Shopping District. If this request is approved, the applicant plans to construct surface parking on the rear of the lot which will serve the Animal Hospital at 110 Main Street.

GENERAL INFORMATION

MEETING DATE: October 19, 2016
PROJECT NAME: Rezoning 142 Main Street
PETITIONER: Craig and Melia Zabel
ATTACHMENTS: Plat of Survey
Concept Parking Plan



LOCATION MAP



Subject Property

BACKGROUND & HISTORY

The property at 142 Main Street is currently zoned R-2 Single Family Residential and is improved with a single family residential structure and detached garage. The applicants, Craig and Melia Zabel, own the two (2) lots north of the subject property at 130 and 110 Main Street. The lot immediate north was rezoned from R-2 Single Family Residential to B-1 Community Shopping in 2008. After rezoning, a surface parking lot was expanded onto the rear of the lot while the single family residential use and structure have been maintained on the front portion of the lot. This parking lot extension serves the Animal Hospital at 110 Main Street. If this rezoning request is granted, the applicant plans to expand the surface parking lot onto the rear portion of the subject property without altering the residential structures on the property.

ZONING MAP

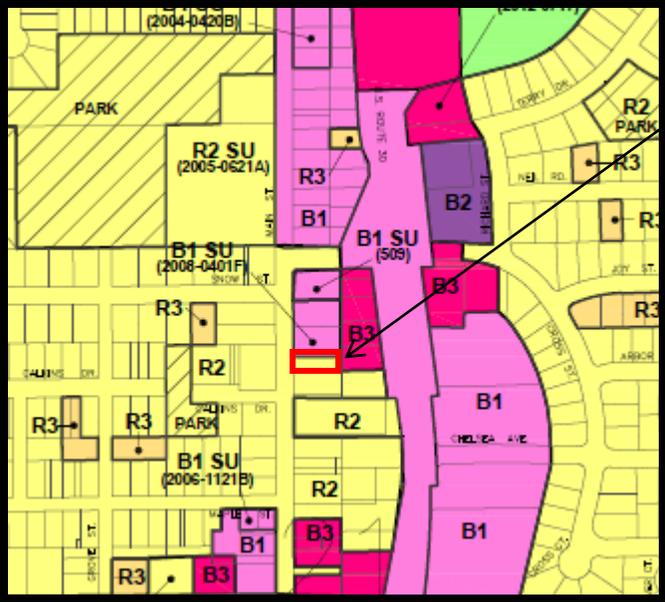
Subject Property: R-2 Single Family Residential

North: B-1 Community Shopping

South: R-2 Single Family Residential

East: B-3 Regional Business

West: R-2 Single Family Residential



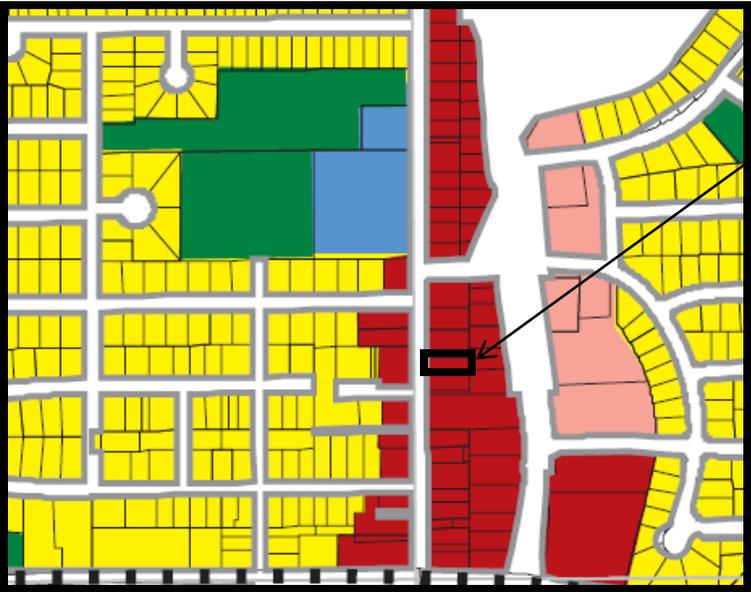
Subject Property

	E1 - ESTATE DISTRICT
	R1 - LOW DENSITY RESIDENTIAL DISTRICT
	R2 - DETACHED RESIDENTIAL DISTRICT
	R3 - MEDIUM DENSITY RESIDENTIAL DISTRICT
	PDD - PLANNED DEVELOPMENT DISTRICT
	SR - SENIOR RESIDENTIAL DISTRICT
	PARK
	SU - SPECIAL USE
	B1 - COMMUNITY SHOPPING DISTRICT
	B2 - GENERAL BUSINESS DISTRICT
	B3 - REGIONAL BUSINESS DISTRICT
	BP - BUSINESS PARK DISTRICT
	M1 - LIMITED MANUFACTURING DISTRICT
	I1 - LIGHT INDUSTRIAL DISTRICT
	A1 - RESTRICTED FARMING DISTRICT

LAND USE PLAN

The Village of Sugar Grove Comprehensive Plan anticipates the following future land uses in the area.

