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## VILLAGE OF SUGAR GROVE BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES

**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
DANIELLE MARION, PLANNING & ZONING ADMINISTRATOR

**SUBJECT:** DISCUSSION: WATERFORD PLACE PUD AMENDMENT, LOT 27 (391 CAPITOL DRIVE)

**AGENDA:** APRIL 16, 2024 VILLAGE BOARD MEETING

**DATE:** APRIL 10, 2024

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### ISSUE

Shall the Village Board discuss amending the Waterford Place PUD to change the permitted use on Lot 27 from a medical office building to an attached single-family (duplex) dwelling, and approve a preliminary development plan for Lot 27.

### DISCUSSION

The applicant, Phil Kuhn, intends to construct a duplex building on Lot 27 and is requesting an amendment of the Waterford Place PUD to change the permitted use on Lot 27 from a medical office building to an attached single-family (duplex) dwelling, and to approve a preliminary PUD plan for Lot 27.

The Waterford Place PUD was approved in 2000 and allowed a medical office building on Lot 27. The preliminary PUD plan for Waterford Place did not include Lot 27. Other than limiting the location of a driveway and compliance with the setback requirements in the zoning district, the Waterford Place PUD provided no other conditions, restrictions, or requirements on the development of the lot.

Planned unit developments—and changes to approved plans—are approved in two steps: preliminary development plans and final development plans. The applicant prepared preliminary plans showing the proposed location of the dwelling on the lot as well as other site improvements and prepared preliminary building elevation drawing illustrating the building appearance and massing as required. Detailed construction-ready plans and specifications will be provided when the applicant is ready to submit for final development plan approval. Then and only then can a building permit be issued.

The applicant agreed to make modifications to the building elevation to complement the existing Waterford Place dwellings. Masonry similar in color was added to the front elevation, windows were added to some elevations, window details similar to existing were added. Since on-street parking at this location is not a consideration, the driveway was maximized to provide more than minimum off-street parking.

Village staff is of the opinion the proposed use is similar to the attached-single family dwelling existing in Waterford Place. Lot 27 is an irregularly shaped lot but accommodates the duplex building with some minor modifications of setback requirements. Since Waterford Place is a completed development, and the subject property is an existing lot, the preliminary development plan for Lot 27 is a simple site plan.

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The Planning Commission held the requisite public hearing and interested persons were heard. The primary concern had to do with traffic on Capitol Drive and parking issues in Waterford Place. Pavement markings at his location on Capitol Drive will not permit on-street parking. The proposed duplex on Lot 27 is stand-alone from Waterford Place, meaning that it will not share any access or circulation that is provided for the attached single-family residences in Waterford Place.

The Commission recommended approval of the PUD amendment, subject to certain conditions and restrictions as described in their Recommendation report (attached).

#### **ATTACHMENTS**

- Planning Commission Recommendation PC24-01
- Lot 27 site plan
- Building elevation

#### **RECOMMENDATION**

That the Village Board discuss and provide direction and input to the applicant and Village staff to prepare an Ordinance approving the Waterford Place PUD amendment and preliminary development plan for Lot 27.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

# R E C O M M E N D A T I O N

## **PC24-01**

TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of February 21, 2024  
PETITION: 24-001 Waterford Place Lot 27 PUD Amendment  
(391 Capitol Drive)

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**PROPOSAL**

391 Capitol Drive is currently an empty lot (Lot 127) that is part of the Waterford Place PUD. The PUD designates the use of this property as Medical Office building. The applicant is requesting to amend the PUD to change the use from Medical Office to an attached single-family (duplex) building on the property.

Before building the duplex, the applicant will be required to come back to the Village for Final PUD approval, it is during this time that we will address the required landscaping.

