

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of November 16, 2017 REGULAR MEETING

1. **CALL TO ORDER:**

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

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Jim Eckert, Becky Sabo, John Guddendorf,
Larry Jones, and Gregory Wilson

Absent: James White

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning & Zoning Administrator

3. **APPROVAL OF MINUTES:**

None

4. **NEW BUSINESS:**

Chairman Ochsenschlager announced that he would shuffle the agenda items in order to dispense with the item that audience members were present to witness before he opened the scheduled public hearing.

- A. Petition 17-025: Final Planned Unit Development
Chelsea Senior Commons, 55 Chelsea Avenue
Applicant: Bear Development, LLC

Administrator Hanlon provided a brief description of the revised final plans. She explained that the applicant made revisions based on previous comments from staff, commissioners, and members of the public.

Joe Schwenker, representing Bear Development, provided building material samples to the commissioners. Commissioner Eckert questioned Mr. Schwenker about the materials, sign details, and where mechanical equipment will be located on the property. Commissioner Guddendorf directed staff to closely review the construction of the sidewalk proposed along Chelsea drive. He stated that he is concerned that the sidewalk

extension will encourage crossing Sugar Grove Parkway at that location unless it is properly designed.

A motion was made by Commissioner Eckert, seconded by Commissioner Jones, that the Planning Commission recommend to the Village Board approval of Petition No. 17-025 Final Planned Unit Development for property at 55 Chelsea Avenue, subject to the following conditions: That the development of the subject property be in substantial compliance with the following submitted plans: Proposed Site Improvements for Sugar Grove Senior Commons by CM Lavoie & Associates dated October 31, 2017 including the following subsequently revised plans: Landscape Plan by CM Lavoie & Associates received November 9, 2017 and Photometric Plan by CM Lavoie & Associates received November 9, 2017. Exterior Elevations Plan by Knothe Bruce Architects received November 9, 2017. Maintenance or Traffic Plan by CM Lavoie & Associates received November 9, 2017. Applicant shall provide traffic control devised at Chelsea Avenue and Cross Street intersection, if deemed necessary by the Village Board. Applicant shall provide a recorded copy of a perpetual deed restriction limiting occupancy of the building to adults age sixty two (62) years old or older prior to the issuance of a building permit.

AYE: Eckert, Wilson, Sabo, Guddendorf, Jones, and
Ochsenschlager

NAY: None

ABSENT: White

MOTION PASSED.

5. **PUBLIC HEARING:**

- A. Petition #17-026 Amendment to Village of Sugar Grove Zoning Ordinance—Dark Sky Protection
Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:10 pm.

Administrator Hanlon provided a brief explanation of the text amendment. She explained that one of the goals of the Village of Sugar Grove Comprehensive Plan is to maintain the rural character of the community. This text amendment is being proposed to combat light pollution which would, left unchecked, change the current character of the village.

Chairman Ochsenschlager closed the public hearing at 7:15 P.M.

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. Petition #17-026 Amendment to Village of Sugar Grove Zoning Ordinance—Dark Sky Protection
Applicant: Village of Sugar Grove

Commissioner Guddendorf asked staff for examples of properties that will be made nonconforming as a result of this text amendment. Staff explained that the recent construction of Culver's highlighted the need for this amendment. The developer proposed the installation of high wattage landscape up lights on the building along with other wall lights. Staff worked with the developer to lower the wattage of the lamps, but had no authority to prevent the up lighting of the building. A general discussion of lighting throughout the village ensued.

A motion was made by Commissioner Eckert, seconded by Commissioner Sabo, that the Planning Commission recommend to the Village Board approval of Petition No. 17-026 amending Title 11 Zoning Regulations to provide regulation of outdoor illumination.

AYE: Eckert, Wilson, Sabo, Guddendorf, Jones, and Ochsenschlager

NAY: None

ABSENT: White

MOTION PASSED

8. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be in November 29, 2017.

9. **ADJOURNMENT**

Commissioner Sabo moved to adjourn the meeting. Commissioner Jones seconded the motion.

AYE: Eckert, Wilson, Sabo, Guddendorf, Jones, and Ochsenschlager

NAY: None

ABSENT: White

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary