



## Planning Commission / Zoning Board of Appeals

### MEETING AGENDA

MARCH 17, 2021

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 March 5, 2021 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.sugargrovel.gov](http://www.sugargrovel.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: December 9, 2020 Meeting Minutes
- IV. PUBLIC HEARING: 20-001 Chase Bank Solar Garden:  
Special Use Permit for a Solar Garden
- 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 December 9, 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.**

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**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: 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 November 18, 2020 meeting minutes. Commissioner Sabo provided the second.

**Motion PASSED by unanimous vote**

**4. PUBLIC HEARING:**

**A. 20-019 Kimme Rezoning**

Chairman Ochsenschlager called the public hearing to order at 7:05 p.m. and swore in Danielle Marion and Kyle Kimme.

Mr. Kimme stated that he agreed with the findings of fact.

Chairman Ochsenschlager closed the public hearing at 7:08 p.m..

Commissioner Eckert made a motion to recommend the Village Board approve and adopt the findings of fact for petition 20-019 Kimme Rezoning. Commissioner Guddendorf provided a second.

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

Nays: None

Absent: None

*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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Abstain: J. White (Mr. White abstained due to the fact he is the applicants attorney for this matter).

Motion PASSED

**d. NEW BUSINESS:**

**A. 20-020 Kimme Final Plat of Subdivision**

D. Marion gave a brief explanation of the proposal.

Commissioners discussed the proposal to include plans for a sidewalk along Denny Road and the cost of the sidewalk.

Commissioner Sabo made a motion to recommend the Village Board approve petition 20-020 Kimme Final Plat of Subdivision. Commissioner Jones provided a second.

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

Nays: None

Absent: None

Abstain: J. White (Mr. White abstained due to the fact he is the applicants attorney for this matter).

Motion PASSED

**e. OLD BUSINESS:**

None

**f. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION**

None

**g. ADJOURNMENT**

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

**Motion PASSED by unanimous vote**

The meeting was adjourned at 7:19 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 DEPARTMENT**

**VILLAGE TRUSTEES**

Sean Herron

Jen Konen

Ted Koch

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: February 26, 2021  
PETITION: 21-001  
PROJECT: Chase Bank Solar Garden  
APPLICANT: SunPeak  
LOCATION: 489 N. Sugar Grove Pkwy  
PIN(S): 14-16-276-006

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**PROPOSAL**

The applicant is requesting a Special Use for a solar garden on the roof of a single-tenant building, pursuant to Section 11-4-21 of the Sugar Grove Zoning Ordinance.

**CHARACTER OF AREA**

The subject property is located 489 N. Sugar Grove Parkway and is zoned B-3. Directly adjacent to the north is McDonalds, to the south is Autozone, and to the East is a multi-tenant building and Jewel Osco. The multi-tenant building is occupied by a three restaurants (Subway, Rosatis, and King Wok 47), a dentist, dry cleaner, nail salon, hair salon, a tax preparation company, and a tanning salon. Across Sugar Grove Parkway to the west, there are two more commercial multi-tenant buildings. The commercial properties surrounding the subject property are all zoned B-3.

**BACKGROUND & HISTORY**

The subject property is one of several lots in the Sugar Grove Center commercial planned development and was one of the earliest lots to be developed. The approved planned development did not contemplate solar energy collection devices, nor does it preclude them from being erected on the premises.

The subject property is zoned B-3; a solar garden is permitted in this zoning district as a Special

Accessory Use due to the energy output of the solar energy system. The premises is a single-tenant building that is occupied by a bank.

The applicant is requesting to install a solar garden on the roof of the building. The building has a hip roof and the solar garden will be comprised of solar panels located on all sides of the roof and have a total energy output of 49.13 Kw. This power output is what classifies this solar energy system as a solar garden, hence the Special Use permit.

