

VILLAGE of SUGAR GROVE

PLANNING COMMISSION/ZONING BOARD of APPEALS

MINUTES of April 18, 2018 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 Irv Ochsenschlager in the Village Hall Board Room.

2. ROLL CALL:

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Jim Eckert, John Guddendorf, Larry Jones, James White, and Gregory Wilson

Absent: Rebecca Sabo

Also present: Renee Hanlon, Planning and Zoning Administrator

3. APPROVAL OF MINUTES:

Motion was made by Commissioner Jones to approve Minutes of the March 21, 2018 meeting of the Planning Commission/Zoning Board of Appeals. The motion was seconded by Commissioner Guddendorf.

Motion passed by unanimous voice vote

4. PUBLIC HEARING:

Petition 18-006:Zoning Text Amendment—Shipping Containers

Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:02p.m. and administered the oath to all in attendance who wished to speak.

Renee Hanlon, on behalf of the applicant, explained that the purpose of the text amendment is to prohibit shipping containers in residential and commercial areas of the village. This amendment is brought forward due to the popularity of shipping containers as a popular upcycle item. She further explained that the text amendment includes an exception for Village owned properties with Village Board approval.

Commissioner White expressed his opposition to making an exception for Village owned properties.

Commissioner Guddendorf discussed the need for shipping containers as storage for the Corn Boil Festival Committee and as training structures for Sugar Grove Fire District personnel. He stated that the exception will benefit those organizations.

There being no additional persons interested in speaking on the matter, Chairman Ochsenschlager closed the public hearing at 7:10p.m.

Petition 18-007:Zoning Ordinance Text Amendment—Parks

Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:15p.m. and administered the oath to all in attendance who wished to speak.

Renee Hanlon, on behalf of the petitioner, explained that “Parks” were omitted as a permitted use in all zoning districts during a recent zoning text amendment effort. This amendment corrects that mistake.

There being no additional persons interested in speaking on the matter, Chairman Ochsenschlager closed the public hearing at 7:18p.m.

Petition 18-008 Zoning Ordinance Text Amendment—Solar Energy Systems

Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:20p.m. and administered the oath to all in attendance who wished to speak.

Renee Hanlon, on behalf of the applicant, provided a brief description of the text amendment. She explained that the text amendment establishes three (3) categories of solar energy systems: accessory solar energy system which includes individual property owners installing solar panels on their property for their personal use, solar gardens which are solar energy systems limited to five (5) acres of land area and two megawatts (2Mw) of total power output, and solar farms which are systems that exceed five (5) acres of land area and two Megawatts (2Mw) of total power output. Accessory systems will be permitted by right in all zoning districts while the larger systems will be permitted by special use in the A-1, B-1, B-2, B-3, BP, M-1, and I-1 districts. Lastly, she described the standards that must be met in order to establish solar energy systems.

Commissioner White led a discussion of the appropriateness of large solar energy system locations by zoning district.

Commissioner Guddendorf questioned how the ordinance will be administered in specific instances (i.e. multiple property owners building systems in close proximity to one another)

There being no additional persons interested in speaking on the matter, Chairman Ochsenschlager closed the public hearing at 7:45p.m.

5. NEW BUSINESS:

Petition 18-006:Zoning Ordinance Text Amendment—Shipping Containers

Applicant: Village of Sugar Grove

Chairman Ochsenschlager opened the floor to commissioners for discussion of the text amendment.

Commissioner White reiterated his aversion to the village owner property exception.

Commissioner White made the following motion: Based on the finding of fact, I move that the Planning Commissioner/Zoning Board of Appeals recommend to the Village Board approval of Petition #18-006 amending Section 11-3-2, Definitions, to add "Shipping Container, and to amend Section 11-4-7.D to add "Shipping Container" as an accessory building permitted by right in the A-1 Agriculture district, M-1 Limited Manufacturing district, and the I-1 Light Industrial district with no exception on Village owned properties by Village Board approval.

Commissioner Guddendorf seconded.

