



Planning Commission / Zoning Board of Appeals

MEETING AGENDA

OCTOBER 21, 2020

This meeting of the Sugar Grove Plan Commission will be held as outlined in Public Act 101-0640, which waives the Open Meetings Act requirement that a physical quorum of commissioners be present to hold a public meeting in the event of a public health disaster declaration and a determination by the Village President. Governor Pritzker issued a statewide disaster declaration on August 21, 2020 and, in response, President P. Sean Michels determined that in-person meetings are not practical or prudent at this time. Public participation options can be found at www.sugargroveil.gov.

7:00 P.M. Village Hall, 10 S Municipal Drive

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES: September 16, 2020 Meeting Minutes
- IV. PUBLIC HEARING:
 - a) Zoning Code Amendment
 - 20-017- Solar Panel Placement
 - b) Special Use
 - 20-018- Dirty Pawz Pet Grooming
- V. NEW BUSINESS: None
- VI. OLD BUSINESS: None
- VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION
- VIII. ADJOURNMENT

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES of September 16, 2020 MEETING**

Page -1-

NOTE: The following meeting occurred during the COVID-19 Pandemic. Executive Order 2020-7 (Executive Order in Response to COVID-19/ COVID-19 Executive Order Number 5) issued by the Governor on March 16, 2020, among other things, suspended certain requirements of the Open Meetings Act, including mandatory presence by Commissioners at public meetings to conduct public business. Members of the Planning Commission/Zoning Board of Appeals participated in this meeting via electronic means.

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:01 p.m. by Chairman Ochsenschlager via electronic means.

2. ROLL CALL

Present: Chairman Irv Ochsenschlager, James Eckert, Greg Wilson, John Guddendorf, Larry Jones, and Rebecca Sabo participated via electronic means

Absent: James White

Also present: Walter Magdziarz, Community Development Director, via electronic means
Danielle Marion, Planning and Zoning Administrator, via electronic means

3. APPROVAL OF MINUTES

Commissioner Jones moved to approve the August 19, 2020 meeting minutes. Commissioner Sabo provided the second.

Motion PASSED by unanimous vote

4. PUBLIC HEARING:

A. Zoning Code Amendment: 20-013 – Text Amendment Event Venue

Chairman Ochsenschlager called the public hearing to order at 7:05 p.m. and swore in Walter Magdziarz, Danielle Marion, and Rick Montalto.

D. Marion gave a brief explanation of the proposed text amendment

Chairman Ochsenschlager closed the public hearing at 7:09 p.m.

Commissioners discussed the proposed text amendment.

Commissioner Eckert made a motion to recommend the Village Board approve the proposed amendment as recommended by staff for event venues with the addition of a condition stating that all trash must be removed from premises within 12 hours of event and that the permitted hours of events excludes breakdown. Commissioner Sabo provided a second.

Ayes: J. Eckert, L. Jones, J. Guddendorf, R. Sabo, G. Wilson, I. Ochsenschlager

NOTE: These minutes are not a verbatim transcription of the comments, statements and discussion that occurred during the meeting. They are intended to make an official record only of the actions taken by the Planning Commission / Zoning Board of Appeals, and may include only a brief description of discussion items. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

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Page -2-

Nayes: None
Absent: J. White

Motion passed

B. Zoning Code Amendment: 20-016 – DC Data Center District

Chairman Ochsenschlager opened the public hearing that was continued from August 19, 2020.

The public hearing was closed at 7:36 p.m.

Commissioners discussed the proposed amendment, to include; building height, footprint, landscaping, security fence height, noise, and environmental issues.

Commissioner Eckert made a motion that the Plan Commission recommend the Village Board to approve the proposed zoning amendment to add a DC Data District as recommended by staff. Commissioner Jones provided a second.

Ayes: L. Jones, B. Sabo, J. Eckert, G. Wilson, J. Guddendorf, I. Ochsenschlager
Nayes: None
Absent: J. White

Motion Passed

5. NEW BUSINESS:

None

6. OLD BUSINESS:

None

7. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

Commissioners and staff discussed the proposed firewood and mulch text amendment and special use.

Commissioners and staff discussed current development projects (Popeyes and Deepcoat).

8. ADJOURNMENT

Commissioner Guddendorf moved to adjourn, Commissioner Wilson provided a second.

Motion PASSED by unanimous vote

The meeting was adjourned at 8:06 p.m.

