

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of September 19, 2018 REGULAR MEETING

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 in the Board Chambers of the Village of Sugar Grove Municipal Center.

2. ROLL CALL

Planning Commission/Zoning Board of Appeals members present:

Irv Ochsenschlager, John Guddendorf, Gregory Wilson, Larry Jones, and
James White (arrived at 7:05)

Absent: James Eckert and Rebeca Sabo

Also present: Renee Hanlon, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve Minutes of the August 15, 2018 Meeting of the Planning Commission/Zoning Board of Appeals. Commissioner Wilson provided the second.

Motion passed by unanimous voice vote.

4. PUBLIC HEARING:

Petition #18-017 Special Use for Roof Mounted Solar Garden at 549 Heartland Drive
Applicant: Harris Golf Cars

Chairman Ochsenschlager called the public hearing to order at 7:02 p.m. Witnesses were sworn in by the Chairman.

Administrator Hanlon provided a brief description of the request and the proposed solar garden.

Tod Hollenback, Eagle Point Solar, presented additional information about the proposal. Mr. Hollenback explained that this solar array is expected to provide all the annual energy needs for Harris Golf Cars.

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

5. NEW BUSINESS:

Petition #18-017 Special Use for Roof Mounted Solar Garden at 549 Heartland Drive
Applicant: Harris Golf Cars

Commissioners discussed the request for special use.

Commissioner Jones moved to recommend to the Village Board approval of the special use for a roof mounted solar garden at 549 Heartland Drive. Commissioner Guddendorf provided the second.

Motion passed by unanimous voice vote

Item: County of Kane Petition for Solar Farm within Planning Jurisdiction
Applicant: Soltage, LLC

Administrator Hanlon explained that this project will be zoned under the jurisdiction of Kane County. Since this property falls within one and one-half miles of the corporate limits of the Village of Sugar Grove, the Village has the right to comment on the zoning application. Ms. Hanlon explained that the project, as proposed, does not meet the requirements of the Village of Sugar Grove Zoning Ordinance.

Commissioner White stated his belief that the project should meet the requirements of the Village of Sugar Grove Zoning Ordinance. He explained that it should be assumed that any project within the one and one-half mile jurisdiction will be annexed to the village. He concluded by asking why the Village would want to annex a project that did not meet minimum zoning requirements.

Commissioner White moved to recommend to the Village Board that the Village support the project on the condition that the project plans are revised to meet current Village of Sugar Grove Zoning Ordinance requirements. Commissioner Guddendorf provided the second.

Motion passed by unanimous voice vote

6. **OLD BUSINESS:**

None

PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Administrator Hanlon provided an update on development projects that will be coming before the Planning Commission.

Commissioners discussed the status of different construction projects throughout the village.

7. **ADJOURNMENT**

Commissioner White moved, Commissioner Jones seconded, to adjourn.

The motion passed by unanimous voice vote.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary