



Planning Commission / Zoning Board of Appeals

MEETING AGENDA

DECEMBER 9, 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

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- I. CALL TO ORDER:
 - II. ROLL CALL:
 - III. APPROVAL OF MINUTES: November 18, 2020 Meeting Minutes
 - IV. PUBLIC HEARING: 20-019 Kimme Rezoning:
Rezoning from OR-2 to E-1 District
NEC Denny Road and Merrill New Road
 - V. NEW BUSINESS: 20-020 Kimme Final Plat of Subdivision
NEC Denny Road and Merrill New Road
 - VI. OLD BUSINESS: None
 - VII. COMMISSIONER COMMENTS AND
MISCELLANEOUS INFORMATION
 - VIII. ADJOURNMENT

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES of November 18, 2020 MEETING**

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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 7:00 p.m. by Chairman Ochsenschlager via electronic means.

2. ROLL CALL

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

Absent: None

Also present: Danielle Marion, Planning and Zoning Administrator, via electronic means

3. APPROVAL OF MINUTES

Commissioner Jones moved to approve the October 21, 2020 meeting minutes. Commissioner Eckert provided the second.

Motion PASSED by unanimous vote

4. PUBLIC HEARING:

None

d. NEW BUSINESS:

None

e. OLD BUSINESS:

A. Zoning Code Amendment: 20-017 – Text Amendment Solar Placement

Commissioners discussed the proposed text amendments and had concerns about the consistency of work between different solar installers and the appearance of the panels on the front of a residence. They also discussed what options homeowners had who had roofs that did not face the correct direction.

Commissioner White stated that in regards to removing the required plan for demolition, a condition should be added that no panel shall be removed unless the underlying roof is repaired or restored.

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.

**VILLAGE OF SUGAR GROVE
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Commissioner White made a motion to recommend the Village Board approve the amendments to the ordinance with the changes in language submitted by Commissioner White, and approve the amendment to remove the requirement for a plan for restoration and demolition at the end of the life of the system.

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

Motion NOT PASSED

Commissioner White made a motion to recommend the Village Board approve the amendment to remove the requirement of a plan for restoration and demolition at the end of the life of the system and add the condition that no panel shall be removed unless the underlying roof is repaired or restored.

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

Motion PASSED

f. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

None

g. ADJOURNMENT

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

Motion PASSED by unanimous vote

The meeting was adjourned at 7:34 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: December 1, 2020
PETITION: 20-019

PROPOSAL

The applicant is requesting rezoning of approximately five acres of a larger parcel of land located on the northeast corner of Bliss Road and Denny Road.

GENERAL INFORMATION

HEARING DATE: December 9, 2020
PROJECT NAME: Kimme Rezoning
PETITIONER: Kyle & Stephanie Kimme
LOCATION: NE corner of Denny Road and Merrill New Road
PARCEL NUMBER(S): 14-03-300-028
CURRENT ZONING: OR2- Office Research District

SPECIFIC REQUEST(S)

The applicant is requesting a map amendment (rezoning) for a portion of a property located on the northeast corner of Denny Road and Merrill New Road. The applicant is requesting the zoning classification be changed from OR2- Office Research District to E1- Estate Residential.

CHARACTER OF AREA

The subject property is located on the north side of Denny Road, East of Merrill New Road. Land adjacent to the property is residential and farm land.

BACKGROUND & HISTORY

The subject property is currently zoned OR2- Office Research District and is open land currently being used for farming. The applicant is requesting that approximately five acres be parceled off and rezoned to E1- Estate Residential and a final plat of subdivision be created in order to build a single family home on the property. The proposed use for the property is residential, with one single-family home.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Village Comprehensive Plan designates the site as "Single Family Residential". The property directly east is designated "Estate Residential", and properties to the west and south are designated "Single Family Residential".

The remainder of open land along Denny Road has been trending toward single family residential. The Rezoning of this property to E1- Estate Residential is consistent with the Village's Future Land Use Plan.

EVALUATION

1. Land Use / General – The proposed land use is compatible with the surrounding land uses.
2. Comprehensive Plan – The proposed rezoning is consistent with the Village Comprehensive Land Use plan.
3. Lots & Buildings – The proposed use of the property would include single family residential.