Prepared by:
Danielle Marion, Recording Secretary

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VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Alison Murphy



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Sean Herron
Ted Koch
Jennifer Konen
Heidi Lendi
Rick Montalto
Ryan Walter

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

TO: Plan Commission
FROM: Danielle Marion, Planning and Zoning Administrator
DATE: October 5, 2020
PETITION: 20-017

PROPOSAL

Amend the Zoning Ordinance to permit roof mounted solar panels on a roof facing a street; and add additional standards and criteria for this use.

BACKGROUND & HISTORY

Vivint Solar is requesting this Zoning Text Amendment in response to an application for a level I solar permit being denied due to the placement of the solar panels. In the past year the Village has had several other complaints/comments concerning the Village Code not allowing roof mounted solar panels to be placed on a roof facing a street.

The Village has seen an increase in roof mounted solar panel permits. This form of renewable energy is becoming more and more popular within the Village. In order to get the most energy out of the systems, it is best if they are placed in a location so that they are facing south in order to receive the most sunlight. Due to the current Village Code, this is not always an option for some residents, due to the fact that their south side of their roof faces a street.

DISCUSSION & EVALUATION

Solar energy is becoming a more and more popular alternative source of energy within the Village and we feel this revision is necessary to allow residents who choose to use this form of energy to receive the maximum benefits of their solar systems.

The appearance of roof mounted solar panels have improved since the original solar ordinance was adopted. With additional standards for the appearance of roof mounted solar panels on a

roof facing a street, the allowance of these can be done without creating an eye sore for neighboring residents.

There are several different types of roof mounted solar panels. The most commonly used for residential in Sugar Grove is Monocrystalline panels.

Monocrystalline panels:

- usually black and considered more attractive
- high efficiency / performance
- higher cost



Polycrystalline panels:

- usually blue and considered not as attractive as monocrystalline panels
- lower efficiency / performance
- lower cost



Polycrystalline Solar Panel

Thin-film panels:

- a very thin flexible sheet
- lowest efficiency/performance
- lowest cost (installation is much less labor intense)
- integrates between the seams of a standing seam metal roof very well.



Solar Shingles

Solar shingles are the same sizes as your regular shingles and come as individual units. These shingles use the same technology as solar panels, but integrate into the roof better. When the entire roof is comprised of the solar shingles you achieve the best visual appearance.



STAFF RECOMMENDATION

Staff recommends approval of the revised zoning amendments in Exhibit A, attached hereto.

EXHIBIT A

Section 11-4-21 Solar Energy Systems:

2. Building Mounted Level 1 Solar Energy System:

~~f. Mounting Location: No roof mounted system shall be placed on a roof plane adjacent a front yard or corner side yard.~~

f. Design Standards for roof mounted panels adjacent to a front yard or corner side yard:

-only monocrystalline panels, thin-film panels, Tesla low profile panels, or solar shingles are the types of solar panels permitted to be mounted on a roof plane adjacent a front yard or corner side yard.

-all panels mounted on roof plane adjacent a front yard or corner side yard must run evenly parallel with the pitch of the roof not exceed more than six inches in height from roof.

-color and appearance of panels shall blend with existing roof.

Roof mounted solar panels on a roof facing a street



Corte Madera, CA



601 Heartland Drive
Sugar Grove, Illinois 60554

www.sugargroveil.gov

Phone (630) 391-7220
Facsimile (630) 391-7245

Additional images of roof mounted solar panels that would be considered acceptable.



Roof mounted solar panels that would not be acceptable.



VILLAGE PRESIDENT

P. Sean Michels

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Ryan Walter

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

TO: Plan Commission
FROM: Danielle Marion, Planning and Zoning Administrator
DATE: October 9, 2020
PETITION: 20-018

PROPOSAL

The applicant is requesting a Special Use to permit a pet grooming facility within the multi-use, multi-tenant building, pursuant to Section 11-4-22 of the Sugar Grove Zoning Ordinance.

GENERAL INFORMATION

HEARING DATE: October 21, 2020
PROJECT NAME: Dirty Pawz Pet Grooming
PETITIONER: Nichole Gossett
LOCATION: 50 B Cross Street
PARCEL NUMBER(S): 14-21-251-042
CURRENT ZONING: B-1

CHARACTER OF AREA

The subject property is located in the vicinity of the southwest corner of Sugar Grove Parkway and Cross Street. Located on the subject property, the multi-tenant building currently houses a restaurant (Genoa Pizza), an insurance agency (Country Financial), and a dental office (Sugar Grove Family Dental). The applicants are going to occupy the space on the very end (west end of building) that was previously occupied by Nanette’s Boutique. Directly adjacent to the south is Sugar Grove Animal Hospital. Across the street to the north is a restaurant (Paisanos), a liquor store, and possibly in the near future another pet groomer (the special use for this business was approved in February 2020). The commercial

properties surrounding the subject property are zoned B-1. Property to the west is residential and zoned R-2. The property directly to the east is a gas station and is zoned B-3. The subject property is zoned B-1.

