



Planning Commission/Zoning Board of Appeals

Agenda

January 16, 2019

7:00 P.M. **Sugar Grove Public Library, 125 S Municipal Drive**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) November 28, 2018

IV. PUBLIC HEARING

- a) Petition #18-010 Rezoning Property Located North and South of I-88 and Assignment of Zoning on Newly Annexed Property
Applicant: Crown Community Development

V. NEW BUSINESS

- a) Petition #18-010 Rezoning Property Located North and South of I-88 and Assignment of Zoning on Newly Annexed Property
Applicant: Crown Community Development
- b) Petition #18-010 Subdivision Ordinance Variations
Applicant: Crown Community Development

VI. OLD BUSINESS

None

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

- a) Next Meeting February 20, 2019

VIII. ADJOURNMENT

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of November 28, 2018 SPECIAL MEETING**

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Board Chambers of the Village of Sugar Grove Municipal Center.

2. ROLL CALL

Planning Commission/Zoning Board of Appeals members present:

Irv Ochsenschlager, Larry Jones, James White, James Eckert, and
Rebecca Sabo

Absent: John Guddendorf and Greg Wilson

Also present: Renee Hanlon, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner White moved to approve Minutes of the September 19, 2018 Meeting of the Planning Commission/Zoning Board of Appeals. Commissioner Eckert provided the second.

Motion passed by unanimous voice vote.

4. PUBLIC HEARING:

Petition #18-019 Special Use and Variation for Accessory Structure at 25 S Municipal Drive Applicant: Sugar Grove Fire Protection District

Chairman Ochsenschlager called the public hearing to order at 7:02 p.m. Witnesses were sworn in by the Chairman.

Administrator Hanlon provided a brief description of the request and the proposed training facility.

Assistant Chief Wayne Parson explained the need for the training facility at this location. He explained that until the SGFPD builds such a training facility they will not meet their training goals.

Members of the public present (see attached sign in sheet) posed questions and comments focused on the following issues:

- The appearance of the proposed structure. Objectors feel that the facility will be an eyesore in their neighborhood and asked if a more compatible structure could be built.
- The noise that will be generated by the training operation. There was concern over the hours of operation and how many other fire departments may be using the facility.
- Potential other locations were discussed. Other locations suggested are: Denny Road SGFPD site, Waubensee Community College, and the Aurora Airport.
- The need for this facility versus paying overtime to firefighters to train off site.
- The impact this facility will have on neighboring property values.

Fire Chief William Perkins provided the following testimony in answer to questions from the public:

- The shipping container construction provides the most cost effective way to build the training facility. He stated that he and his staff will speak to the supplier about enhancements to the facility to improve the appearance and enhance the compatibility with the residential neighborhood.
- The noise level will not be much different than the current noise level at the fire station. Currently training exercises occur regularly. He assured the public that they will not be banging on the sides of the containers and will be sensitive to noise concerns. He further stated that limiting the hours of operation would be an acceptable condition placed on the Special Use.
- The Denny Road site is too expensive to develop for the purpose of establishing this training facility. Any offsite location creates the same problem that the department is currently experiencing; if firefighters receive a call for service while training, they must return to the fire station to pack equipment before responding to the emergency. This slows response time throughout the jurisdiction.
- The cost of overtime pay is not the biggest issue with having off duty firefighters train offsite. Training occurs in groups; therefore, many firefighters have to be scheduled for the same time. Many firefighters are employed part time with SGFPD and are not available during off duty hours, because they work second jobs. If the training facility is located onsite these firefighters may train while on duty.
- There may be an impact to insurance rates throughout the Village if the facility is not allowed. Currently, SGFPD receives no points for training on their annual ISO (Insurance Service Office) assessment. This ISO rating impacts insurance rates in the community.
- Chief Perkins closed by stating that this training facility is not about meeting the minimum training standards, but exceeding training minimums and providing the opportunity for the firefighters to take their training to the next level.

Commissioner White reiterated the need to establish hours of operation and asked the SGFPD to look at ways to enhance the façade of the training structure in order to make it more aesthetically pleasing.

Commissioner Sabo asked if the structure will be damaged during training exercises creating a need to constantly be rebuilding the structure. Chief Perkins assured her that the training exercises will not result in a need to undertake major repairs.

Commissioner Eckert shared the following concerns which Chief Perkins addressed:

- Smoke damage of the exterior as a result of training. Chief Perkins testified that no flames will be created that would cause damage. Smudge pots will be the only live fire and do not produce flames.
- Water usage during training that may create flooding issues. Chief Perkins explained that very little water is used during the exercises.
- Hazardous materials used during training causing damage to wetlands from runoff. Chief Perkins states that no hazardous materials are used during training exercises.
- The creation of traffic hazards along US Hwy 30 from smoke billowing out of structure. Chief Perkins explained that other area facilities are located on busy streets and he has not heard of a problem in those towns.

Commissioner Jones asked if the SGFPD would explore the offsite locations that some members of the public suggested. Chief Perkins agreed to explore those possibilities.

Chairman Ochsenschlager closed the public hearing at 8:37p.m.

5. **NEW BUSINESS:**

Petition #18-019 Special Use and Variation for Accessory Structure at 25 S Municipal Drive
Applicant: Sugar Grove Fire Protection District

Commissioners discussed the request for special use. Commissioner White asked Chief Perkins if he was willing to come back to the Planning Commission with plans for architectural enhancements to the building. Commissioner White suggested that the item be tabled and revisited at the next scheduled meeting.

Chairman Ochsenschlager asked Chief Perkins if he understood the additional information being requested of him. Chief Perkins responded that he did understand.

Commissioner White moved to table Petition #18-019 until the next meeting on December 19, 2018. Commissioner Sabo provided the second.

Motion passed by unanimous voice vote

Commissioner White left the meeting at 9:05.

Item: County of Kane Petition for Landscape Compost Operation and Mining within Planning Jurisdiction
Applicant: Creekside Farms, LLC

Administrator Hanlon explained that this project will be zoned under the jurisdiction of Kane County. Since this property falls within one and one-half miles of the corporate limits of the Village of Sugar Grove, the Village has the right to comment on the zoning application. Ms. Hanlon provided an overview of the zoning request.

Commissioners discussed the proposal and concluded that the operation will not have an impact on the Village of Sugar Grove Land Use Plan.

6. **OLD BUSINESS:**

None

PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Administrator Hanlon provided an update on development projects that will be coming before the Planning Commission.

Commissioners discussed the status of different construction projects throughout the village.

7. **ADJOURNMENT**

Commissioner Jones moved, Commissioner Eckert seconded, to adjourn.

The motion passed by unanimous voice vote.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

**VILLAGE
ADMINISTRATOR**

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Sean Herron
Mari Johnson
Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

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

TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Madgziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: January 04, 2019
PETITION: 18-010

GENERAL INFORMATION

HEARING DATE: January 16, 2019
PROJECT NAME: Crown Planned Development District (PD District)
PETITIONER: Crown Community Development

PROPOSAL

The petitioner is seeking a map amendment from E-1 Estate Residential to PD Planned Development District and the assignment of PD Planned Development District zoning classification on newly annexed property. The proposed PD district will allow for a mix of uses on the property including: detached single-family residential, multi-family residential, office, commercial, manufacturing, and warehouse.

The property is approximately 760 acres and is located at the intersection of I-88 and Sugar Grove Parkway (IL 47). The property extends north and south of I-88. The development plan proposes a multi-year build out of the property with the first site preparation beginning in the spring of 2019.

The purpose of this zoning map amendment request is to establish the Planned Development District. The petitioner is not submitting detailed site plans for approval at this time. As each phase of the project is developed, subdivision plats and specific building plans will be prepared for further review and approval by the Planning Commission and the Village Board.

EXISTING ZONING

Subject Property: E-1 Estate Residential and F Farming (Kane County)

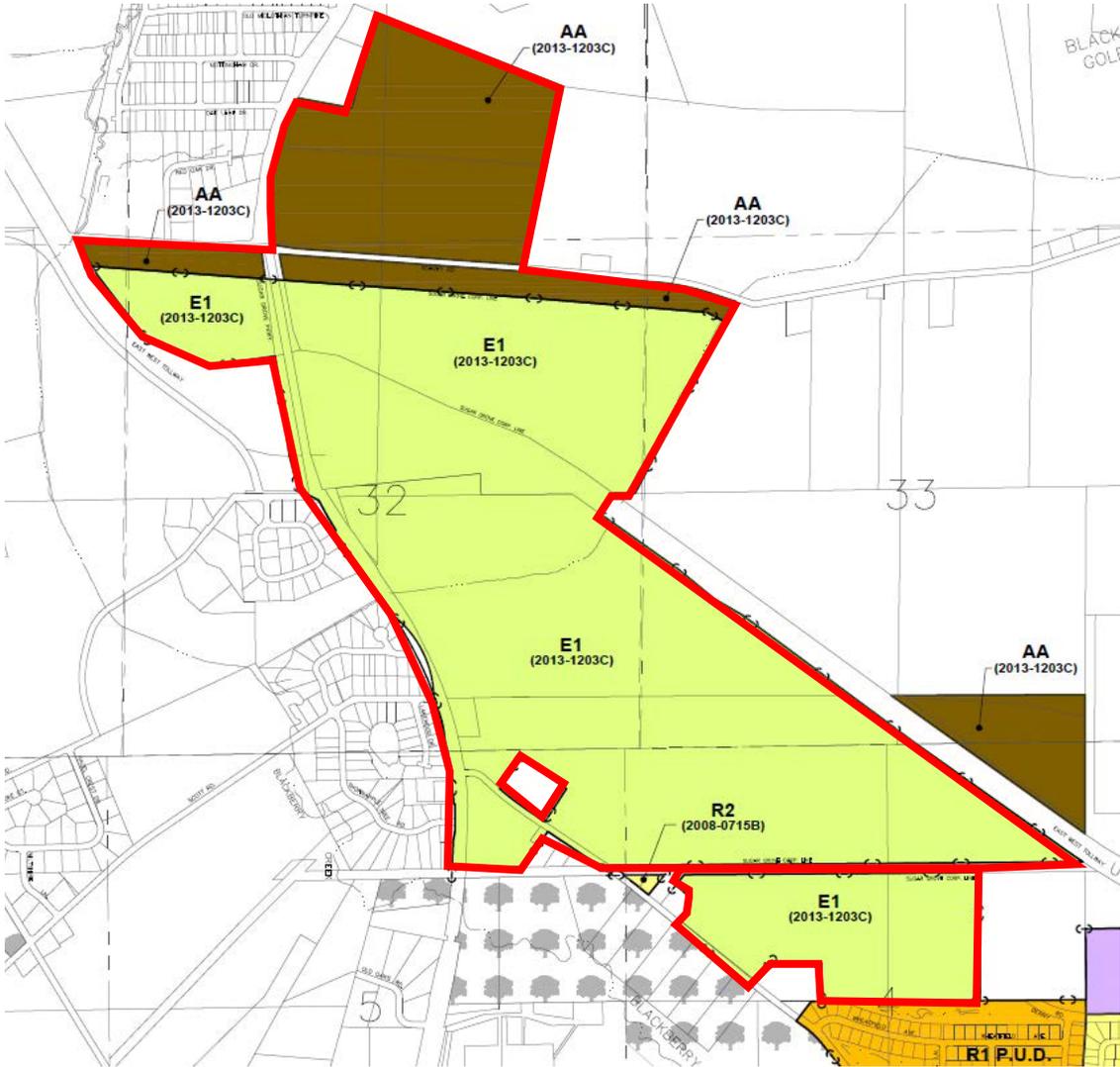
North: Unincorporated

South: R-1 PUD (Hannaford Farm Subdivision)

East: Unincorporated F Farming (Kane County)

West: Unincorporated F Farming (Kane County) R-1 (Kane County) Forest Preserve

(See Map Below)



FUTURE LAND USE PLAN

Subject Property: Single-Family Residential, Business Park and Open Space

North: Estate Residential and Planning Boundary

South: Estate Residential and Open Space

East: Open Space and Business Park

West: Estate Residential and Open Space

(See Map Below)



- | | | | |
|---------|---------------------------|---|--------------------------|
| | Planning Area Boundary | ■ | Neighborhood Commercial |
| - - - - | Village Limits | ■ | Public/Semi-Public |
| ■ | Estate Residential | ■ | Airport |
| ■ | Open Space | ■ | Multi-Family Residential |
| ■ | Single Family Residential | | |
| ■ | Business Park | | |
| ■ | Corridor Commercial | | |
| ■ | Town Center Commercial | | |

BACKGROUND & HISTORY

The property is in active agricultural production. There is an environmental corridor along the Seavey Road Run which crosses the property south of the Tollway and along the far west end of the property where Seavey Road crosses Blackberry Creek. The environmental corridors are highly regulated by other agencies and are largely free of encroachment by the proposed development. There are abandoned farm related structures on the Property. These abandoned structures will be demolished prior to development of the property.

The majority of this property was annexed to the Village in 2013 pursuant to an annexation agreement (Ordinance 2013-1203C). The northern most portion of this property was included in the 2013 annexation agreement but was not annexed at that time. The annexed portion of the property was assigned E-1 Estate Residential zoning upon annexation. The annexation agreement never contemplated development of the property as estate residential. The E-1 zoning classification is the most restrictive zoning classification and is used as the default zoning classification until the intended use of property is determined. The annexation agreement is being amended for a number of reasons, including incorporating the requested PD District.

When the property was annexed the anticipated land uses were considerably different than those being proposed today. Market realities and community expectations for development in the vicinity of the Tollway interchange and along the Tollway frontage have changed considerably since the property was annexed. What has not changed is the Village's desire to exploit the complete full access interchange for economic development purposes.

The petitioner is seeking to rezone the E-1 zoned portion of the property to PD District and to assign PD zoning classification to the newly annexed northern portion of the property. All of the annexed acres will be included in the requested PD District.

Planned Development District zoning was added to the Village Zoning Ordinance in 2005. The purpose of this district is to allow flexibility of land use and development standards beyond those provided through traditional Planned Unit Development (PUD) zoning. The PD District is not synonymous with a Planned Unit Development. It is effectively a custom designed zoning district that will have its own unique regulations pertaining to: permitted uses, accessory structures, landscaping, bulk regulations, lot development standards, parking regulations, etc. The Crown PD District may have similarities with existing zoning districts, but in reality is a standalone zoning district. The Village zoning regulations do not adequately address the physical and operational needs and requirements of contemporary high cubic volume manufacturing and warehouse spaces; therefore, applying the Crown PD District approach to this project is appropriate. Moreover, there are land uses permitted in various zoning districts that the Village considers undesirable on this Property and the PD District approach allows the Village to cherry-pick permitted uses for the Property.

Planned Development District zoning is available only for unified developments consisting of at least

two hundred (200) acres and containing at least two (2) principal uses. This project meets these requirements in that it consists of over seven hundred (700) acres and includes the following contemplated uses: detached single-family residential, multi-family residential, office, warehouse distribution, manufacturing, retail, and travel-related uses, such as hotels, fuel stations, and restaurants.

The difference between traditional PUD zoning and PD District zoning is that there is no underlying zoning designation assigned to property within a PD District. In other words, a PD District has no relevance to zoning districts established by the Village Zoning Ordinance. For this reason, all land uses and development standards must be specified within the PD District establishing ordinance. The PD District under consideration is proposed as follows.

EVALUATION

Since the Crown PD District is a custom designed zoning district, a brief explanation of the proposed regulations is in order. To help Commissioners understand the proposed district regulations, a comparison of the proposal with similar zoning districts in the Village is provided below. With a few exceptions, the proposed district regulations are equal to or more restrictive than current similar zoning regulations.

Regulating Plan

A distinguishing feature of the Crown PD District is the *Regulating Plan*. This document delineates the location of various general land uses on the property and the location of the six Zoning Lots that form the basis of the Crown PD District regulations (full plan is attached at the end of this document)



Detached Single-Family Residential Uses

The proposed detached single-family residential requirements of the project most closely align with the standards established for R-2 zoning by the Village Zoning Ordinance. This property WILL NOT be assigned the R-2 zoning designation; however, the standards of R-2 zoning are a good comparison to aid in understanding the unique development standards being proposed for the Crown PD District. Bear in mind, these regulations apply only to Zoning Lot 6 in the Regulating Plan. The following table compares the standards for the PD District with the R-2 zoning. District. The items in red are variations or departures from the representative zoning district standards.

	R-2 Zoning	Zoning Lot 6
Lot Size	10,000 square feet	10,000 square feet
Lot Width	75'	75'(65% of lots) 85' remainder
Lot Depth	No standard	134 feet
Minimum Floor Area	1 story = 1,200 square feet 2 story = 1,000 square feet	1 story = 1,800 square feet 2 story = 2,200 square feet
Lot Coverage	45%	45%
Street Setback	30 feet	25 feet
Interior Setback	10 feet	9 feet
Rear Setback	30 feet	30 feet

The Village Zoning Ordinance does not establish architectural standards for single-family residential buildings. The Village has established architectural standards for many single-family subdivisions through the PUD process. The following table compares the standards established by the Hannaford Farm and Prairie Glen neighborhoods to the proposed architectural standards for the detached single-family buildings within the Crown PD District. The comparison is provided only for information purposes.

	Hannaford Farm	Prairie Glen	Zoning Lot 6
Lot Development Standards			
Lot Size	15,000 square feet	10,300 square feet	10,000 square feet
Lot Width	100 feet	85 feet	75'(65% of lots) 85' remainder
Minimum Floor	1 story = 2,200 sf	1 story = 1,800 sf	1 story = 1,800 square feet

Area	2 story = 2,700 sf	2 story = 2,200 sf	2 story = 2,200 square feet
Street Setback	30	30	25
Interior Setback	10	10	9

Architectural Standards	Hannaford Farm	Prairie Glen	Zoning Lot 6
Maximum horizontal expanse		Generally: front and rear facades. No more than 40' without 4' offset on front and 2' offset on rear	Generally: street façade and façade that fronts common open space. No more than 40' without a 4' offset on front facades and rear facades facing open space. No more than 40' without a 2' offset on side facades facing open space
Garage	Side load garage is first choice. Setback front load garage beyond living space 2 car front load garage at least a 2' offset and shall not exceed 50% of the elevation. Decorative door required.	Minimum 2 car	Decorative doors required. Front load garage shall be setback no closer to the street than the entry feature. Third bay must be offset by at least 2'. No front load garage shall exceed 60% of the elevation.
Wall materials	No aluminum or vinyl	Natural wood, natural or cultured stone, brick, stucco, high quality aluminum or vinyl no less than .0423" gauge. EFIS as an accent only. 57 homes must have at least 130 sf of brick or stone on the front elevation.	Cement board, full face brick, natural or cultured stone, horizontal wood, wood shakes, stucco. EFIS as an accent only. Forty percent (40%) of the homes shall include masonry as an exterior wall material. The required masonry materials shall be install on the front façade as a wainscot or a gable feature.
Chimneys	Prefab fireplace chases must pass through the roof. Chases are not		Direct vent chase may be installed on the exterior of the building; however, the chase shall extend at

	allowed on the exterior wall.		least 3' above the eave and shall be located no more than 8" from the ground.
Architectural Standards	Hannaford Farm	Prairie Glen	Zoning Lot 6
Trim	Four inch (4") trim boards on windows and trim on all elevations with the exception of masonry transitions	Trim amenities are required on front and some rear facades. Amenities include: window trim boards, shutters, frieze and band boards, corner trim and other molded millwork, window grills.	Four inch (4") trim on door and window openings, 4" corner boards on all corners, 6" frieze and band boards required on street and common area facing facades.
Roof Materials	Wood, slate, or 30 year architectural shingles	Wood shake, architectural, or metal standing seam. No tile.	Architectural, standing seam metal, cedar shake, or slate
Windows	<i>(none)</i>	Openings shall be no more square than square, no more vertical than triple square	Vertical and horizontal muntins required on street and common area facing facades.
Monotony	Same exterior elevation shall not be utilized on lots next to, across from or diagonal each other which front on the same street	<i>(none)</i>	The same exterior elevation shall not be utilized on lots next to, across the street from or diagonal each other on the same street frontage. The same elevation shall be separated by a minimum of two buildings whether on the same or opposing block face.
Primary Entrance	<i>(none)</i>	<i>(none)</i>	The primary entrance shall be located on a street façade. The entrance shall be covered for a depth of at least 4' unless otherwise approved by the Director of Community Development.

			Posts shall support the covered entry and shall match the building style. The covered entry shall be accessible by at least 1 riser.
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Please see *PDD Exhibit C Lot Development and Architectural Standards Astoria of Sugar Grove* (attached) for a complete list of the lot development standards.

The way in which the proposed Crown PD District is structured means, in the case of Zoning Lot 6, that a residential builder who submits building plans that meet the standards included in the above referenced document will be issued a building permit without additional review by the Planning Commission or the Village Board. In other words, the standards listed will be enforced administratively by Village staff through the building permit process.