### **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 special accessory use 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 will be accessory to the existing building and would be placed on the roof of the building, not changing the footprint or profile of the existing building. The use would reduce the areas carbon footprint.*

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

*The solar garden will be placed on the roof of the building, therefore making a minimal impact on the lot itself and will not create any hazards or be disturbing to existing or future neighborhood uses. The accessory use is benign; it does not move, it does not emit noise.*

- 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. The proposed use will reduce energy usage and peak demand, which will reduce the carbon footprint.*

- 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.

*The proposed use will not create excessive additional public cost. The installation, maintenance, and all components of the system are the responsibility of Chase Bank. The use will be beneficial to the economic welfare of the Village. The use will reduce the energy demand on the local energy grid.*

- 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.

*The solar garden will not in any way 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 use of the property is not changing; the solar garden will not generate any traffic and will have no direct impact on traffic on surrounding streets or highways.*

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

*The subject property is not located in a floodplain; the proposed accessory use will not increase the impervious surface area on the subject property; and, the subject property is improved with storm water collection improvements.*

- 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 is 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 accessory use.

2. Existing Conditions – The existing zoning and general use of the space containing a commercial business will not change. The business will be adding the solar garden as an accessory use.

3. Lots & Buildings – The footprint of the building is not changing, the accessory use will be located on the roof of the building. The construction and design of the current structure is rated to hold the additional weight of the solar panels.

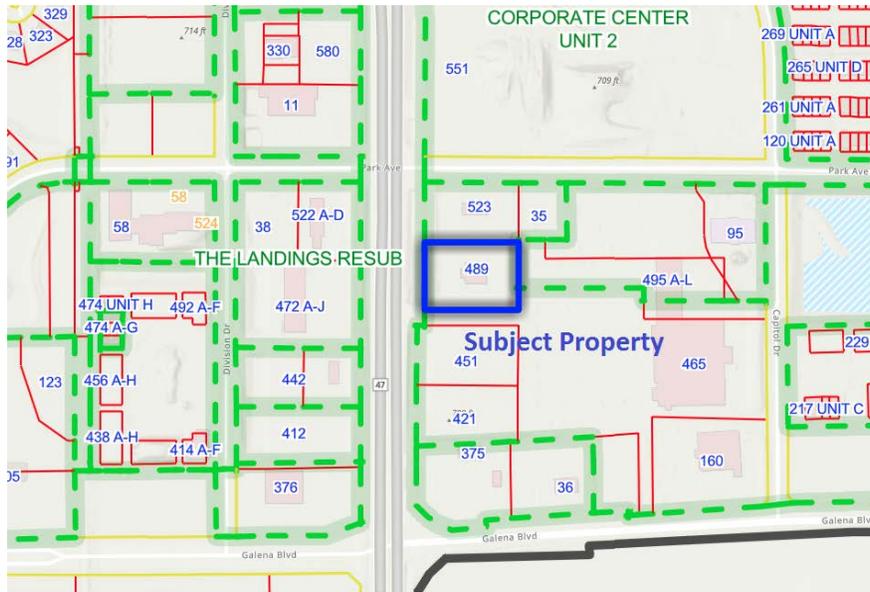
4. Parking- The requested Special Use will have no impact on the current parking required and provided on the premises.

### **STAFF RECOMMENDATION**

The proposed Special Use Permit is compatible with the current use of the property.

Staff recommends the Planning Commission recommend the Village Board approve the proposed Special Use for a solar garden.

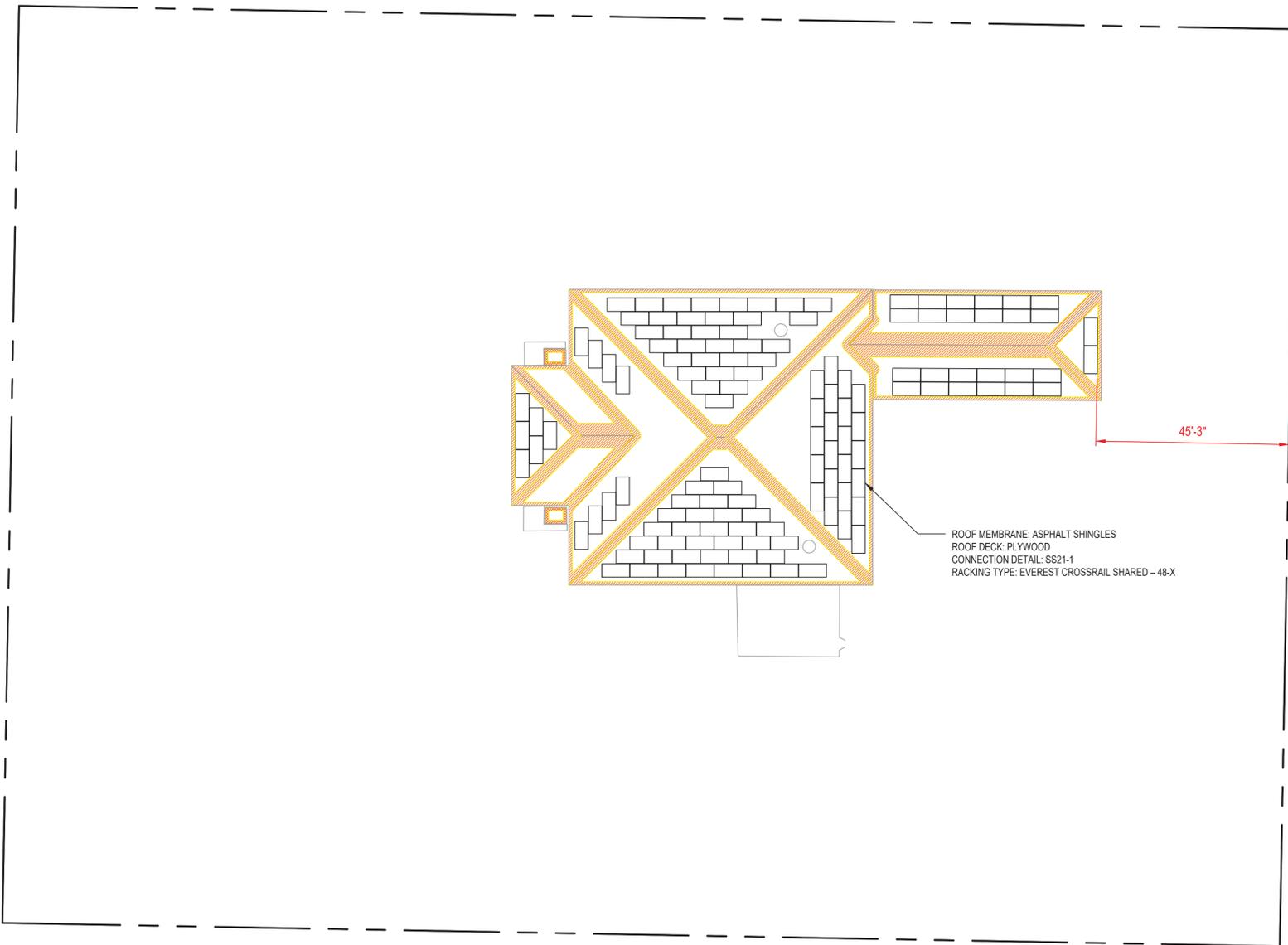
## Location Map



ROOF DESIGN CLEARANCE TABLE (SEE LEGEND FOR APPLICABLE HATCH)	
ITEM	MINIMUM CLEARANCE DIMENSIONS
FLAT ROOF	4'-0"
PITCHED ROOF: ALONG RIDGE	6'-0" (3'-0" MINIMUM EACH SIDE)
PITCHED ROOF: ALONG HIPS/VALLEY	3'-0" (18" MINIMUM EACH SIDE)
PITCHED ROOF: ALONG EAVE/FREE EDGE	0'-10"
PITCHED ROOF: OTHER CLEARANCE ON ROOF PLANE	3'-0"