BACKGROUND & HISTORY

The property is zoned B-1; a pet grooming facility is permitted in this zoning district as a Special Use due to the unique characteristics of this type of business and how it may impact the surrounding area. The premises of the proposed special use is a legal non-conforming with respect to parking and building setbacks; in respect to this use, these are non-issues and will not affect the special use. The proposed use does not require a lot of needed parking since there will only be 3-4 clients at the premise at a time, and clients do not stay at the business for extended amounts of time.

The applicant has co-owned a pet grooming business in Woodridge for over 10 years and has a very good reputation in that community. Her business is currently located in a multi-tenant building, and has even previously been located next to a massage therapist and accountant; in her time located in Woodridge, the business has had no complaints from surrounding businesses, nor has the Village of Woodridge received any complaints concerning the business.

The pandemic has affected the operation of the applicants business at their current location and they plan to continue the procedures they have in place once they are in the new location. Clients are limited to no more than 2 people inside at one time. When picking up their pets, clients are instructed to wait in their car until they receive a call to come in to the building or their pet will be brought out to them.

Hours of operation for the business would be, Monday through Saturday from 8:00 a.m. to 4:00 p.m.. The applicants plan to use washable/reusable turf mats designed for indoor use for animals to relieve themselves. They also plan to have a clean-up station outside that will be closely monitored by staff.

FINDINGS OF FACT

Note: The italicized portions in the Findings of Fact item/s below constitute staff's suggestions on the various required findings. The Plan Commission should remember that they are free to depart from these suggestions and adopt their own if they so desire.

1. Findings of Fact (Special Use) – Several standards must be satisfied in order to grant a Special Use. These standards, and the status of each, are described below. The Planning Commission must establish that the Special Use:

- a. Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.

The proposed dog grooming facility is consistent with the objectives of the Comprehensive Plan and the Zoning Ordinance. The proposed use could be considered compatible with planned uses for the area.

- b. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

The use would be operated and maintained to be harmonious with the area. The use would be a commercial use and there will be no physical changes to the building or the property.

- c. Will not be hazardous or disturbing to existing or future neighborhood uses.

There has been no evidence presented to indicate the proposed use is hazardous or disturbing to existing or future neighboring uses of land.

- d. Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The site is an established building within a commercial area with essential public facilities that can adequately serve the proposed use.

- e. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

There has been no evidence presented to indicate that the proposed use will create excessive additional public cost. The use should be beneficial to the economic welfare of the Village.

- f. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

There has been no evidence presented to indicate that the proposed use will produce excessive traffic, noise, smoke, fumes, glare, or odors.

- g. Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

The site has non-conforming parking and approaches, but these would be adequate to accommodate this business and the other existing businesses within the building to not interfere with traffic on surrounding public streets or highways. There has been no evidence submitted to indicate that the proposed Special Use will increase traffic or parking needs in the vicinity.

- h. Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

There are not any proposed changes to be made to the subject property, therefore there will be no increase in the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

- i. Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

There will be no impacts to natural, scenic, or historic features surrounding the subject property.

EVALUATION

Generally, this use required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

1. Land Use / General – The general commercial use will remain unchanged with the addition of the proposed special use.

2. Existing Conditions – The existing zoning and general use of the space containing a commercial business will not change.

3. Lots & Buildings – No changes to the lot or the existing building are proposed to accommodate the Special Use. The property owner has provided consent for the applicant to make the application for the Special Use.

4. Parking– There is sufficient parking on site for this use.

STAFF RECOMMENDATION

The proposed Special Use is compatible with the surrounding businesses in the adjacent area.

If the Planning Commission decides to recommend approval, staff recommends the approval be subject to the following conditions:

- No pets will be kept outside the premises
- An adequate area for pets to relieve themselves will be designated and the business will keep that area clean
- Shall be no pets kept overnight on the premises
- Shall be no more than 6 pets on-site at any time

Location Map



Existing Building



Subject Property

Public Comments:

I would like to know what arrangements have been made for the dogs to relieve themselves. Where will they urinate and defecate and who will be responsible to clean up this area?

If barking dogs becomes an issue for current residents, is there a plan to address this considering these units share a common attic space. Have any sound proofing measures been put in place?

Donald Fee, DDS.

My questions have been answered and I am in support of these tenants. Don Fee, DDS.

This is a follow up to the previous questions raised by the nearby dental office. I have no objections to having the dog wash provided they clean up after the dogs. Thank you.