Industrial, Office, Commercial, and Multi-family Uses

The vast majority of the property is planned to accommodate the development of industrial, office, and commercial uses. These uses may be located on Zoning Lots 1 thru 5, inclusive, as depicted on the Regulating Plan. There is no requirement that commercial or multi-family uses must be developed on the property, but if they are they may be located only in the areas shown on the Regulating Plan.

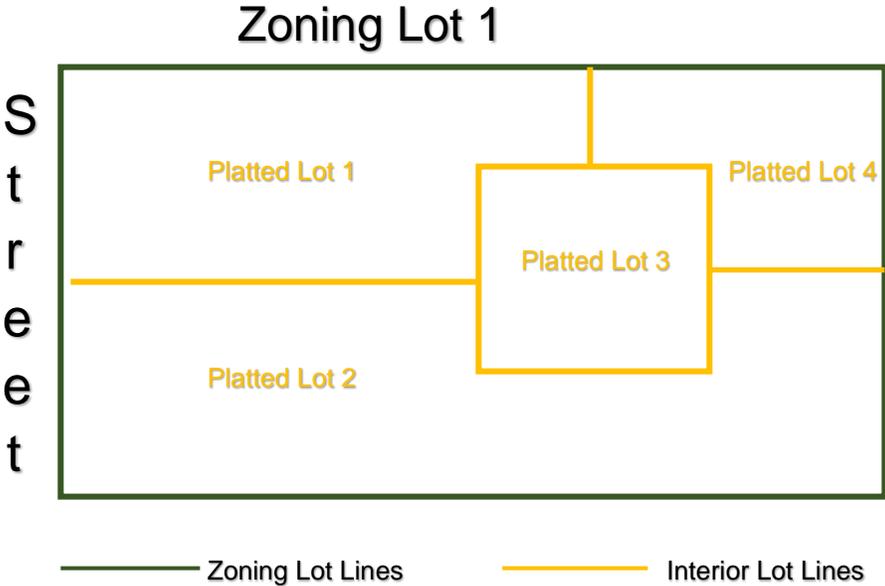
The proposed Crown PD District ordinance will allow for one (1) multi-family development on the property. The multi-family development may be located on any Zoning Lot as depicted on the Regulating Plan. If provided, the multi-family development shall not exceed three hundred (300) dwelling units and must provide substantial amenities for residents.

There are no building or site improvement plans being offered for approval at this time; therefore, each future building project will come before the Planning Commission and Village Board for final plan review. The PD District ordinance will include guidelines to help the Planning Commission and Village Board review these future building plans. These proposed guidelines are attached and entitled *Exhibit D Crossroads Corporate Center of Sugar Grove Lot Development and Architectural Design Guidelines*.

Unlike *Exhibit C Astoria of Sugar Grove Lot Development and Architectural Design Standards*, the above referenced document sets expectations for the future development, but does not establish building standards. Even if all the items covered by this document are satisfied, the Village Board may still deny approval of the project. Likewise, the Village Board may approve a project which does not meet every item covered by this document.

Another unique feature of this PD District is the way in which setbacks will be determined. The PD District is divided into six (6) "zoning lots." As the PD District is built out, these zoning lots will be

further subdivided into interior or (platted) building lots. There are zoning lot line setbacks and interior lot line setbacks that apply to the development of the property. Below is an illustration to help understand the difference between a zoning lot line and an interior lot line.

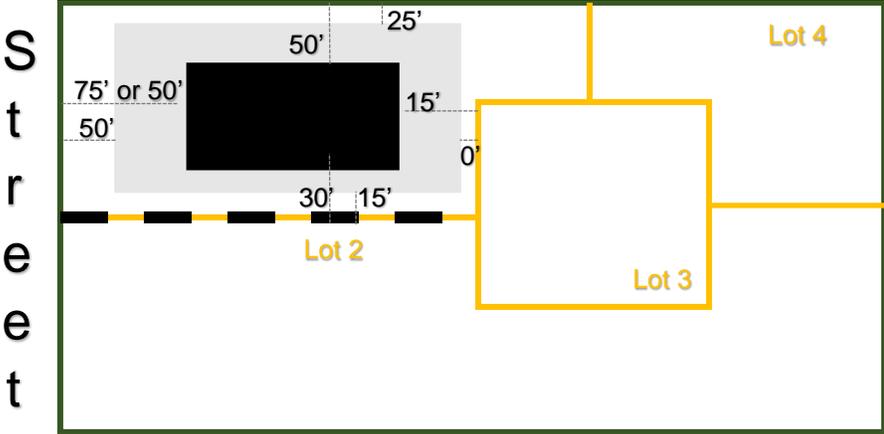


In order to best illustrate these guidelines, the following table compares elements of the PD District guidelines to the standards for BP Business Park zoning district. Please be reminded that this property WILL NOT be assigned BP zoning classification as an underlying zoning designation; however, the PD District ordinance will apply the standards of the BP district wherever the establishing ordinance is silent. The reason that BP zoning classification is an appropriate comparison is that the subject property is designated *Business Park* in the Village Comprehensive Plan.

	BP Business Park District	Zoning Lots 1 thru 5
Lot Size	87,120 square feet	40,000 square feet
Lot Width	200 feet	100 feet
Lot Coverage	70 percent	70 percent (commercial/multifamily) 90 percent (industrial)
<u>Building Setbacks</u>		
Zoning Lot Setbacks:		
Street Lot Line (except Denny Road and I-88)	50 feet	75 feet
Street Lot Line of Denny Road and I-88	50 feet	50 feet
Other Lot Line	75 feet	50 feet
Interior Lot Setbacks:		
Street Lot Line (this setback applies to private streets or common drives)	50 feet	30 feet
Other Lot Line	25 feet	15 feet
<u>Pavement Setbacks</u>		
Zoning Lot Setbacks:		
Street Lot Line (South of I-88)	45 feet	50 feet
Street Lot Line (North of I-88)	45 feet	35 feet
I-88 Lot Line	45 feet	35 feet
Other Lot Lines	25 feet	25 feet
Interior Lot Setbacks:		
Street Lot Line (this setback applies to private streets or common drives)	25 feet	15 feet
Other Lot Lines	0 feet	0 feet

The following illustration indicates how each of the required setbacks will be applied to the property.

Zoning Lot 1



Zoning Lot Lines
 Private Street/Common Drive
 Pavement
 Interior Lot Lines
 Building

Landscaping

The following table compares the landscape standards of the BP District to the landscape guidelines of the proposed PD District.

	BP District	Zoning Lots 1 thru 5
Zoning Lot Setback Areas:		
Street Lot Line	Earthen berm + 1 evergreen tree, 1 shade tree, 1 ornamental tree, and 12 shrubs per 50 feet.	Earthen berm 4 feet in height + 1 evergreen tree, 1 shade tree, 1 ornamental tree, and 12 shrubs per 100 feet. No shrubs required along I88
Other Lot Lines	1 tree and 6 shrubs per 50 feet	1 tree and 6 shrubs per 50 feet
Interior Lot Setback Areas:		
Street Lot Line (this includes private streets and common drives)	1 evergreen, 1 shade tree and 6 shrubs per 50 feet	1 tree and 6 shrubs per 50 feet
Other lot lines	No landscape required	No landscape required

	BP District	Zoning Lots 1 thru 5
Building Foundation Plantings	1 tree and six shrubs per 20 feet in an 8 foot wide planting bed	5 columnar evergreen trees and fifteen shrubs per 100 feet in a 5 foot wide planting bed along industrial and multifamily buildings. Six shrubs or perennial grasses per 20 feet + perennial flowering plants in an 8 foot wide planting bed along commercial buildings.

Architecture

The following table compares additional items from the PD District design guidelines which are also addressed in the Village Zoning Ordinance. Please be advised that additional architectural items are included in the design guidelines which are not addressed in the Village Zoning Ordinance.

	BP District	Zoning Lots 1 thru 5
Building Height	50 feet where building is located at least 150 feet from residential uses and 35 feet where building is located less than 150 feet from residential uses.	Warehouse/Distribution = 60 feet Multifamily Residential = 50 feet All other uses = 50 feet where building is located at least 150 feet from residential uses and 35 feet where building is located less than 150 feet from residential uses
Off Street Parking Count All uses not listed shall comply with the Village of Sugar Grove Zoning Ordinance requirement.	Multifamily = 2 per dwelling Restaurant = 13 per 1000 square feet of floor area + 8 stacking for drive through window Office = 5 per 1000 square feet of floor area Warehousing = 1 per 2000 square feet of floor area OR 1 per 1.25 employees whichever is	Multifamily = 1.5 per dwelling Restaurant = 10 per 1000 square feet of floor area + 8 stacking for drive through window Office = 3 per 1000 square feet of floor area Warehousing = 1 per employee at peak shift and 10 visitor spaces

	greater	
	BP District	Zoning Lots 1 thru 5
Pedestrian Circulation	Parking spaces shall be separated from any building by an unobstructed pedestrian walkway measuring at least 8 feet wide	Parking lots adjacent to the office area of industrial buildings shall be constructed with a minimum 5' sidewalk. Parking lots adjacent to commercial buildings shall be constructed with a minimum 8' raised sidewalk.
Bicycle Facilities	Bicycle parking spaces shall be provided at a rate of 5% of the total number of vehicle parking spaces	On industrial lots, bicycle parking spaces shall be provided at a rate of 1% of the total number of vehicle parking spaces
Fencing	Fences may be constructed in the street yard at a height of 3' and excluding chain link in the street yard Fences in all other yards may be 8' in height Barbed wire is expressly prohibited	No fences permitted in the street yard with the exception of I-88 street yard. Fences in I-88 street yard may be 8' in height and may be black chain link All other yards: Commercial and multifamily lots fences 6 feet maximum height. Industrial lots fences 8 feet maximum height.
Wall signs	Wall sign surface area shall not exceed 1 square foot per 1 linear foot of building width or 200 square feet whichever is less	Wall sign surface area on buildings of 10 or more stories which are parallel with I-88 shall not exceed 20% of the façade square foot or 300 square feet whichever is less
Freestanding Signs	One (1) monument style freestanding sign per 150' of frontage. Signs shall be limited to 10' in height and 12' in width.	One (1) monument style freestanding sign per 150' of frontage. Signs shall be limited to 10' in height and 12' in width.
Permanent Development Signs	Master sign plan required	See master sign plan

Open Space and Tree Preservation

Section 11-16-2-1 (A) 1 of the Village of Sugar Grove Zoning Ordinance provides the following.

“Unless otherwise reviewed by the planning commission/zoning board of appeals and approved by the village board, not less than forty percent (40%) of the land within a planned development district shall be reserved and designated as open space, greenbelt and/or recreational facilities.”

As proposed, this PDD falls below the minimum forty percent (40%) open space requirement. According to the PDD Summary table submitted by the petitioner, a total open space percentage of 27.2 is being proposed. The percentage of the property devoted to each open space category breaks down as follows:

Site total	Stormwater	Greenspace (includes required landscape setbacks)	Park	Total Open Space
760.56 Ac	61.43 Ac (8%)	143.31 Ac (18.8%)	2.29 Ac (< 1%)	207.03 (27.2%)

Note: Roadways will account for an additional 31.04 Acres (4.08%)

The petitioner does plan to provide 31.9% open space within the residential area of the property. This open space will be both public and private open space. The area of the property devoted to single-family residential will consist of 98.61 acres and of that, 31.48 acres will be devoted to open space purposes.

The petitioner proposes to construct an extension to the current path system as an offset to the variation from the required forty percent (40%) open space set aside. By extending the path system, the petitioner is providing active open space. Please see the attached *Preliminary Landscape Plan* for details of the proposed path system.

Beyond the path system, the petitioner is setting aside a forested area south of Merrill Road. This area is approximately ten (10) acres. As proposed, the new Merrill Road will bisect this area and a water tower may be located on the property. The petitioner is planning the path system to dip through the area to create an active recreation trail on the parcel.

Seavey Road Run, a tributary of Blackberry Creek, traverses the property along the east edge of Zoning Lot 2 and between Zoning Lots 4 and 5. This area will be largely untouched by development activity due to the environmental sensitivity of the area. The area falls within the floodplain.

There are many mature trees on this property which will not be protected by the proposed PD District Ordinance. In exchange for the elimination of these forested areas, the petitioner has

agreed to offset tree removal by donating money to fund the planting of trees throughout the Village per the annexation agreement amendment.

Lastly, there is no plan for permanently preserved open space on property north of I-88 outside of the required landscape setback area, stormwater management areas, and a ten foot (10') wide path along Seavey Road.

Traffic Impact

Attached is a Traffic Impact Study prepared by Kimley-Horn. The traffic study describes the roadway improvements planned for the southern portion of the planned development. Denny Road currently terminates east of this property. The petitioner is proposing to extend Denny Road through the property to provide both a local east/west connection between Norris Road and Sugar Grove Parkway south of the Tollway in accordance with the Village Comprehensive Plan and Transportation Plan and to provide access to future industrial lots planned immediately south of I-88. The planned roadway network will also require the realignment of the western most portion of Merrill Road. Merrill Road will be reconfigured to align directly opposite Thornapple Tree Road. The petitioner intends to complete these roadway improvements as part of the initial phase of the project.

The circulation network being proposed accomplishes several mutual objectives: (1) provide two access points to IL 47; (2) provide for continuation of Denny Road to IL 47 from its current termination point at Red Bud Land and (3) discourage unwanted business park traffic from Bliss Road and existing Merrill Road.

The traffic study provides information about additional roadway improvements based on anticipated traffic volumes generated by this project. Please be reminded that the assumptions of this traffic study are based on the maximum use of the property according to the petitioner. It should be understood, however, that without a commitment from the developer to the density and exact uses developed on the property, any conclusion drawn from this study is speculative. As each parcel develops, a traffic impact study will be required.

No formal application has been submitted to the Illinois Department of Transportation (IDOT) for access to IL 47 at the proposed locations. The proposed access points are reflective of best practices, conversations the petitioner has had with IDOT officials concerning the proposed development and IL 47 access, and of the direction given by IDOT officials.

STANDARDS FOR REZONING

When considering map amendment requests, the Zoning Ordinance provides standards to be considered. Each standard is addressed below.

1. *Will this rezoning change promote the public health, safety, comfort, convenience and general welfare of the village and comply with the policies of the comprehensive land use plan and other plans adopted by the village?*

This rezoning complies with the Village of Sugar Grove Comprehensive Plan. The proposed land uses are consistent with the contemplated uses of the Business Park and Single-Family Residential designations. This project will preserve the mapped environmentally sensitive areas.

2. *Is the trend of development in the area consistent with this request?*

There is no trend of development in the immediate area. Development has been dormant since the 2008 Great Recession. The single-family portion of the project is in keeping with the established but dormant trend along the Village's northern boundary. This development will be located immediately adjacent to the existing Hannaford Farm single-family neighborhood. The proposed commercial and industrial uses are a direct result of the establishment of the interchange at I-88 and Sugar Grove Parkway. The interchange construction is a trend-setting development. The proposed uses are traditionally located near tollway interchanges and highway frontages.

3. *How are the permitted uses allowed by the rezoning more suitable for the property than the permitted uses allowed by the current zoning designation?*

The current zoning allows only large lot single-family residential dwellings. This is not the highest and best use of the property due to the accessibility and proximity of regional transportation infrastructure.

4. *Will this rezoning alter the character of the neighborhood or be detrimental to adjacent property?*

The addition of the interchange changes the character of this area. Historically, an interchange such as this brings commercial development to an area. The single-family residential portion of this project is in keeping with the established character of the adjacent area.

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has received a number of inquiries about this petition.

STAFF RECOMMENDATION

Staff recommends approval of Petition #18-010, subject to the following condition:

Substantial compliance with the following submitted plans and documents:

- Proposed PDD Ordinance including the following exhibits:
 - Exhibit C Astoria of Sugar Grove Lot Development and Architectural Design Guidelines
 - Exhibit D Crossroads Corporate Center of Sugar Grove Lot Development and Architectural Standards
 - Exhibit E Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted and Special Uses
 - Exhibit F Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted and Special Accessory Uses
 - Exhibit G Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted Yard Obstructions
- Preliminary Landscape Plan prepared by Signature Design Group dated 12.05.2018 revised 12.26.2018
- Crown PD District Regulating Plan prepared by Kimley-Horn
- Master Sign Plan prepared by Signature Design Group dated 12.05.2018 revised 12.26.2018

SAMPLE MOTION

Based upon presented testimony and finding of facts, I recommend that the Village Board approve Petition #18-010, subject to the following condition:

Substantial compliance with the following submitted plans and documents:

- Proposed PDD Ordinance including the following exhibits:
 - Exhibit C Astoria of Sugar Grove Lot Development and Architectural Design Guidelines
 - Exhibit D Crossroads Corporate Center of Sugar Grove Lot Development and Architectural Standards
 - Exhibit E Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted and Special Uses
 - Exhibit F Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted and Special Accessory Uses
 - Exhibit G Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted Yard Obstructions
- Preliminary Landscape Plan prepared by Signature Design Group dated 12.05.2018

revised 12.26.2018

- Crown PD District Regulating Plan prepared by Kimley-Horn
- Master Sign Plan prepared by Signature Design Group dated 12.05.2018 revised 12.26.2018

ATTACHMENTS

- Land Development Application prepared by Crown Community Development dated received 12.07.2018
- Proposed PDD Ordinance including the following exhibits:
 - Exhibit C Astoria of Sugar Grove Lot Development and Architectural Design Guidelines
 - Exhibit D Crossroads Corporate Center of Sugar Grove Lot Development and Architectural Standards
 - Exhibit E Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted and Special Uses
 - Exhibit F Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted and Special Accessory Uses
 - Exhibit G Crossroads Corporate Center of Sugar Grove and Astoria of Sugar Grove Permitted Yard Obstructions
- Preliminary Landscape Plan prepared by Signature Design Group dated 12.05.2018 revised 12.26.2018
- Crown PD District Regulating Plan prepared by Kimley-Horn
- Master Sign Plan by Signature Design Group dated 12.05.2018 revised 12.26.2018
- Existing Tree Survey prepared by Signature Design Group dated 12.05.2018
- Wetlands Map prepared by Hey and Associates, Inc dated 09.21.18
- The Crossings Development Traffic Impact Study prepared by Kimley-Horn dated November 2018.
- Kane DuPage Soil and Water Conservation District Land Use Opinion



R4418-010
11189 \$750
✓1352

LAND DEVELOPMENT APPLICATION

DEVELOPMENT NAME: Crossroads Corporate Center and Astoria of Sugar Grove

ADDRESS OF PROPERTY: NW, NE, SE quadrants of I-88 and Route 47

PARCEL IDENTIFICATION NUMBER (PIN): See attached PIN list

APPROVAL REQUESTS: (Check all that apply)

- Annexation (must include executed petition to annex)
- Annexation Amendment
- Special Use for _____
- Rezoning from Estate Residential (E1) and F (Kane County) to Planned Development District (PDD)
- Zoning Variance
- Preliminary Plat of Subdivision
- Final Plat of Subdivision
- Preliminary PUD
- Final PUD
- PUD Minor Amendment
- PUD Major Amendment
- Temporary Use
- Special Accessory Use for _____
- Appeal

PETITIONER INFORMATION:

Name: Sugar Grove, LLC (Marvin Bailey)

Address: 1751A West Diehl Road

City: Naperville State: IL Zip: 60563

Phone: 630-851-5490 Email: mbailey@crown-chicago.com

CONTACT PERSON (All review comments will be sent to this person)

Name: Jennifer Cowan

Address: 1751A West Diehl Road

City: Naperville State: IL Zip: 60563

Phone: 630-851-5490 Email: jcowan@crown-chicago.com

ACREAGE OF PROPERTY: 760.87 Acres

CURRENT ZONING DISTRICT: Estate Residential (E1) and F (Kane County - Farming District)

DESCRIPTION OF PROPOSAL/USE:

The southernmost 78 acres will be developed for residential uses, with the balance of the property being developed primarily for warehouse/distribution uses as well as some commercial uses and a maximum 350 unit multi-family component. Open space enhancements including interconnected trail systems will be developed with a minimum of 190 acres of open space preserved as part of the overall project. Rezoning from E1 and F to PDD will facilitate the development of these land uses at the soon to be constructed I-88/Rt. 47 full interchange. The proposed land uses are appropriate given the proximity to the interchange.

REQUESTED VARIATIONS/DEPARTURES FROM ZONING AND/OR SUBDIVISION ORDINANCES:

See attached for listing of variances

PETITIONER'S SIGNATURE

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The applicant invites Village representatives to make all inspections and investigations of the subject property during the period of processing this application. The applicant understands that they are responsible for posting of all hearing signs, mailing of all surrounding property owner notices and publication of legal notices as required under the Zoning Ordinance, unless advised otherwise by the Village.

12/7/18
DATE

Marvin Bailey
SIGNATURE OF PETITIONER

STATE OF ILLINOIS

COUNTY OF DuPage

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Marvin Bailey is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Sandra H. Keezer
Notary Signature

Given under my hand and notary seal this 7th day of December A.D. 2018
My commission expires this 28th day of May A.D. 2021.



OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are requesting approval of the request(s) referenced in this petition. I/we hereby authorize the petitioner to act on my/our behalf during the processing of this/these request(s).

Marvin Bailey
1st Owner Signature

12/7/18
Date

Marvin Bailey, Authorized Signatory
1st Owner Name

2nd Owner Signature

Date

2nd Owner Name

STATE OF ILLINOIS

COUNTY OF DuPage

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Marvin Bailey is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Sandra H. Keezer
Notary Signature

Given under my hand and notary seal this 7th day of December A.D. 2018
My commission expires this 28th day of May A.D. 2021.





ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY AND REIMBURSEMENT OF FEES

It is the policy of the Village of Sugar Grove ("Village") to require an escrow deposit for all land development applications which require review and approval by the Village. Said account shall be established to cover all costs associated with the processing of the request, including, but not limited to, professional services (e.g. attorneys, engineers, planners, architects, or other external consultants), administrative and processing costs (e.g. required mailings, notices of publication, document recording), and staff time. Land development applications include new or amendments to annexation agreements, rezoning, planned developments, subdivisions, requests for TIF benefits or other financial incentives.

The initial escrow deposit shall be submitted in accordance with Village Ordinance. If the balance of the account falls below fifty percent (50%) of the original deposit, the petitioner/ applicant shall receive written notification from the Village on its monthly invoice. Upon the occasion that such escrow balance falls below fifty percent (50%), no additional processing and review will take place until said balance is replenished to its original amount. Upon final review by the Village, any balance remaining at the completion of the Project will be refunded. No interest shall accrue on said escrow deposit.

Escrow deposits shall be non-transferrable. Should the subject property be transferred or sold, the new owner and/or developer shall be required to establish a separate escrow account with the Village.

By signing below, I hereby acknowledge that I have read and agree to be bound by the terms of this Agreement.

Marvin Bailey, Authorized Signatory

RESPONSIBLE PARTY NAME (*Print*)

SIGNATURE

RELATIONSHIP: PROPERTY OWNER PETITIONER DEVELOPER CONTACT OTHER

Standards for Rezoning

Please answer each item completely. If additional space is needed, please attach sheets to this form.

1. Will this rezoning change promote the public health, safety, comfort, convenience and general welfare of the village and comply with the policies of the comprehensive land use plan and other plans adopted by the village?

The requested rezoning of the property is in conformance with the current village Comprehensive Plan. The development will substantially increase the village tax base and provide significant employment opportunity.

2. Is the trend of development in the area consistent with this request?

This type of development has not been constructed in the village previously due to the lack of connectivity along the I-88 corridor. The direct access to I-88 as a result of the completion of a full interchange positions the property well for a corporate park. A residential component will be constructed which provides for transitioning in land uses in the village and buffers existing residents from the corporate park.

3. How are the permitted uses allowed by the rezoning more suitable for the property than the permitted uses allowed by the current zoning designation?

Currently the annexed portion of the land is zoned E-1 with the current land use being agricultural. This is not the highest and best use of the property, particularly given the location in relation to the upcoming interchange. Given the enhanced access to the I-88 corridor, a corporate park is a more suitable use. Additionally, the Chicago metro residential market remains cold, and there is no large scale demand for estate lots at this location.

4. Will this rezoning alter the character of the neighborhood or be detrimental to adjacent property?

Adjacent existing residential along the southern boundary will be buffered by proposed residential which provides for transitioning in land uses in the village. The remaining adjacent surrounding areas consist of some county residential and agricultural lands located in unincorporated Kane County.

The completion of the interchange alone would alter the character of the area, we are proposing land uses which are appropriate at a full access interchange along a desirable corridor, consistent with the Village's comprehensive plan for this area.

SUGAR GROVE LLC P.I.N.s

PIN
11-29-352-001 ✓
11-29-376-011 ✓
11-29-376-012 ✓
11-29-400-006 ✓
11-29-400-007 ✓
11-30-477-004 ✓
11-31-200-016 ✓
11-31-200-017 ✓
11-32-100-005 ✓
11-32-100-021 ✓
11-32-100-022 ✓
11-32-100-023 ✓
11-32-100-024 ✓
11-32-200-001 ✓
11-32-200-005 ✓
11-32-200-013 ✓
11-32-200-014 ✓
11-32-328-004 ✓
11-32-328-007 ✓
11-32-426-004 ✓
11-32-426-006 ✓
11-32-426-009 ✓
11-33-100-014 ✓
11-33-100-015 ✓
11-33-300-003 ✓
11-33-300-007 ✓
11-33-400-012 ✓
14-04-100-001 ✓
14-04-100-011 ✓
14-04-100-012 ✓
14-04-100-022 ✓
14-04-100-023 ✓
14-04-100-024 ✓
14-04-100-026 ✓
14-04-100-028 ✓
14-04-100-030 ✓
14-04-100-032 ✓
14-04-200-004 ✓
14-04-200-019 ✓
14-05-200-028 ✓
14-05-200-041 ✓

Crossroads Corporate Center of Sugar Grove

Astoria of Sugar Grove

Planned Development District

The 760.87 acres subject to the rezoning request will contain a variety of uses such as warehouse/distribution facilities, retail/commercial, up to 350 units of multi-family in the Crossroads Corporate Park of Sugar Grove and single family residential lots in Astoria of Sugar Grove. These uses are consistent with the current Village Comprehensive Plan. The project will significantly expand the overall tax base in the Village and will provide employment opportunities for a significant number of workers.

The 2019 commencement of construction of a full access interchange at I-88 and Sugar Grove Parkway greatly enhances connectivity between the Village and the I-88 corridor. A full interchange at Sugar Grove Parkway provides for an opportunity to meet pent up demand along the I-88 corridor for distribution/warehouse facilities, as land to the east is nearly built out and existing facilities in the corridor have become antiquated or lack the space users now require. Architectural and landscaping guidelines will be in place at both the Village and Developer level, with the more restrictive of the two controlling in order to ensure good aesthetics in the corporate park. Crossroads Corporate Park is projected to build out over a ten year timeframe.

Astoria, the single-family residential development located in the southernmost portion of the property, will provide buffering to lots currently in the Village. This residential will serve as a transition between existing Village residential and the corporate park uses. The lot mix will consist of 75' and 85' single family lots at a density of roughly 2.5 units/acre, well below the 3 unit/acre allowed under R-2 zoning. Although a variance from the 40% residential open space requirement is requested, the overall project will contain a minimum of 25% open space, which is equivalent to 190 acres, in perpetuity. These open space areas will be enhanced with manicured and native landscaping, extensive interconnected trail systems, shade structures, and resting spots along the trail system and will be maintained by the respective owners associations in which they reside.

As the owner of the property, Crown Community Development will act as the Master Developer of all infrastructure improvements in Crossroads Corporate Park and will fully develop the required infrastructure to serve Astoria residential lots. The review process will involve a consolidation of the preliminary and final plan review processes, since the ultimate final platting configuration of individual buildings in Crossroads Corporate Park is not yet known and due to the need to preserve lot size flexibility for future developers/users. Each Zoning Lot will be platted as one large lot and Crown Community Development will grade and provide infrastructure improvements to each zoning lot. The developers/users of the individual lots/buildings will then separately complete the re-platting process when the size and configuration of each building is known.

DRAFT

DRAFT



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO.

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE AND
APPROVING ZONING FOR LAND NEWLY ANNEXED TO
THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(ASTORIA OF SUGAR GROVE/CROSSROADS OF SUGAR GROVE)**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this day of , 2019

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this day of , 2019.

ORDINANCE NO.

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE AND APPROVING ZONING FOR LAND NEWLY ANNEXED TO THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS (ASTORIA OF SUGAR GROVE/CROSSROADS OF SUGAR GROVE)

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the land described in **Exhibit “A”** attached to this ordinance has newly annexed to the Village of Sugar Grove; and,

WHEREAS, such land is the subject of an annexation agreement which provides that the Village would zone said lands in accordance with that agreement; and,

WHEREAS, prior to the annexation of the land and the execution of the annexation agreement, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice including publication and notice to all surrounding owners;

WHEREAS, the land described in **Exhibit “B”** attached to this ordinance is currently zoned E-1 Estate Residential in the Village of Sugar Grove; and,

WHEREAS, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice including publication and notice to all surrounding owners; and,

WHEREAS, prior to the annexation of the land and the execution of the annexation agreement, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice including publication and notice to all surrounding owners;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: ZONING CLASSIFICATION

That the property legally described in **Exhibit A** attached hereto and **Exhibit B** attached hereto and incorporated herein as if fully set forth in the body of this ordinance shall be and is hereby zoned and placed as follows:

Planned Development District, subject to all provisions and conditions as set forth in Exhibits C- G attached.

The Zoning Ordinance of the Village of Sugar Grove, Kane County, Illinois is hereby amended to provide for said zoning classification on said property

SECTION Two: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this annexation ordinance are hereby repealed.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this day of _____, 2019.

P. Sean Michels,
President of the Board of Trustees
of the Village of Sugar Grove, Kane
County, Illinois

ATTEST: _____
Cynthia L. Welsch
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Ted Koch	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____

Planned Development Ordinance 2018-_____

Exhibit A

Crown Planned Development District

Legal Description

Planned Development Ordinance 2018-_____

Exhibit B

Crown Planned Development District

Legal Description

Planned Development Ordinance 2018-_____

Exhibit C

Astoria of Sugar Grove

Lot Development and Architectural Standards

Full compliance with the R-2 Detached Residential requirements of the Village of Sugar Grove Zoning Ordinance as of _____ is required with the following exceptions and augmentations:

Lot Size

Minimum lot size is 10,000 square feet.

Minimum Lot Depth

134 feet

Lot Width

Minimum lot width is 75 feet for a maximum of sixty five percent (65%) of total lots. The remaining lots shall have a minimum lot width of 85 feet.

Minimum Floor Area

Minimum floor area, less garage and basement space, shall be at least 1,800 square feet for a one (1) story building and 2,200 square feet for a two (2) story building.

Lot Coverage

Maximum percentage of a lot occupied by impervious surface (any material which reduces and prevents absorption of storm water into previously undeveloped land) is forty five (45%).

Open Space

A minimum forty percent (40%) of the land area of Astoria of Sugar Grove will be set aside as permanent open space.

Setbacks

Street: 25 feet
Interior: 9 feet
Rear: 30 feet

Maximum Horizontal Expanse

The maximum horizontal expanse without a four foot (4') offset is thirty nine feet (39') on all street and common area facing front and rear facades. The maximum horizontal expanse without a two foot (2') offset is thirty nine feet (39') on all street and common area side facing facades.