FINDINGS OF FACT

1. The proposed single family use is consistent with the Village's Land Use Plan.
2. R2- Detached Residential is the predominant zoning classification in the general area.
3. The proposed zoning, E1- Estate Residential is consistent with the zoning of the surrounding area.
4. The land along Denny Road is trending toward low and medium density residential use, which is consistent with Village's Land Use Plan recommendations.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the Village Board approve the proposed rezoning from OR2- Office Research District to E1- Estate Residential.

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Alison Murphy



COMMUNITY DEVELOPMENT

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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: December 1, 2020
PETITION: 20-020

GENERAL INFORMATION

PROJECT NAME: Kimme Subdivision
PETITIONER: Kyle & Stephanie Kimme
LOCATION: NE corner of Denny Road and Merrill New Road
PARCEL NUMBER(S): 14-03-300-028
CURRENT ZONING: OR2- Office Research District

SPECIFIC REQUEST(S)

The applicant is requesting approval of a Final Plat of Subdivision to create a single lot of approximately five acres from a larger parcel of land located at the northeast corner of Denny Road and Bliss Road. The intent for this subdivision is to create a single lot for the applicant to build a single-family residence on the property pending approval of the rezoning of the subject property.

CHARACTER OF AREA

The subject property is located on the north side of Denny Road, East of Bliss Road and Merrill New Road. On the north side of Denny Road, and adjacent to the subject property is single-family dwellings on estate-size lots and farmland. On the south side of Denny Road, large lot single-family is the predominant use and form of development.

BACKGROUND & HISTORY

The subject property is currently zoned OR2- Office Research District and is open land currently

being used for farming. The applicant has applied for rezoning the same five acres to E1- Estate Residential, pending approval of this request. The applicant plans to build a single-family residence on the subject property. This is similar to what occurred on the adjacent five acres directly east of the proposed subdivision.