AYES: L. Jones, J. Guddendorf, J. Eckert, G. Wilson, J. White, and I. Ochsenschlager

NAYS: None

ABSENT: R. Sabo

Motion passed

Petition 18-007:Zoning Ordinance Text Amendment—Parks

Applicant: Village of Sugar Grove

Chairman Ochsenschlager opened the floor to commissioners for discussion of the text amendment.

There bring no discussion, Chairman Ochsenschlager stated that he would entertain a motion.

Commissioner White made the following motion: Based on the finding of fact, I move that the Planning Commission/Zoning Board of Appeals recommend to the Village board approval of Petition #18-007 amending Section 11-4-22, Table of Permitted Uses, by adding "Park", as presented by staff.

Commissioner Jones seconded.

AYES: L. Jones, J. Guddendorf, J. Eckert, G. Wilson, J. White, and I. Ochsenschlager

NAYS: None

ABSENT: R. Sabo

Motion passed

Petition 18-008:Zoning Ordinance Text Amendment—Solar Energy Systems

Applicant: Village of Sugar Grove

Chairman Ochsenschlager opened the floor to commissioners for discussion of the text amendment.

Commissioner Eckert presented the commission an excerpt from the Illinois Administrative Code which lists the four (4) levels of solar energy systems as defined by the General Assembly (attached). Much discussion ensued about how to relate those levels to the definitions of solar energy systems in the proposed text amendment.

Commissioner Guddendorf asked a series of technical installation questions of Commissioner Eckert. Commissioner Eckert provided technical information on the installation and operation of solar energy systems.

Commissioner White suggested that Commissioner Eckert work with staff over the next month to finalize the proposed text amendment and the Commission reconsider the amendment at the May meeting.

Chairman Ochsenschlager asked staff to work with Commissioner Eckert to refine the amendment and bring it back to a future meeting for reconsideration.

Commissioner White made a motion to table the item until the next scheduled meeting.

Commissioner Guddendorf seconded the motion.

AYES: L. Jones, J. Guddendorf, J. Eckert, G. Wilson, J. White, and I. Ochsenschlager

NAYS: None

ABSENT: R. Sabo

Motion passed

6. OLD BUSINESS

None.

7. PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Next meeting will be in May 16, 2018 at Village Hall.

8. ADJOURNMENT

Commissioner Eckert made a motion to adjourn the meeting. Commissioner Wilson seconded the motion.

Motion unanimously passed by voice vote.

Chairman Ochsenschlager adjourned the meeting at 8:20p.m.

Respectfully submitted,

Renee Hanlon

Recording Secretary

Attachment: Part 466 Review Level Criteria

Part 466 Review Level Criteria

Level 1: Lab-certified, inverter-based, distributed generation (DG) facility with a nameplate capacity of 25 kW or less (formerly ≤ 10 kW) - *Solar Energy System / Residential*

Level 2: Lab-certified DG facility where the proposed interconnection is to either a radial distribution circuit or a spot network serving one customer meeting one of the following criteria:

- For inverter-based systems, the size limit varies according to the voltage of the line at the proposed point of interconnection:

Line Voltage	Level 2 Eligibility
< 5 kV	≤ 500 kW
≥ 5 kV and < 15 kV	≤ 3 MW
≥ 15 kV and < 30 kV	≤ 4 MW
≥ 30 kV and ≤ 69 kV	≤ 5 MW

- **OR** Synchronous and induction systems must have a nameplate capacity of 2 MW or less.

Level 3: Lab-certified DG facility using reverse power relays or other protection functions that prevent power flow onto the electric distribution system, and meeting one of the following criteria:

- For interconnection request to the load side of an area network, the DG facility must have a nameplate capacity of 50 kW or less, and the aggregate of all generation on the area network must not exceed 5% of the network's maximum load; **OR**

- For interconnection request to a radial distribution circuit, the DG facility must have a nameplate capacity of 10 MVA or less, and the DG facility is not served by a shared transformer.

Level 4: DG facility with nameplate capacity of 10MVA or less and not meeting all of the screening criteria for a Level 1, 2, or 3 review.

Solar Energy System

UTILITY SCALE