Garage

Front load garages shall have decorative doors (i.e. panels or clear windows). Three car front load garages shall be constructed with the third car bay offset by at least two feet (2'). No front load garage shall exceed sixty percent (60%) of the street façade. Garage openings shall be trimmed with materials that match the building trim and at least four inches (4") in width. Front load garages shall not extend beyond the entry feature of the house (i.e. front porch, front stoop)

Exterior Wall Materials

The following materials are permitted:

- Cement Board
- Full Face Brick

- Stone (Cultured Permitted)
- Horizontal Wood
- Wood Shakes
- Stucco
- A minimum of forty percent (40%) of the homes in this development shall include masonry as an exterior wall material. The required masonry materials shall be installed on the front façade as a wainscot or a gable feature.

The following material is permitted only as an accent:

- EIFS

Trim

The following building trim is required:

- All trim shall be either: black, white, brown, gray, cream, or beige.
- Door and window openings on all facades shall have a minimum four inch (4") wide trim.
- All corners shall be finished with a minimum four inch (4") wide corner board.
- All street facing facades and common area facing facades shall include:
 - a minimum six inch (6") wide frieze board, and
 - a minimum six inch (6") wide horizontal band board (not required on 100% masonry façade).

Chimney

Direct vent chase may be installed on the exterior of the building; however, the chase shall extend at least three feet (3') above the eave and shall be located no closer than eight inches (8") from the ground.

Roofing

The following roofing materials are permitted:

- Architectural shingles
- Standing seam metal
- Cedar shake
- Slate

Windows

Window openings shall be finished with a minimum four inch (4") wide trim. Window muntins, both vertical and horizontal, are required on all street and common area facing facades.

Enhanced Elevations

Street and common area facing facades shall be improved with the following features:

- Minimum four inch (4") wide window and door trim
- Minimum four inch (4") wide corner boards
- Minimum six inch (6") wide frieze boards
- Minimum six inch (6") wide horizontal band boards (Not required on 100% masonry façade)

Monotony

The same elevation shall not be utilized on lots next to, across the street from or diagonal each other on the same street frontage. The same elevation shall be separated by a minimum of two buildings whether on the same or opposing block face.

Primary Entrance

The primary entrance shall be located on a street façade. The primary entrance shall be covered for a depth of at least four feet (4') unless otherwise approved by the Director of Community Development. Posts shall support the covered entry and shall match the building style. The covered entry shall be accessible by at least one (1) riser.

Planned Development Ordinance 2019-

Exhibit D

Crossroads Corporate Center of Sugar Grove Lot Development and Architectural Design Guidelines

Where this document is silent, the Village of Sugar Grove Zoning Ordinance requirements of the BP Business Park district shall apply.

Note: Site Plan, Building Elevation Plans, Lot Landscape Plans, and Lot Photometric Plans shall be approved by a simple majority of the Village of Sugar Grove Corporate Authorities prior to application for building permit.

Lot Size

Minimum lot size is forty thousand (40,000) square feet.

Lot Width

Minimum lot width is one hundred (100) feet.

Lot Coverage

Maximum percentage of each individual lot occupied by impervious surface (any material which reduces and prevents absorption of storm water into previously undeveloped land) is ninety percent (90%) for industrial lots and seventy percent (70%) for commercial lots.

Building Setbacks

- Zoning Lots

Street Lot Line (except Denny Road and I-88): Seventy five feet (75')

Denny Road and I-88 Lot Line: Fifty feet (50')

Other Lot Lines: Fifty feet (50')

- Interior Lots

Street Lot Line (including private drives): Thirty feet (30')

Other Lot Lines: Fifteen feet (15')

Vehicle Use Area Setbacks

- Zoning Lots

Street Lot Line (South of I-88): Fifty feet (50')

Street Lot Line (North of I-88): Thirty five feet (35')

I-88 Street Lot Line: Thirty five feet (35')

Other Lot Lines: Twenty five feet (25')

- Interior Lots

Street Lot Line (private drive): Fifteen feet (15')

Other Lot Lines: Zero feet (0')

Building Height

Maximum building height for Warehouse/Distribution uses: Sixty feet (60')

Maximum building height for all other uses: Fifty feet (50') as long as use is located one hundred fifty feet (150') or more from a residential use

Maximum building height for all other uses: Thirty five feet (35') where the use is located within one hundred fifty feet (150') of a residential use

Maximum building height for multiple family residential: Fifty feet (50')

Change of maximum building height may be granted.

Building Materials

The following building materials are permitted:

- Precast Concrete Panels
- Cement Board
- Full Face Brick
- Stone (Cultured Permitted)
- Wood
- Insulated Metal Panel (limited to cold storage facilities only)

Articulation

Any façade parallel with, or within twenty percent (20%) of parallel, a public right of way shall provide a break in the horizontal expanse at 100 feet intervals. The break may be accomplished by the following:

- Building materials
- Color change
- Texture change
- Windows
- Four foot (4') deep offset

Any façade parallel with Merrill Road, Seavey Road, Sugar Grove Parkway, and/or Denny Road shall include windows.

Entryway

Any façade parallel with Merrill Road, Seavey Road, Sugar Grove Parkway, or Denny Road shall be designed with an entryway which is the focal point of the building.

Roof Mounted Equipment

All roof mounted equipment which extends four feet (4') or greater above the roof plane shall be screened from view from nearest property line. Commercial buildings shall make use of parapet walls, wherever feasible, to screen roof mounted equipment. Industrial buildings may utilize dark colored screening enclosures or fences.

Off-Street Parking

Required parking facilities for industrial uses shall be located within one thousand feet (1000') of use served.

Required parking facilities for commercial uses shall be located within five hundred feet (500') of use served.

Required number of parking spaces per use:

Multifamily = 1.5 per dwelling unit

Restaurant = 1 per 100 square feet of floor area + 8 stacking spaces per drive through window

Office = 3 per 1,000 square feet of floor area

Light industrial including warehousing = 1 per employee at peak shift plus 10 visitor spaces

All other uses shall comply with the provision of Section 11-12-3 of the Village of Sugar Grove Zoning Ordinance

Vehicle Use Area Design Standards

An interior landscape island measuring at least eighteen feet (18') in depth and ten feet (10') in width shall be installed and maintained at the end of each parking row and at each ten (10) parking spaces in parking lots that serve commercial or residential uses and at each twenty five (25) parking spaces in parking lots that serve industrial uses. Each interior landscape island shall be improved with shade tree(s) and shrubs or perinneal grasses.

Surfacing standards shall comply with section 11-12-6 of the Village of Sugar Grove Zoning Ordinance.

Six inch (6") barrier curb is required around the perimeter of vehicle use areas from the front building line to the street right of way for industrial lots. Six inch (6") barrier curb is required around the perimeter of vehicle use areas for commercial and residential uses.

One way driveways shall not exceed twenty feet (20') in width at the street lot line and for twenty feet (20') onto the lot. Two way driveways shall not exceed thirty five feet (35') in width at the street lot line and for twenty feet (20') onto the lot.

Wherever possible truck/trailer parking and circulation shall be segregated from automobile parking and circulation.

Landscape Materials

Within yards created by Vehicle Use area Setbacks the following minimum landscape materials are required:

- Zoning Lots

Street Lot Line: An undulating and meandering earthen berm with an average height of 4 feet, where site conditions permit, plus the following plant materials: one (1) evergreen tree and one (1) shade tree per fifty feet (50') plus one (1) ornamental tree and ten (10) shrubs per one hundred linear feet (100'). No shrubs required in the I-88 landscape yard.

Other Lot Lines: One (1) shade tree and six (6) shrubs per fifty linear feet (50')

Earthen berms shall be designed and installed in an undulating and meandering manner, where site conditions permit.

- Interior Lots

Street Lot Line (including private drives): One (1) tree and six (6) shrubs per fifty linear feet (50')

Other Lot Lines = No required landscape materials

Foundation plantings are required along all portions of façades which are parallel with public rights of way except I-88. Foundation plantings are required along all sides of a commercial building adjacent to a public parking lot. The following plant materials are required:

- Ten foot (10') wide landscape beds: one (1) ornamental tree, three (3) columnar evergreens and fifteen (15) shrubs (or grasses) per one hundred (100) linear feet.
- Five foot (5') wide landscape beds: five (5) columnar evergreens and fifteen (15) shrubs (or grasses) per one hundred (100) linear feet.
- All landscape beds shall contain perennial accent plantings near the main entrance(s) of the building.
- Commercial uses shall contain the following foundation plantings: six (6) shrubs or perennial grasses per twenty feet (20') plus perennial flowering plants.

No foundation landscape bed on a commercial lot shall measure less than eight feet (8') in width.

Trailer Storage

Trailers may be stored on industrial lots subject to the following standards:

- Trailer storage shall **not** be allowed within any street yard with the exception of the I-88 street yard.
- Trailers shall be stored on an improved surface.
- Trailer storage areas may require screening along Zoning Lot lines.

- Trailers stored on a lot shall not exceed the ratio of two (2) trailers per one (1) truck dock.
- Trailers shall not be used for storage.
- Trailer storage is permitted only as an accessory use on a lot.

Pedestrian Circulation

All parking areas shall be designed without conflict between vehicles and pedestrians. Parking lots adjacent to the office areas of industrial buildings shall be constructed with a minimum five foot (5') wide raised pedestrian sidewalk between the parking lot and the building along the office frontage. Parking lots adjacent to commercial buildings shall be constructed with a minimum eight foot (8') raised pedestrian sidewalk between the parking lot and the building. All accessibility codes shall be met.

Bicycle Facilities

Commercial and multifamily residential uses shall comply with section 11-12-10 of the Village of Sugar Grove Zoning Ordinance.

Industrial uses shall provide bicycle facilities at the rate of one percent (1%) of the total vehicle parking spaces provided.

Illumination

All uses shall comply with Chapter 18 of the Village of Sugar Grove Zoning Ordinance with the following exception:

- On industrial lots, the maximum light pole height behind the front building line is forty feet (40').

Fencing

A maximum fence height of eight feet (8') shall be permitted within the interior and rear yards of industrial lots. A maximum fence height of six feet (6') shall be permitted within the interior and rear yards of commercial and multifamily lots. No fences are permitted within the street yards, with the exception of the I-88 street yard. Metal fences, including chain link fences, shall be black. Solid fencing shall be finished wood or composite material. Vinyl fencing is not permitted.