- Subject Property: Town Center Commercial
- North: Town Center Commercial
- South: Town Center Commercial
- East: Town Center Commercial
- West: Town Center Commercial



Subject Property

	Estate Residential
	Single Family Residential
	Multi-Family Residential
	Neighborhood Commercial
	Town Center Commercial
	Corridor Commercial

EVALUATION

When considering rezoning requests, the Zoning Ordinance provides standards for consideration. The applicants have addressed these standards in their application. Each standard is addressed below.

1. *Will the zoning change promote the public health, safety, comfort, convenience, and general welfare of the village and comply with policies of the comprehensive land use plan?* The applicant responded, "Yes".

As is indicated on the Land Use Plan above, this property is slated for downtown business uses in the future as are all the surrounding properties. This rezoning will allow the property to be put to the uses contemplated by the Land Use Plan. The Downtown Sugar Grove Plan categorizes the subject property and all surrounding properties as "transitional business". This rezoning is consistent with that plan designation as well. The plan anticipates these single family homes along Main Street will be adapted to business uses without much physical change to the buildings.

2. *Is the trend in the area consistent with this request?* The applicant responded, "Yes-Compatible with Village Plan".

This rezoning is consistent with village future land use plans. Also, this request is consistent with the 2008 rezoning of the property immediately north. The area currently contains a mix of uses typical of a downtown neighborhood.

3. *How are the permitted uses allowed by the rezoning more suitable for the property than the permitted uses allowed by the current zoning?* The applicant responded, "Allows the street to retain a residential feel while allowing the popular animal hospital to grow."

The current R-2 zoning allows only residential and home occupation uses. The B-1 rezoning, with its expanded permitted use list, will expand the opportunities for adaptive reuse of the property.

4. *Will this rezoning alter the character of the neighborhood or be detrimental to adjacent property?* The applicant responded, "The character of the street will be unaffected."

This area is described in the village future land use plans as the downtown core. Typical uses found in a downtown core are uses that are permitted in the B-1 district. It is contemplated that this neighborhood will transition from single family residential to light retail and service uses. Current plans are to leave the existing structures on the property as is; therefore, not altering the streetscape along Main Street.

Residential uses are not permitted in the B-1 district; therefore, if this rezoning is approved, the existing residential use of the property will become a legal nonconforming use. The residential use may be maintained on the property in perpetuity unless one of the following occurs; 1) the use is abandoned for 12 consecutive months, and 2) the property is damaged by 51% or more of fair market value. If either of these things occur, the owner will not be allowed to reestablish the residential use.

The subject property meets the bulk standards in the B-1 Zoning District. If the rezoning request is approved, the lot and existing principal structure will be legal and conforming.

	B-1 District Requirement	142 Main Street
Lot Area	7,000 Square Feet	8,600 Square Feet
Frontage	50 Feet	50 Feet
Street Setback	20 Feet	32 Feet
Interior Setback	5 Feet	10 Feet
Rear Setback	20 Feet	100 Feet
Transition Setback	10 Feet	Any New Construction Must Comply

The Concept Parking Plan submitted with this application meets the B-1 off street parking setback and design requirements of the Zoning Ordinance; however, no review of the viability of the project has been made. The approval of this rezoning request in no way guarantees a permit to construct the proposed parking expansion.

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has received inquiries regarding this rezoning request, but no formal objections have been filed.

STAFF RECOMMENDATION

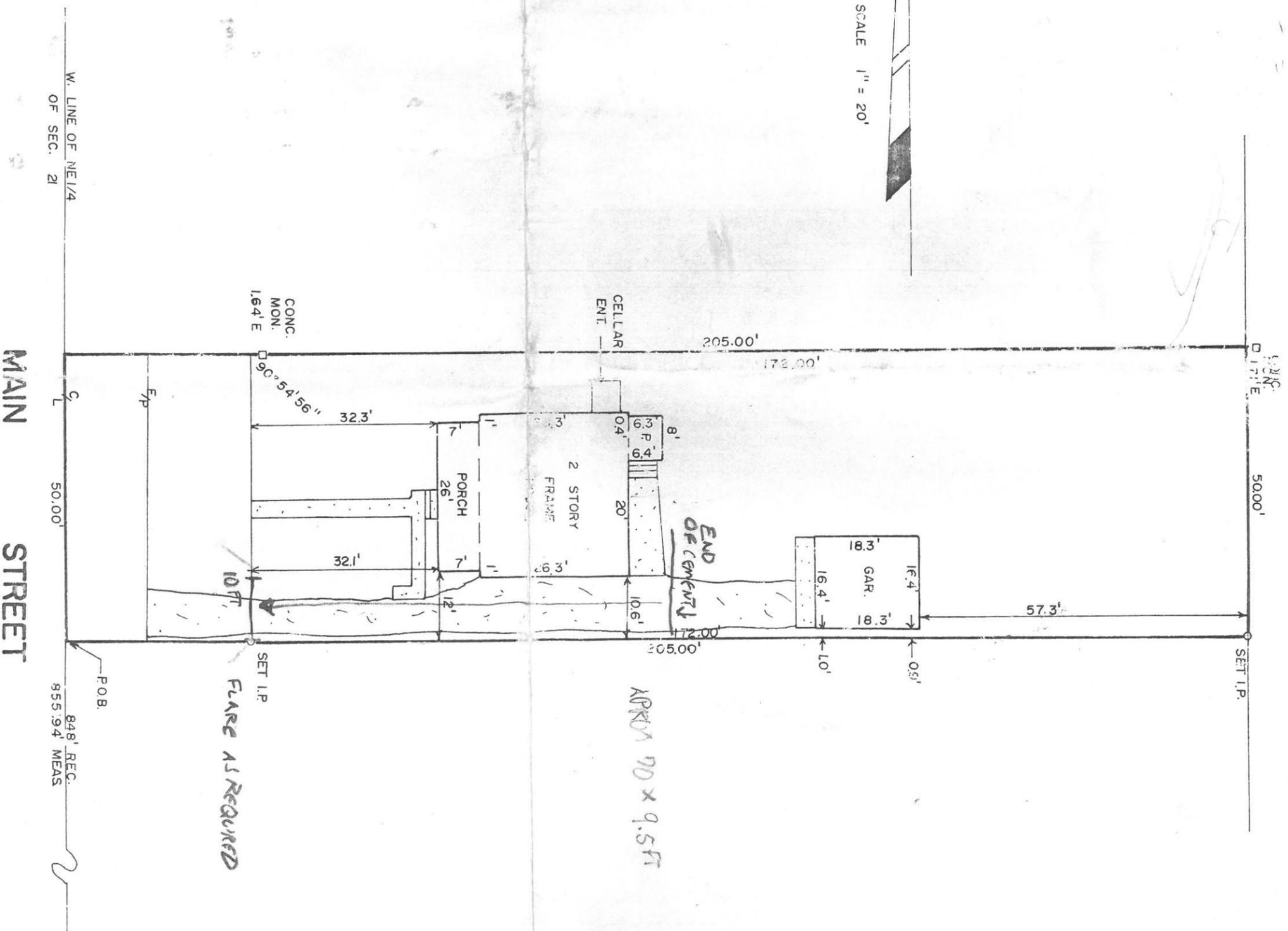
Staff recommends approval of Petition #16-015 rezoning property located at 142 Main Street from R-2 Single Family Residential to B-1 Community Shopping.

SAMPLE MOTION

Based on the presented testimony, I move that the Planning Commission recommend to the Village Board approval of Petition #16-015 rezoning property located at 142 Main Street from R-2 Single Family Residential to B-1 Community Shopping.

PLAT

THOMPSON'S SUB.



PLEASE RETURN
TO TIM W

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Robert Bohler
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David Paluch

A D V I S O R Y R E P O R T

TO: Plan Commission
FROM: Walter Magdziarz, Community Development Director
DATE: October 19, 2016
CASE FILE: 16-016

PROPOSAL

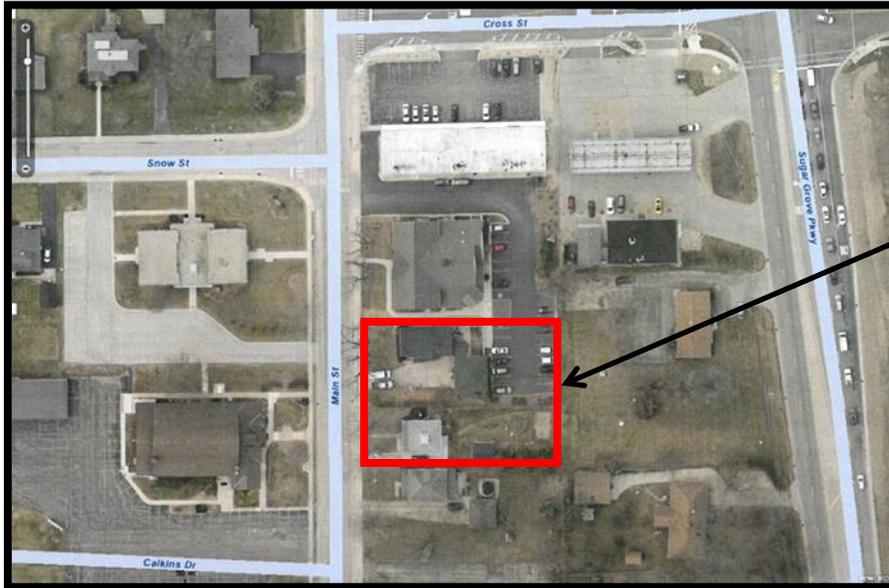
The applicant is requesting a special use for pet grooming at 130 Main Street and 142 Main Street.

GENERAL INFORMATION

MEETING DATE: October 19, 2016
PROJECT NAME: Special Use Permit for 130 Main Street and 142 Main Street
PETITIONER: Craig and Melia Zabel
ATTACHMENTS: Plats of Survey



LOCATION MAP



Subject Properties

BACKGROUND & HISTORY

The property at 130 Main Street is zoned B-1 Community Shopping and is improved with a single family residential structure and detached accessory garage. This property was rezoned from R-2 Single Family Residential to B-1 Community Shopping in 2008 (Ord #2008-0401D). A surface parking lot was expanded onto the rear of the lot while the single family residential use and structure have been maintained on the front portion of the lot. In 2009, this property was granted temporary use approval for the operation of a pet grooming facility.

The property at 142 Main Street is the subject of petition #16-015 which is a request for rezoning to B-1 Community Shopping. This special use request may only be granted for this property if the rezoning is granted. If the rezoning request is denied, the current zoning designation of R-2 does not allow for pet grooming as a special use nor as a home occupation.

LAND USE PLAN

The Village of Sugar Grove Comprehensive Plan anticipates the following future land uses in the area.

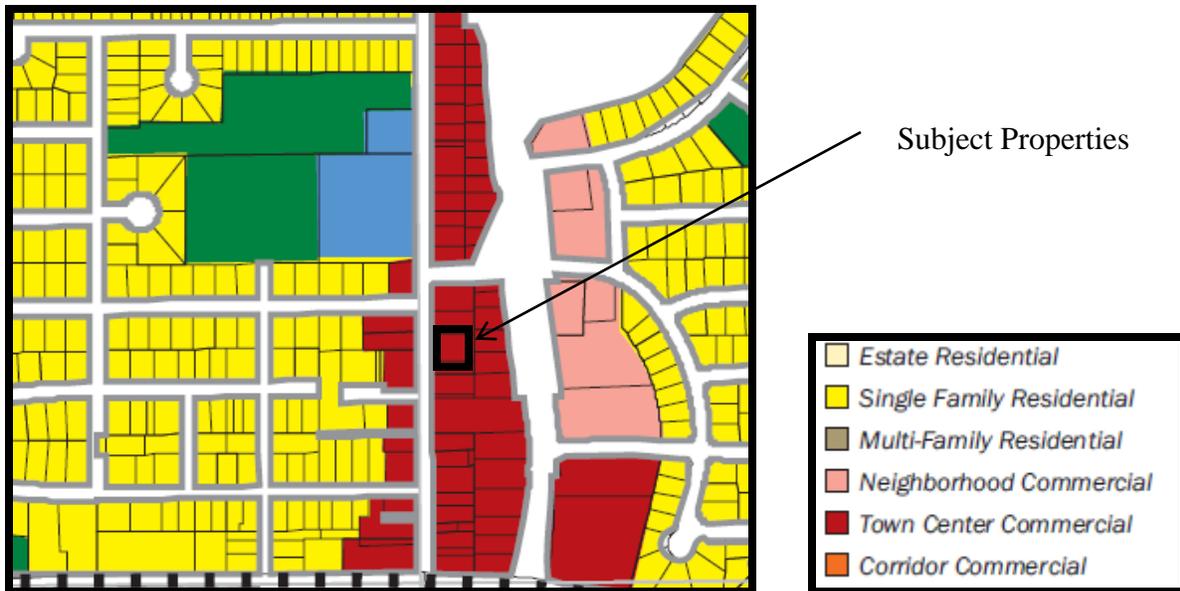
Subject Property: Town Center Commercial

North: Town Center Commercial

South: Town Center Commercial

East: Town Center Commercial

West: Town Center Commercial



EVALUATION

When considering special use requests, the Zoning Ordinance provides standards to be considered. The applicants have addressed these standards in their application. Each standard is addressed below.

1. *How will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?* Applicant response: "Comprehensive land use plan calls for the development of Sugar Grove's Main Street for business purposes."

The Comprehensive Plan and the Downtown Plan anticipate these lots will be used for downtown commercial in the future. The establishment of a service business, such as pet grooming, in a repurposed single family dwelling is in keeping with the goals of both plans.

2. *How will the special use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not alter the essential character of the area?* Applicant response: "House and front yard have no planned alterations."

The downtown plan envisions existing Main Street buildings being retained and repurposed. A pet grooming business could operate within such structure without significant changes to the character of the building.

3. *Will the special use be hazardous or disturbing to existing or future neighborhood uses?* Applicant response: "No."

The building at 130 Main Street was approved for pet grooming as a temporary use in 2009. Planning Division files has no information about nuisance violations or problems associated with this temporary use.

4. *Will the special use be adequately served by essential public facilities and services such as*

highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools or will the persons or agencies responsible for the establishment of the proposed use be able to provide such services? Applicant response: "Yes."

The property is currently served with utilities adequate for a residential use. The applicant will be required to submit an occupancy permit application prior to establishing the pet grooming operation. At that time, a review of services will be completed. A special use approval does not guarantee an occupancy permit for the business.

5. Will the special use create excessive additional requirements, at public cost, for public facilities and services, and be detrimental to the economic welfare of the village? Applicant response: "No".

Adequate public facilities exist to serve this use.

6. Will the special use involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors? Applicant response: "No".

Pet grooming facilities do not typically create any of the listed nuisances. During permit review, staff will ask for assurances against any anticipated nuisances created by the business. Attaching conditions to the special use approval is also useful in preempting any anticipated problems.

7. Will the special use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets and highways? Applicant response: "Yes".

Both properties are currently served by driveways with access to Main Street. The property at 130 Main Street is improved with an expansion of the surface parking lot at 110 Main Street. This parking lot has adequate access from Main Street and may be utilized for a pet grooming operation. During permit review, staff will ask for parking counts for this use and how all required parking and vehicular circulation will be accommodated.

8. Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief? Applicant response: "No."

These properties are not located in nor near any flood hazard area. Staff is unaware of any flooding issues in this area.

9. Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village? Applicant response: "No."

As long as these properties are properly maintained, they contribute to the character of the downtown core neighborhood. An adaptive reuse of these properties should have no adverse effect on that contribution.

RECOMMENDED CONDITIONS

Uses deemed unique in their operation require special use approval so that the Planning Commission may place conditions on the operation to insure compatibility with surrounding uses. Staff recommend that the Planning Commission consider attaching the following conditions to the special use permit.

- Hours of operation limited to 7:00 a.m. and 7:00 p.m.
- Property must be maintained free of animal waste.
- Any alterations to the façade of the buildings may not alter the residential character of the structures.
- All operations must be inside the building. Animals may not be left outside while waiting for grooming or pick-up.
- An occupancy permit must be obtained prior to the establishment of the business.

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has received inquiries regarding this special use request, but no formal objections.

STAFF RECOMMENDATION

Staff recommends approval of Petition #16-016 special use for pet grooming at properties located at 130 Main Street and 142 Main Street subject to conditions.

SAMPLE MOTION

Based on the presented testimony, I move that the Planning Commission recommend to the Village Board approval of the Special Use permit for pet grooming, Petition 16-016, subject to the following conditions:

- Hours of operation limited to 7:00 a.m. and 7:00 p.m.
- The property must be maintained free of animal waste.
- Any alterations to the façade of the buildings may not alter the residential character of the structures.
- All operations must be inside the building. Animals may not be left outside while waiting for grooming or pick-up.
- An occupancy permit must be obtained prior to the establishment of the business.

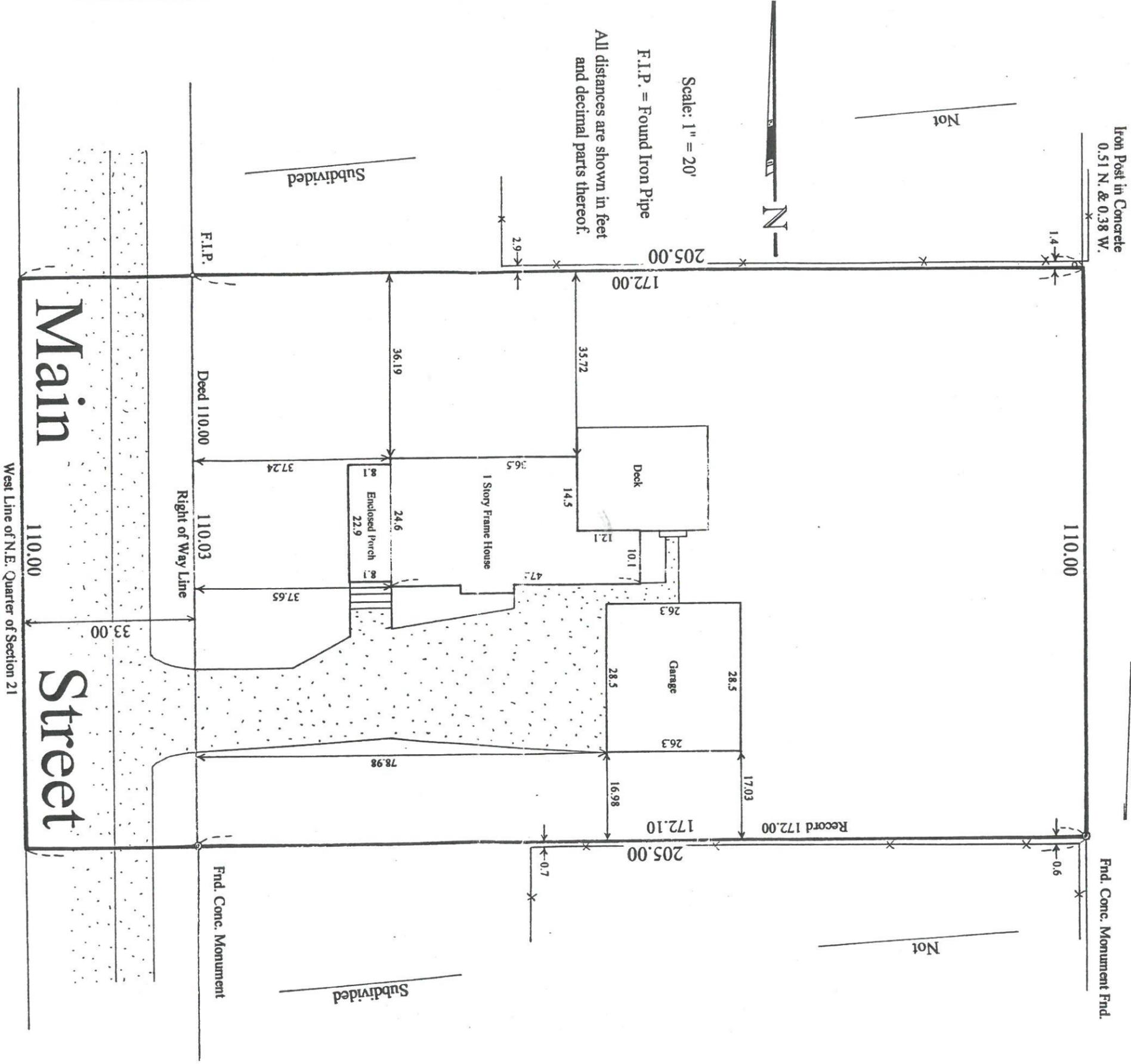
Plat of Survey

THE NORTH 110 FEET OF THE SOUTH 1008 FEET OF THE WEST 205 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

Commonly known as **130 N. Main Street.**

Thompson's

Subdivision



State of Illinois)
County of Kendall) SS

I, Thomas J. Todd, Illinois Professional Land Surveyor No. 2467, do hereby certify that the plat shown hereon is a correct representation of a survey performed at and under my direction.

Signed and sealed at Oswego, Illinois on October 9, 2003.

Thomas J. Todd

True North
Surveying & Mapping Ltd.
Oswego 630.554.3664

VILLAGE PRESIDENT

P. Sean Michels

**VILLAGE
ADMINISTRATOR**

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Robert Bohler

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Mari Johnson

Rick Montalto

David Paluch

**A D V I S O R Y
R E P O R T**

TO: Plan Commission
FROM: Walter Magdziarz, Community Development Director
DATE: December 21, 2016
CASE FILE: 16-020

PROPOSAL

The applicant is requesting final plat approval for resubdivide (combine) of lots 37 and 38 in Heartland Development Resubdivision.

GENERAL INFORMATION

MEETING DATE: December 21, 2016
PROJECT NAME: Heartland Development Consolidation of Lots 37 and 38
PETITIONER: Dave Stover, Quantum Sign Corporation

ATTACHMENTS

Final Plat of Subdivision dated October 20, 2016

LOCATION MAP



BACKGROUND & HISTORY

The applicant is requesting resubdivision so that the existing building on Lot 37 may be extended onto Lot 38. Currently, a public utility and drainage easement exists between the two lots. This resubdivision will provide for the vacation of this easement.

ZONING AND EXISTING LAND USE

The property is zoned M-1 Limited Manufacturing District. Quantum sign is a sign fabrication company. The use is permitted by right in the M-1 zoning district.

EVALUATION

The building addition, as planned, will encroach into the platted easement. Since the village code does not allow improvements to be placed in easements, this resubdivision is necessary to accommodate the Quantum Sign building addition. Quantum sign has outgrown the existing building and is planning for a large expansion of the building with additional off street parking.

PUBLIC RESPONSE

Public Hearing is not required for this application. Staff have not received comment about this request.

STAFF RECOMMENDATION

Staff recommend approval of Petition #16-020 final plat of subdivision for Heartland

Development Consolidation of Lot 37 and 38.

SAMPLE MOTION

Having considered the information presented, I move that the Planning Commission recommend approval of Petition #16-020 Final Plat of Subdivision Heartland Development Consolidation of Lot 37 and 38.

VILLAGE PRESIDENT

P. Sean Michels

**VILLAGE
ADMINISTRATOR**

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

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David Paluch

A D V I S O R Y R E P O R T

TO: Plan Commission
FROM: Walter Magdziarz, Community Development Director
DATE: December 21, 2016
CASE FILE: 16-021

PROPOSAL

The applicant is requesting to amend Planned Unit Development Ordinance number 2012-1030A to allow additional exterior wall lighting.

GENERAL INFORMATION

MEETING DATE: December 21, 2016
PROJECT NAME: PUD 2012-1030A 2nd Minor Amendment
PETITIONER: First Secure Bank and Trust
ATTACHMENTS: Site Plan
Site Photometric Plan



LOCATION MAP



BACKGROUND & HISTORY

On October 30, 2012, Planned Unit Development Ordinance #2012-1030A was adopted by the Village Board. This PUD Ordinance allowed for the construction and use of the property at 670 N Sugar Grove Parkway as a bank. In 2014, this PUD ordinance was amended to make provisions for the freestanding sign which has since been installed on the property. There are no outstanding conditions for neither the original PUD Ordinance nor the minor amendment.

The property owner believes that the building façade requires more exterior illumination in order to highlight the architecture of the building. This change to the building façade requires amendment to the PUD Ordinance.

The applicant is proposing the following:

Fixture Proposed



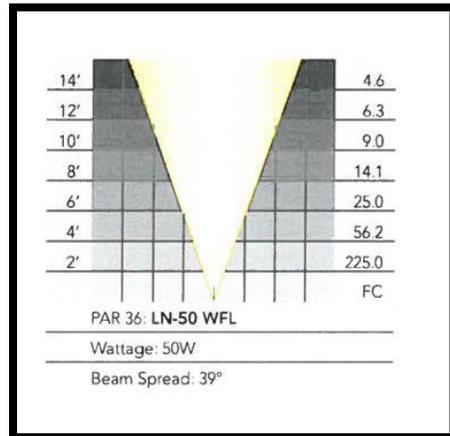
Proposed Fixture Locations



Palos Hills, IL Location with Same Lights as Proposed



Photometric for Proposed Fixture



EVALUATION

The addition of these lights must be considered both as daytime and nighttime features of the building. Currently, the building has under canopy lighting along with six (6) wall lights on the front façade of the building. The Plan Commission must consider whether the addition of these fixtures will overpower the light which is emitted by the existing wall lights and, if so, is that acceptable. Based on the photometric information submitted, the addition of these lights will illuminate the entire front façade of the building. Light direction is very important when considering the appropriateness of this amendment. Given the height of the building and the configuration of Wheeler Drive, it is possible that motorists will see the light source of the fixtures located on the northern most end of the building. This could create a nuisance or safety hazard. The petitioner should address this concern before the Plan Commission.

The daytime appearance of the light fixtures is an important consideration. The petitioner is proposing fixtures which are black in color. A white fixture may be more appropriate on this building given the building trim is white.

RECOMMENDED CONDITIONS

If the Plan Commission finds that recommendation for approval of this petition is desirable, staff offer the following condition for consideration:

- The fixtures and mounting brackets shall be white

PUBLIC RESPONSE

Public Hearing is not required for minor PUD amendments. Staff have received no public comments.

STAFF RECOMMENDATION

Staff recommend the Plan Commission consider the above information and testimony given at the public hearing to reach consensus on a recommendation of approval, approval with conditions, or denial of Petition #16-021.

SAMPLE MOTION

Having considered all of the information presented, I move to recommend (approval, denial, approval with the following conditions....) of petition 16-021 2nd minor amendment to PUD 2012-1030A to allow for additional wall lighting at 670 N Sugar Grove Parkway.

NO.	DATE	REVISION

SITE LIGHTING AND PHOTOMETRICS

AMERICAN HEARTLAND BANK
PRAIRIE GROVE COMMONS
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates - Civil Engineers, P.C.
1400 S. Shawnee Street • Springville, IL 62554 • Phone: (618) 452-2270 • Fax: (618) 452-2270
17-014-C50
9-21-12

PROJECT NO. 051

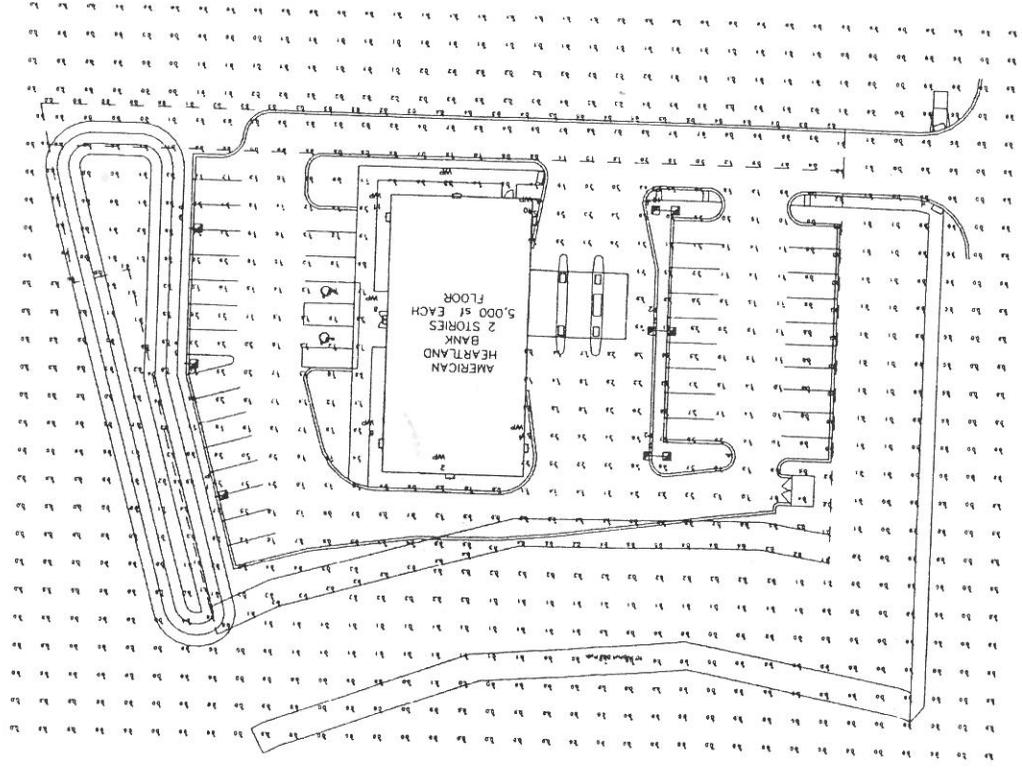
Item	Description	Quantity	Unit	Value
1	Site Lighting	1	Set	1000.00
2	Photometrics	1	Set	1000.00
3	Site Plan	1	Set	1000.00
4	Photometric Plan	1	Set	1000.00
5	Site Lighting Plan	1	Set	1000.00
6	Photometric Report	1	Report	1000.00
7	Site Lighting Report	1	Report	1000.00
8	Photometric Plan	1	Set	1000.00
9	Site Lighting Plan	1	Set	1000.00
10	Photometric Report	1	Report	1000.00
11	Site Lighting Report	1	Report	1000.00
12	Photometric Plan	1	Set	1000.00
13	Site Lighting Plan	1	Set	1000.00
14	Photometric Report	1	Report	1000.00
15	Site Lighting Report	1	Report	1000.00
16	Photometric Plan	1	Set	1000.00
17	Site Lighting Plan	1	Set	1000.00
18	Photometric Report	1	Report	1000.00
19	Site Lighting Report	1	Report	1000.00
20	Photometric Plan	1	Set	1000.00
21	Site Lighting Plan	1	Set	1000.00
22	Photometric Report	1	Report	1000.00
23	Site Lighting Report	1	Report	1000.00
24	Photometric Plan	1	Set	1000.00
25	Site Lighting Plan	1	Set	1000.00
26	Photometric Report	1	Report	1000.00
27	Site Lighting Report	1	Report	1000.00
28	Photometric Plan	1	Set	1000.00
29	Site Lighting Plan	1	Set	1000.00
30	Photometric Report	1	Report	1000.00
31	Site Lighting Report	1	Report	1000.00
32	Photometric Plan	1	Set	1000.00
33	Site Lighting Plan	1	Set	1000.00
34	Photometric Report	1	Report	1000.00
35	Site Lighting Report	1	Report	1000.00
36	Photometric Plan	1	Set	1000.00
37	Site Lighting Plan	1	Set	1000.00
38	Photometric Report	1	Report	1000.00
39	Site Lighting Report	1	Report	1000.00
40	Photometric Plan	1	Set	1000.00
41	Site Lighting Plan	1	Set	1000.00
42	Photometric Report	1	Report	1000.00
43	Site Lighting Report	1	Report	1000.00
44	Photometric Plan	1	Set	1000.00
45	Site Lighting Plan	1	Set	1000.00
46	Photometric Report	1	Report	1000.00
47	Site Lighting Report	1	Report	1000.00
48	Photometric Plan	1	Set	1000.00
49	Site Lighting Plan	1	Set	1000.00
50	Photometric Report	1	Report	1000.00