COMPREHENSIVE PLAN RECOMMENDATIONS

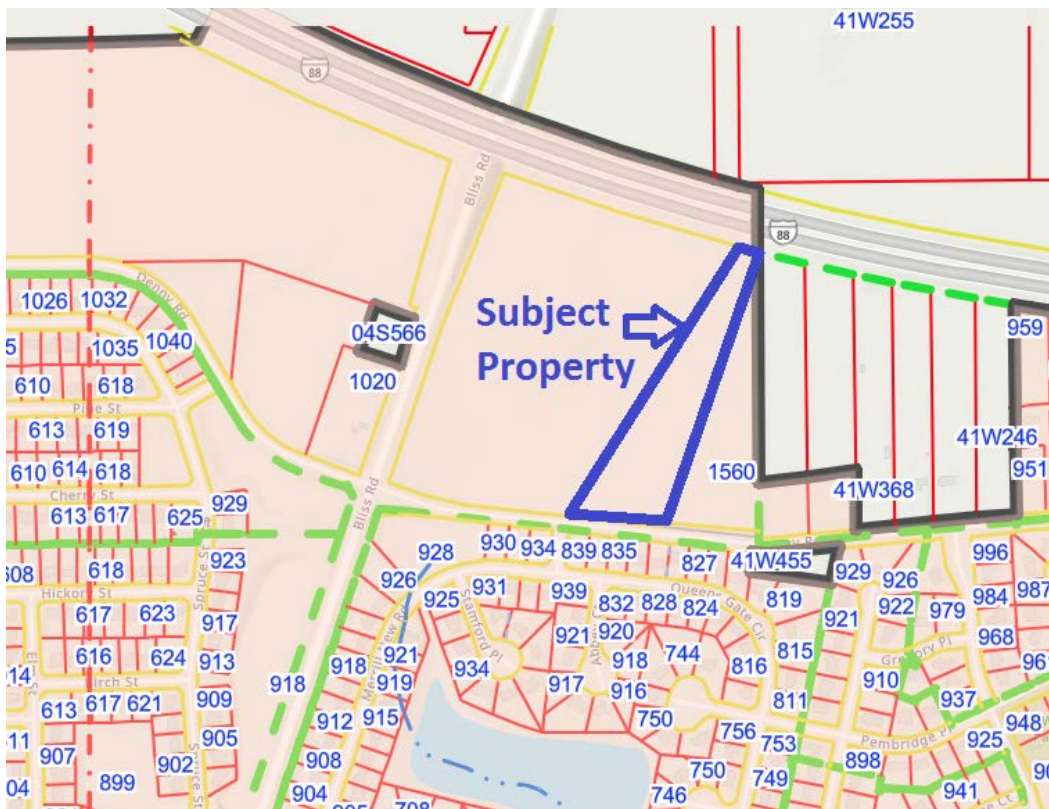
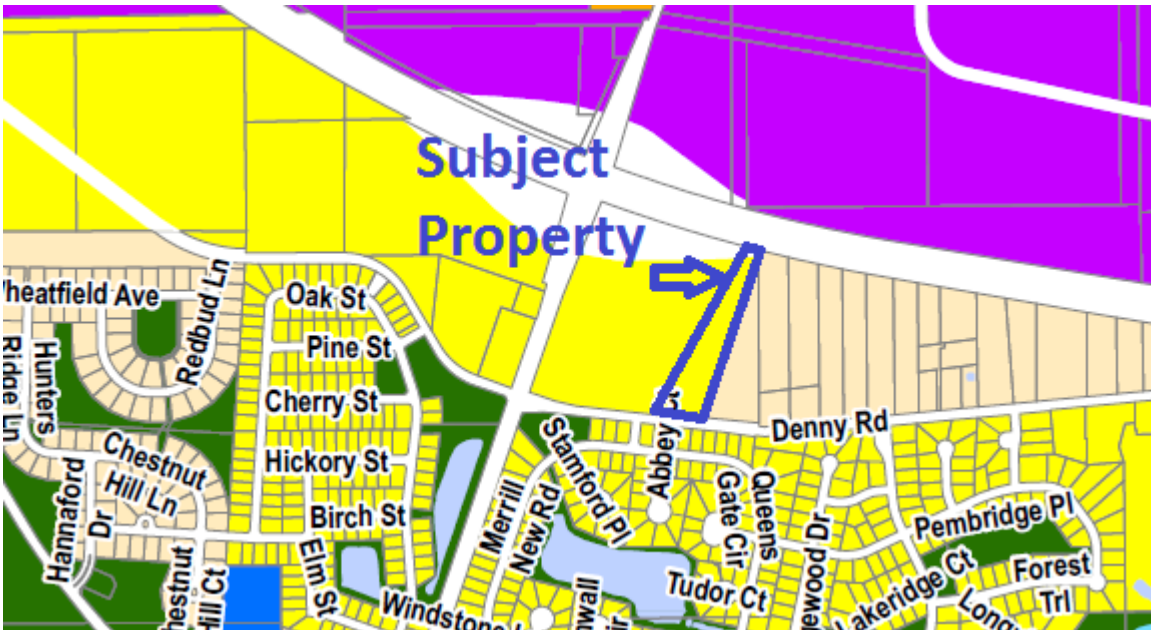
The Village Comprehensive Plan designates the subject property as "Single Family Residential". The property directly east is designated "Estate Residential", and properties to the west and south are designated "Single Family Residential".

The remainder of open land along Denny Road has been trending toward estate-type single family residential. The Rezoning of this property to E1- Estate Residential is consistent with the Village's Future Land Use Plan.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the Village Board approve the proposed Final Plat of Subdivision, subject to the conditions in Exhibit A, attached hereto and made part hereof, provided that the subdivision plat, in accordance with the subdivision regulations be provided prior to the Village Board meeting.

COMPREHENSIVE LAND USE PLAN



Approximate location of proposed subdivision.

Exhibit A

- That the subdivider provide ROW dedication for Denny Road
- That the subdivider provide ROW dedication for the future I-88 / Bliss Road interchange in the case that the interchange is located near or on the subject property
- That the subdivider provide a drainage and utility easement on the perimeter of the lot
- That future dwelling be connected to municipal water
- That parkway trees be provided as required by the Subdivision Regulations
- That the future dwelling be connected to public sewer once sanitary sewer lines are within two hundred (200) feet of property
- That the subdivider pay a fee in lieu of sidewalk construction along the Denny Road frontage
- That the subdivider prepare and provide a storm water report as required by the Subdivision Regulations
- That the subdivider pay the prevailing Impact Fees at time of building permit application