Truck Docks

Truck docks shall not be located on facades which are parallel with, or within twenty percent (20%) of parallel, a street lot line. Landscaping in truck court islands shall be installed and maintained to screen views from public rights of way and contain one (1) evergreen tree per ten linear feet (10').

Open Space

All permanently preserved open space shall be accessible by an interconnected multi-use path system where site conditions allow. Any path constructed shall be a minimum ten feet (10') wide and shall be paved. All permanently preserved open space and paths shall be owned and/or maintained by a property owner's association.

Path and open space development shall conform to attached Landscape Plan dated _____

Signage

- Temporary Signs

Before Occupancy: Regulated by Annexation Agreement

After Occupancy: Temporary signs shall comply with Chapter 14 of the Village of Sugar Grove Zoning Ordinance as amended from time to time.

- Permanent Signs

Wall Signs along I-88: ten percent (10%) of the façade surface area up to a maximum of two hundred (200) square feet in sign surface area. A building of ten (10) or more stories may be allowed twenty percent (20%) of the façade surface area up to a maximum of three hundred (300) square feet of sign surface area.

Wall Signs along all other public streets: one (1) square foot of signage per one (1) linear foot of street facing façade width up to a maximum of two hundred (200) square feet of sign surface area. Illumination shall comply

with the Village of Sugar Grove Zoning Ordinance with the exception of wall signage facing Denny Road. Wall signs facing Denny Road shall **not** be illuminated.

Freestanding Signs on individual lots: one (1) monument style sign per each one hundred fifty feet (150') of public street frontage. Each freestanding sign shall be no more than one hundred twenty (120) square feet in structure size with a maximum height of ten feet (10'). The area devoted to sign surface area shall not exceed sixty (60) square feet.

Development Identification Signs

Development identification signs shall comply with attached Sign Plan dated 12.26.18

Planned Development Ordinance 2019-
Exhibit E

Crossroads of Sugar Grove and Astoria of Sugar Grove

Permitted and Special Uses

Crossroads of Sugar Grove
Zoning Lots 1-5

Use		
Agriculture uses:		
	Agricultural implement sales and service	S
	Field crops	P
	Hay, grain and feed store	P
	Kennel (breeding or boarding)	S
	Pet grooming facility	P
	Plant nursery, including retail sales	P
	Tack shop	P
	Veterinarian clinic	P
Commercial uses:		
	Art gallery	P
	Auction room	S
	Bank and financial institution	S
	Beauty shop, barbershop, and day spa	P
	Bicycle sales and service	P
	Car wash	S
	Carpet and upholstery cleaners	P
	Catering service	P
	Cleaning and exterminating service	P
	Clothing and costume rental store	P
	Currency exchange	S
	Drinking establishment	P
	Equipment rental and leasing service without outdoor storage	P
	Equipment rental and leasing service with outdoor storage	S
	Florist	P

Food store	P
Food store, convenience	P
General repair service	P
General retail	P
Home improvement retail with lumberyard	P*
Hotel	P
Ice cream parlor	P
Laundry service	P
Locksmith	P
Mailing service	P
Medical supply rental	P
Motor vehicle fuel station	S
Motor vehicle parts retail	P
Motor vehicle rental	S
Motor vehicle sales	S
Package liquor or wine retail	S
Pharmacy	P
Picture framing	P
Printing and publishing	P
Resale shop	P
Restaurant	P
Restaurant, alcohol service	P
Restaurant, carry out	P
Restaurant, drive-through	P
Restaurant, live entertainment, or dancing	S
Small engine repair shop (not motor vehicles)	P
Sports and recreation, indoor	P
Sports and recreation, outdoor	S
Storage facilities	S
Tailor or dressmaker shop	P
Taxidermist	P
Theater	P

	Undertaking establishment, funeral parlor and mortuary	P
Office uses:		
	Contractor's office without outdoor storage	P
	Contractor's office with outdoor storage	S
	Counseling service	P
	General office	P
	Medical laboratory	P
	Medical office	P
Industrial uses:		
	Assembly	P
	Data processing center	P
	Food production	P
	Industrial launderer	P
	Manufacturing, heavy	P*
	Manufacturing, limited	P*
	Refuse or recycling facility	S*
	Research and development laboratory and technology center	P
	Sheet metal, machine, or welding shop	P
	Sign fabrication	P
	Warehouse and distribution	P
Residential uses:		
	Home occupation	P*
	Multi-family dwellings	P*
Civic uses:		
	Animal shelter	P
	Daycare, child	S
	Daycare, adult	S
	Commercial antenna	S
	Fire station and facilities	S
	Police station and facilities	S
	Public works facilities	P
	School, trade	P*

* Shall comply with additional standards below.

ADDITIONAL STANDARDS FOR SPECIFIC USES:

*Home occupation: shall comply with section 11-4-17 of the village of sugar grove zoning ordinance.

*Home improvement retail with lumberyard: Lumberyard shall be accessory to the retail use of the property. The lumberyard shall occupy a land area less than 25% of the total floor area devoted to the home improvement retail sales use. The lumberyard shall be fully screened by a masonry wall at least six (6) feet in height which is compatible with the retail building architecture.

*Manufacturing. Limited and heavy manufacturing operations must meet the following performance standards: Noise, glare, vibration, odor, etc., shall be regulated according to standards established by the Illinois Pollution Control Board of the Environmental Protection Agency, as may be amended from time to time.

*Multi-Family Dwellings: Maximum of one (1) total multifamily development within the boundaries of the PDD with a maximum of 350 units and specifically located on any one zoning lot with the exception of zoning lot 5. Multifamily development shall provide an interconnected walking path throughout the site, a community room, an outdoor gathering space, and at least three (3) of the following amenities: Swimming pool; Fitness center; Media room; Sport courts.

*Refuse or recycling facility: All operations shall be fully enclosed.

*School, trade: All operations shall be fully enclosed.

Astoria of Sugar Grove

Use	
Agriculture uses:	
Field crops	P
Residential uses:	
Accessory dwelling unit	S*
Home occupation	P*
Model home	S
Single-family dwelling, detached	P
Civic uses:	
Church, temple, mosque, synagogue, or religious retreat	S
Civic and community center building	S
Commercial antenna	S
Fire station and facilities	S
Public works facilities	P

* Shall comply with additional standard below:

ADDITIONAL STANDARDS FOR SPECIFIC USES:

* Accessory dwelling unit. The unit may not comprise more than twenty five percent (25%) of the floor area of the principal

structure and is solely occupied by no more than two (2) persons related by blood or marriage to the owner of the principal residence.

* Home occupation. Must comply with section 11-4-17 of the village of sugar grove zoning ordinance.

Planned Development Ordinance 2019-

Exhibit F

Crossroads of Sugar Grove and Astoria of Sugar Grove

Permitted and Special Accessory Uses

A	=	Allowed
A*	=	Allowed Additional Standards Shall Be Met (See section B)
S	=	Special
N	=	Not allowed

	Astoria of Sugar Grove	Crossroads of Sugar Grove Zoning Lots 1-5
Accessory uses:		
Commercial outdoor dining	N	A*
Commercial outdoor display	N	S
Commercial outdoor sales	N	S
Contractor's Yard	N	S
Drive-throughs	N	A*
Home occupation	A*	A*
Lighted recreational courts	S	S
Loading areas	N	A*
Recreational courts (basketball, volleyball, etc.)	A	A
Residential chicken keeping (principal use shall be single family, and valid residential chicken keeping permit issued)	A*	N
Accessory structures:		

Awnings and canopies	A	A
Balconies	A	A
Bay windows	A	A
Cart corrals	N	A*
Children's playhouses and playground equipment	A	S
Children's tree houses	A	N
Chimneys	A	A
Clotheslines for laundry	A	N
Commercial communications antennas and satellite dishes, including all transmitting, except for amateur radio, which are not "customer end" antennas and which are used to provide service or signals beyond the location in which they are installed	S	S
Commercial mechanical equipment (including generators, air conditioners, etc.)	N	A
Decks	A	A
Eaves and gutters	A	A
Fences, walls	A*	A*
Fuel or gas tanks (including above and below ground)	N	S
Gardens (vegetable, crop)	A	A
Hot tubs and outdoor spas	A	N
Kennels, dog runs	A	S
Loading docks	N	A*
Mailboxes	A	A

Nonresidential off street parking lots and drive aisles and driveways	N	A*
Ornamental towers, scenery lofts, monuments, domes, spires, steeples, and water towers	A	A
Outdoor fireplaces and ovens	A	A
Parking lot light poles	S	A*
Patios, sidewalks	A	A
Pergolas, arbors, trellises	A	A
Picnic benches	A	A
Ponds	A	A
Recreational equipment (including basketball hoops, trampolines, etc.)	A	A
Residential communications antennas (TV, radio, etc.) and satellite dishes, including amateur radio and commercial communications antennas which are "customer end" antennas placed at a commercial location for purposes of providing services at the same location in which it is installed	A	A
Residential mechanical equipment (including generators, air conditioners, etc.)	A	A
Residential off street parking areas and driveways	A	A
Signs	A*	A*
Single bay car wash	N	A
Solar panel	A*	A*
Stairs, steps	A	A

Swimming pools	A	S
Trash dumpster enclosures	N	A*
Vending machines (including pop, DVD, newspaper, etc.)	N	A*
Wind turbine	A*	A*
Accessory buildings:		
Carport	A	N
Coop	A	N
Doghouse	A	A
Fuel canopies	N	S
Garages	A	S
Gazebo	A	A
Greenhouses	A	A
Guard shacks	N	A
Pen	A	N
Sheds	A	S
Storage buildings	A	S

A. Standards for All Accessory Uses, Accessory Buildings, and Accessory Structures

1. Building Permit Required. With the exception of items measuring less than one (1) cubic yard, a building permit is required prior to the placement, construction, or occupancy of any accessory use, accessory building, or accessory structure.

2. Size. Each detached accessory building or structure on a residentially zoned lot shall not exceed one thousand (1,000) square feet or seventy percent (70%) of the principal building footprint, whichever is less. Each attached accessory building or structure on a residentially zoned lot shall not exceed forty five percent (45%) of the principal building footprint.

3. Height. No accessory use, accessory structure, or accessory building shall exceed the height of fifteen (15) feet, with the following exceptions:

a. Uses and buildings accessory to farming operations shall not exceed twenty five (25) feet in height.

- b. Private stables shall not exceed twenty five (25) feet in height.
 - c. Flagpole and sign height is regulated by chapter 14 of this title.
 - d. Small wind and solar energy systems are regulated by section 20 and section 21 of this chapter.
 - e. Parking lot pole height is regulated by chapter 12 of this title.
 - f. Chimneys, ornamental towers, scenery lofts, monuments, domes, spires, steeples, water towers, customer end antenna (residential communications antennas and commercial communications antennas insofar as said antenna is placed at the commercial location for purposes of providing services at the locations in which it is installed) shall be erected to a customary height as determined by the zoning official.
4. Separation. Detached accessory buildings and structures shall be located a minimum of ten (10) feet from any other building or structure.
5. Easements. An accessory use, accessory building, or accessory structure may be located within a recorded easement if the following standards are met.
- a. The easement is a minor drainage way (only draining the immediate adjacent lots).
 - b. The easement contains no public utilities such as storm sewer, sanitary sewer, or water main.
 - c. There shall be no construction within five (5) feet of the property line to accommodate drainage along the common lot line and allow for any future construction of minor utilities such as cable and street lighting.
6. Number. There shall be no more than three (3) accessory buildings and/or structures on a zoning lot.
7. Building Materials. Building materials of accessory buildings and structures shall be of high quality and shall generally match the building materials of the principal building.
8. Use. All uses conducted within accessory buildings and accessory structures shall be incidental to the principal use established on the zoning lot. No accessory use shall constitute a second principal use on the zoning lot. No accessory use, accessory building, or accessory structure shall be constructed or erected on a zoning lot prior to the construction or erection of the principal building.
- B. Additional Standards for Specific Accessory Uses, Accessory Buildings, and Accessory Structures.
1. Commercial outdoor dining,
- a. Commercial outdoor dining area shall be fully enclosed by a fence or wall which is compatible with the principal building style. An emergency egress shall be provided.
 - b. Off-street parking shall be provided at a rate of thirteen (13) spaces per one thousand (1,000) square feet of area devoted to commercial outdoor dining.

c. The area developed to commercial outdoor dining shall be improved with a solid surface of brick, concrete pavers or poured concrete.

d. Commercial outdoor dining area shall be operated only during regular business hours of the principal use.

2. Drive through.

a. Requirements of Chapter 12 of the village of Sugar Grove Zoning Ordinance shall be met.

3. Home occupation.

a. Requirements of Section 11-4-17 of the village of Sugar Grove Zoning Ordinance shall be met.

4. Loading area.

a. Requirements of Chapter 12 of the village of Sugar Grove Zoning Ordinance shall be met.

5. Residential chicken keeping.

a. Requirements of Title 5 of the village of Sugar Grove Municipal Code shall be met

6. Cart corral.

a. A cart corral located within twenty five (25) feet of the principal building on a zoning lot shall be improved with four (4) foot masonry screening walls that match the primary building material of the principal building.

b. A cart corral shall be located free of conflict with vehicular and pedestrian circulation on the zoning lot.

c. A cart corral shall be maintained free of signage.

7. Loading dock.

a. Requirements of Chapter 12 of the village of Sugar Grove Zoning Ordinance shall be met.

8. Fence and wall.

a. Requirements of Section 11-4-13 shall be met.

9. Residential and nonresidential off-street parking lot, driveway and drive aisle.

a. Requirements of Chapter 12 of the village of Sugar Grove Zoning Ordinance shall be met.

10. Parking lot light pole.

a. Requirements of Chapter 18 of the village of Sugar Grove Zoning Ordinance shall be met.

11. Sign, flag, and flagpole.

- a. Requirements of Chapter 14 of the village of Sugar Grove Zoning Ordinance shall be met.

12. Solar panel.

- a. Requirements of Section 11-4-21 of the village of Sugar Grove Zoning Ordinance shall be met.

13. Trash dumpster enclosure.

- a. A trash dumpster enclosure shall be wholly maintained on a concrete surface.
- b. A trash dumpster enclosure shall be fully enclosed by masonry walls six (6) feet in height. The masonry wall material shall match the primary building material of the principal building. Landscape materials shall be installed and maintained around the perimeter of the enclosure at a rate of one (1) evergreen shrub per each three (3) linear feet.
- c. A trash dumpster enclosure shall be located free of conflict with the vehicular and pedestrian circulation of the zoning lot.

14. Vending machine.

- a. A vending machine shall be located on an improved concrete surface.
- b. A vending machine shall be located free of conflict with vehicular and pedestrian circulation on the zoning lot.
- c. A vending machine shall display the owner name and contact information.
- c. No more than two (2) vending machines shall be maintained on a zoning lot.

15. Wind turbines.

- a. Requirements of Section 11-4-20 of the village of Sugar Grove Zoning Ordinance shall be met.

C. Special Accessory Uses shall comply with section 11-13-12 of the Village of Sugar Grove Zoning Ordinance.

Planned Development Ordinance 2019-

Exhibit G

Crossroads of Sugar Grove and Astoria of Sugar Grove

I. Crossroads of Sugar Grove Permitted Yard Obstructions

	Street Yard	Side Yard	Rear Yard
Accessory uses:			
Commercial outdoor dining	P Minimum pavement setback	P Minimum pavement setback	P Minimum pavement setback
Loading areas	P Minimum pavement setback	P Minimum pavement setback	P Minimum pavement setback
Recreational courts (basketball, volleyball, etc.)	N	P Minimum 5'	P Minimum 5'
Accessory structures:			
Awnings and canopies	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Balconies (must be 4' above grade)	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Bay windows	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Cart corrals	P Minimum pavement setback	P Minimum pavement setback	P Minimum pavement setback

Chimneys	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Commercial mechanical equipment (including generators, air conditioners, etc.)	N	P Maximum 4' into building setback	P Maximum 4' into building setback
Dispensing cabinets	P Maximum 4' into building setback	P Maximum 4' into building setback	P Maximum 4' into building setback
Eaves and gutters	P Maximum 2' into building setback	P Maximum 2' into building setback	P Maximum 2' into building setback
Fences, walls	P	P	P
Gardens (vegetable, crop)	P	P	P
Loading docks	N	P Minimum building setback	P Minimum building setback
Mailboxes	P	N	N
Nonresidential off street parking lots and drive aisles and driveways	P Minimum pavement setback	P Minimum pavement setback	P Minimum pavement setback
Ornamental towers, scenery lofts, monuments, domes, spires, steeples, and water towers	N	P Minimum 5'	P Minimum 5'
Outdoor fireplaces and ovens	N	P Minimum 5'	P Minimum 5'
Parking lot light poles	P Minimum pavement setback	P Minimum pavement setback	P Minimum pavement setback

Patios	P Maximum 2' into building setback	P Maximum 2' into building setback	P Minimum 7.5'
Pergolas, arbors, and trellises	P Maximum 5' into building setback	P Minimum 5'	P Minimum 5'
Picnic benches	P Minimum 5'	P Minimum 5'	P Minimum 5'
Ponds	P Minimum 5'	P Minimum 5'	P Minimum 5'
Porch, open	P Maximum 5' into building setback	P Maximum 5' into building setback	P Maximum 5' into building setback
Sidewalks	P Minimum 1'	P Minimum 1'	P Minimum 1'
Signs, flags, and flagpoles	P	P	P
Solar panel	N	P	P
Stairs, steps (maximum 4' above grade)	P Minimum 1'	P Minimum 1'	P Minimum 1'
Terrace, open	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Trailer storage on industrial lots	N Exception is I- 88 street yard with 50' minimum	P Vehicle use area setback must be met	P Vehicle use area setback must be met
Trash dumpster enclosures	N	P Minimum 5'	P Minimum 5'
Wind turbines	N	P	P

II. Astoria of Sugar Grove Permitted Yard Obstructions

	Street Yard	Side Yard	Rear Yard
Accessory structures:			
Awnings and canopies	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Balconies (must be 4' above grade)	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Bay windows	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Children's playhouses and playground equipment	N	P Minimum 5'	P Minimum 5'
Children's tree houses	N	P Minimum 5'	P Minimum 5'
Chimneys	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Clotheslines for laundry	N	P Minimum 5'	P Minimum 5'
Decks (maximum 4' above grade) (4' or more above grade is considered a "balcony")	N	P Minimum 5'	P Minimum 5'

Eaves and gutters	P Maximum 2' into building setback	P Maximum 2' into building setback	P Maximum 2' into building setback
Fences, walls	P	P	P
Gardens (vegetable, crop)	P	P	P
Hot tubs and outdoor spas	N	P Minimum 5'	P Minimum 5'
Kennels, dog runs	N	P Minimum 5'	P Minimum 5'
Mailboxes	P	N	N
Ornamental towers, scenery lofts, monuments, domes, spires, steeples, and water towers	N	P Minimum 5'	P Minimum 5'
Outdoor fireplaces and ovens	N	P Minimum 5'	P Minimum 5'
Patios	P Maximum 2' into building setback	P Maximum 2' into building setback	P Minimum 7.5'
Pergolas, arbors, and trellises	P Maximum 5' into building setback	P Minimum 5'	P Minimum 5'
Picnic benches	P Minimum 5'	P Minimum 5'	P Minimum 5'
Ponds	P Minimum 5'	P Minimum 5'	P Minimum 5'

Porch, open	P Maximum 5' into building setback	P Maximum 5' into building setback	P Maximum 5' into building setback
Recreational equipment (including basketball hoops, trampolines, etc.)	P Minimum 5'	P Minimum 5'	P Minimum 5'
Residential communications antennas (TV, radio, etc.) and satellite dishes greater than 40" in diameter, including amateur radio and commercial communications antennas which are "customer end" antennas placed at a commercial location for purposes of providing services at the same location in which it is installed	N	P Minimum 5'	P Maximum 4' into building setback
Residential mechanical equipment (including generators, air conditioners, etc.)	N	P Maximum 4' into building setback	P Maximum 4' into building setback
Residential off street parking areas and driveways	P Minimum 1'	P Minimum 1'	P Minimum 1'
Sidewalks	P Minimum 1'	P Minimum 1'	P Minimum 1'
Signs, flags, and flagpoles	P	P	P
Solar panel	N	P	P
Stairs, steps (maximum 4' above grade)	P Minimum 1'	P Minimum 1'	P Minimum 1'
Swimming pools	N	N	P Minimum 5'

Terrace, open	P Maximum 24" into building setback	P Maximum 24" into building setback	P Maximum 24" into building setback
Wind turbines	N	P	P
Accessory buildings:			
Carport	N	P Minimum 5'	P Minimum 5'
Coop	N	N	P Minimum 5'
Doghouse	N	P Minimum 5'	P Minimum 5'
Garages, detached	N	P Minimum 5'	P Minimum 5'
Greenhouses	N	P Minimum 5'	P Minimum 5'
Pen	N	N	P Minimum 5'
Sheds	N	P Minimum 5'	P Minimum 5'
Storage buildings	N	P Minimum 5'	P Minimum 5'