Item	Description	Quantity	Unit	Value
1	Site Lighting	1	Set	1000.00
2	Photometrics	1	Set	1000.00
3	Site Plan	1	Set	1000.00
4	Photometric Plan	1	Set	1000.00
5	Site Lighting Plan	1	Set	1000.00
6	Photometric Report	1	Report	1000.00
7	Site Lighting Report	1	Report	1000.00
8	Photometric Plan	1	Set	1000.00
9	Site Lighting Plan	1	Set	1000.00
10	Photometric Report	1	Report	1000.00
11	Site Lighting Report	1	Report	1000.00
12	Photometric Plan	1	Set	1000.00
13	Site Lighting Plan	1	Set	1000.00
14	Photometric Report	1	Report	1000.00
15	Site Lighting Report	1	Report	1000.00
16	Photometric Plan	1	Set	1000.00
17	Site Lighting Plan	1	Set	1000.00
18	Photometric Report	1	Report	1000.00
19	Site Lighting Report	1	Report	1000.00
20	Photometric Plan	1	Set	1000.00
21	Site Lighting Plan	1	Set	1000.00
22	Photometric Report	1	Report	1000.00
23	Site Lighting Report	1	Report	1000.00
24	Photometric Plan	1	Set	1000.00
25	Site Lighting Plan	1	Set	1000.00
26	Photometric Report	1	Report	1000.00
27	Site Lighting Report	1	Report	1000.00
28	Photometric Plan	1	Set	1000.00
29	Site Lighting Plan	1	Set	1000.00
30	Photometric Report	1	Report	1000.00

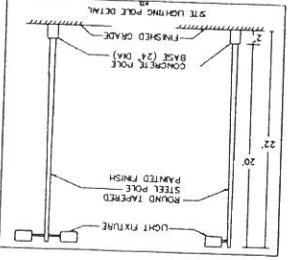
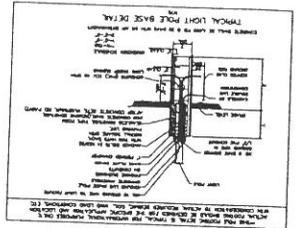
FOR ADDITIONAL LIGHTING INFORMATION AND PRICING CONTACT:
On-Site Lighting & Survey, LLC
PH: 783-844-1548

PROJECT NO. ILSG7120816

1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'



Item	Description	Quantity	Unit	Value
1	Site Lighting	1	Set	1000.00
2	Photometrics	1	Set	1000.00
3	Site Plan	1	Set	1000.00
4	Photometric Plan	1	Set	1000.00
5	Site Lighting Plan	1	Set	1000.00
6	Photometric Report	1	Report	1000.00
7	Site Lighting Report	1	Report	1000.00
8	Photometric Plan	1	Set	1000.00
9	Site Lighting Plan	1	Set	1000.00
10	Photometric Report	1	Report	1000.00
11	Site Lighting Report	1	Report	1000.00
12	Photometric Plan	1	Set	1000.00
13	Site Lighting Plan	1	Set	1000.00
14	Photometric Report	1	Report	1000.00
15	Site Lighting Report	1	Report	1000.00
16	Photometric Plan	1	Set	1000.00
17	Site Lighting Plan	1	Set	1000.00
18	Photometric Report	1	Report	1000.00
19	Site Lighting Report	1	Report	1000.00
20	Photometric Plan	1	Set	1000.00
21	Site Lighting Plan	1	Set	1000.00
22	Photometric Report	1	Report	1000.00
23	Site Lighting Report	1	Report	1000.00
24	Photometric Plan	1	Set	1000.00
25	Site Lighting Plan	1	Set	1000.00
26	Photometric Report	1	Report	1000.00
27	Site Lighting Report	1	Report	1000.00
28	Photometric Plan	1	Set	1000.00
29	Site Lighting Plan	1	Set	1000.00
30	Photometric Report	1	Report	1000.00



SL1.0
TOKWRT
AS NOTED
08/16/2012

ILSG7120816
AMERICAN HEARTLAND BANK
SUGAR GROVE, ILLINOIS

PHOTOMETRIC PLAN
PSMH OPTION

On-Site Lighting & Survey, LLC
1111 Hwy. 25 North, Suite # 201
Burlington, IL 62511
PH: 783-844-1548 FAX: 783-842-2044

Revision	Date

AMERICAN HEARTLAND BANK