ROOF CONNECTION DETAIL TABLE					
DRAWING	DETAIL	ROOF SLOPE	FRAMING TYPE	ROOF TYPE	CONNECTION LOCATION NOTES
SS10	1	FLAT	ROOF DECK	VARIES SEE SITE PLAN	SEE RACKING SITE SPECIFIC DRAWING PACKAGE IF APPLICABLE.
SS10	2	FLAT	ROOF DECK	LOOSE GRAVEL	
SS21	1	PITCHED	WOOD MEMBERS	ASPHALT SHINGLE	SEE DRAWING SS20
SS21	2	PITCHED	ROOF DECK	SINGLE-PLY MEMBRANE	SEE DRAWING SS20
SS21	3	PITCHED	NA	METAL STANDING SEAM	SEE DRAWING SS20
SS21	4	PITCHED	WOOD MEMBERS	CORRUGATED METAL	SEE DRAWING SS20
SS21	5	PITCHED	STEEL MEMBERS	ASPHALT SHINGLE	SEE DRAWING SS20
SS22	1	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	2	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	3	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	4	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20
SS22	5	PITCHED	WOOD MEMBERS	TILE	SEE DRAWING SS20

NOTES:  
 1. ROOFS WITH SLOPE LESS THAN 7 DEGREES ARE CONSIDERED "FLAT". ROOFS WITH SLOPE GREATER THAN 7 DEGREES ARE CONSIDERED "PITCHED". REFER TO SITE SPECIFIC DWG E10 FOR ROOF SLOPE.  
 2. FRAMING TYPE AND ROOF TYPE SHALL BE VERIFIED ON SITE PRIOR TO INSTALLATION.



ROOF MEMBRANE: ASPHALT SHINGLES  
 ROOF DECK: PLYWOOD  
 CONNECTION DETAIL: SS21-1  
 RACKING TYPE: EVEREST CROSSRAIL SHARED - 48-X

LEGEND:  
 FLAT ROOF CLEARANCE AREA  
 PITCHED ROOF CLEARANCE AREA  
 (E) EXISTING  
 - - - - - (E) PROPERTY LINE

NOTES:  
 1. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND ROOF SLOPES AND COORDINATE WITH ALL REFERENCE DRAWINGS AS REQUIRED. IF THE CONTRACTOR ENCOUNTERS CONDITIONS OTHER THAN WHAT IS SHOWN ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.  
 2. SEE SHEET SG20 AND SG21 FOR GENERAL NOTES, LEGEND AND SYMBOLS.  
 3. EVEREST RACKING RAIL MAXIMUM ALLOWABLE SPAN SHALL BE 4'-0" UNLESS NOTED OTHERWISE.  
 4. OBSTRUCTIONS IN CLEARANCE AREA PATHWAYS SHALL BE KEPT TO A MINIMUM.

01 SITE PLAN  
 NOT TO SCALE  
 PARCEL DATA FROM LANDGRID.COM



ISSUED FOR PERMITTING  
 THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

DESIGNER RNA	DRAWN SSM	PROJECT J.P. MORGAN CHASE 489 N ILLINOIS ROUTE 47, SUGAR GROVE, IL 60554	DRAWING NUMBER IL-159032-G20	REV 2
				CODE AREA
CHECKED AR	DATE 27/FEB/20	SITE PLAN		

ANSI D 3422 02/14/2017 04:15 PM

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
2	14/JAN/21	ISSUED FOR PERMITTING					
1	08/OCT/20	ISSUED FOR PERMITTING	SSM	RNA	AR	NEB	NEB
0	27/FEB/20	ISSUED FOR PERMITTING	SSM	RNA	AR	NEB	NEB

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS  
 NATHANIEL ELLIS BOLDS JR.  
 27/FEB/20 REG. NO. 081-007977

**BLACK & VEATCH**  
 DESIGNER RNA DRAWN SSM  
 CHECKED AR DATE 27/FEB/20