**LOCATION MAP**

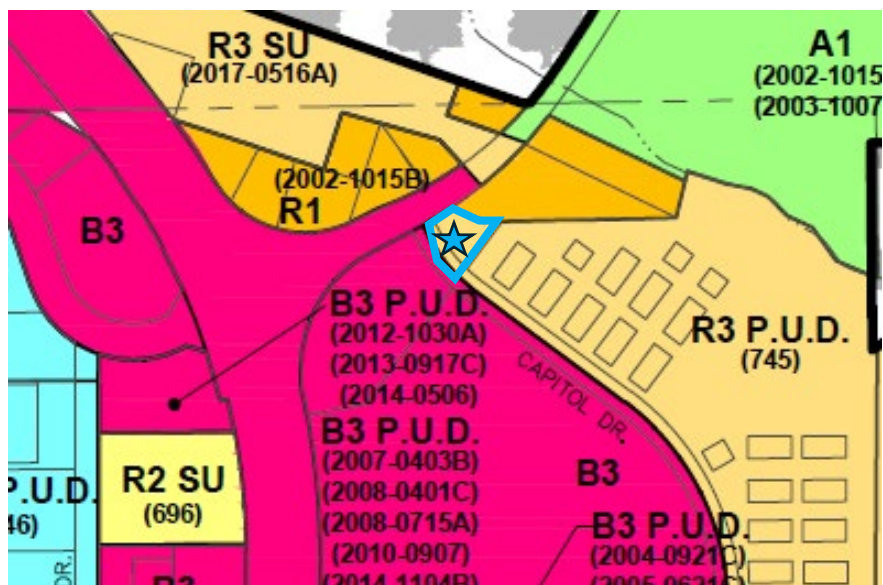


## **BACKGROUND & HISTORY**

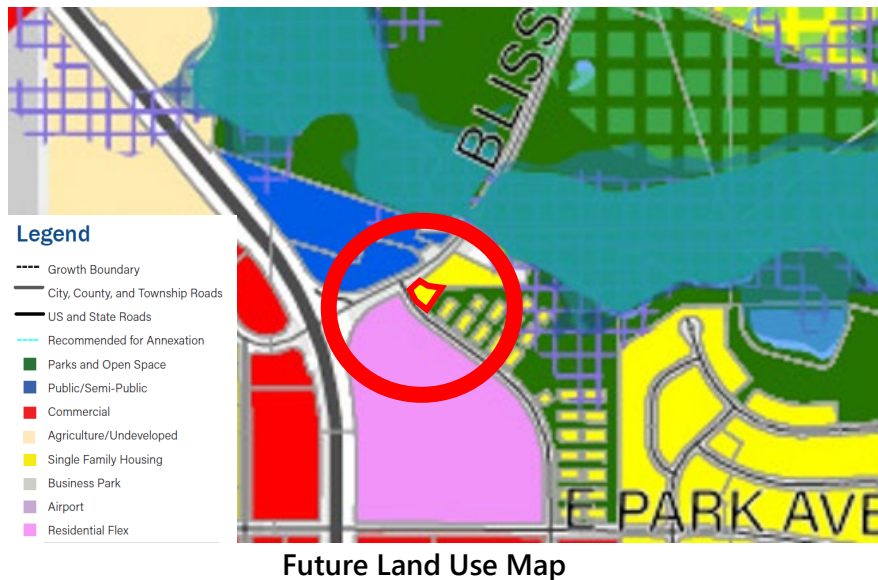
The subject property is an irregular-shaped 0.34 acre vacant lot located on the southeast corner of Bliss Road and Capitol Drive that is part of the Waterford Place PUD. The zoning of the property is R3- medium density residential PUD. The subject property is situated adjacent to attached-family dwellings. The Waterford Place PUD specifically designates the use of this property as a medical office building. There has been no interest or market to construct a medical office building on this property.

The applicant is under contract to purchase the property and construct a duplex attached single-family residence. In order to accomplish this the PUD must be amended to change the designated use of the property from a medical office building to attached single-family residential. The only lot development restriction placed on Lot 27 by the PUD is the location of the driveway serving the lot. The existing curb cut is the specified location for the driveway access. The applicant is not proposing to change the location of the driveway.

	Zoning	Land Use
Subject Property	R3 Medium Density Residential PUD	Vacant Land
North	R1 Low Density Residential	Single-Family Residential
East	R1 Low Density Residential	Single-Family Residential
South	R3 Medium Density Residential PUD	Multi-Family Residential
West	B3 Regional Business District	Vacant Land



Zoning Map



## EVALUATION

The Waterford Place PUD was approved in 2000. At that time the economy was much different and there was a greater demand for medical offices, this has since changed.

The proposed PUD Amendment to change the designated use of the property located at 391 Capitol Drive from a medical office building to attached single family residential would align with the designated use of the Village's updated Comprehensive Plan. The Plan designates this property as residential. It also aligns with the current residential uses surrounding the property. The amendment would also allow this property to be developed after sitting vacant for many years.

The applicant submitted as part of their application elevation drawings depicting the two-story duplex they are proposing to build on the subject property. The front of the duplex faces Capitol Drive with a shared driveway. There is a recorded restriction on the location of a driveway for Lot 27. The current curb cut on Capitol Drive is the only location access to the lot is permitted and this is the location of the shared driveway.

The provided site plan complies with the Villages required setbacks, parking, lot coverage, and the access limitations to Capitol Drive. However, Village staff suggested that the placement of the building on the lot be shifted to create more space behind the duplex to better accommodate the proposed patios. If this is done the building will no longer meet the required yard setbacks and a deviation will need to be granted for the rear yard setback to be less than the required 25 feet as part of the PUD amendment.

Staff recommended revisions to the building elevations to ensure the design and building materials that are being proposed will be similar/compatible with the existing buildings within the Waterford Place PUD.

The applicant intends to divide the ownership of the building and lot.

## **PUBLIC RESPONSE**

After due notice, the Planning Commission held a public hearing on February 21, 2024. Objectors were present and heard.

The first item addressed by the public was parking. They feel that parking on Capitol Drive is an issue and if the new occupants of the proposed duplex were to park on the street, they would be towed. Objectors indicated that parking is an issue in Waterford Place. They also stated that the intersection of Capitol Drive and Bliss Road is dangerous.

The second topic of concern was the location of the front doors of the duplex. In the proposed building elevation, the entry doors are on the side of each unit and do not face the street. The public felt the front doors need to be facing Capitol Drive in order to have a Capitol Drive address.

## **DISCUSSION**

Commissioners discussed the proposal and objector comments, to include if the open space or lot coverage requirement would be met for the property.

## **RECOMMENDATION**

After carefully considering the facts and public comments, the Planning Commission recommends the Village Board **approve** the proposed Waterford Place PUD Amendment to change the use on Lot 27 from Medical Office to an attached single-family (duplex) building on the property, and approve a Preliminary PUD Plan for Waterford Place Lot 27, subject to the following conditions:

- 1) Applicant is required to obtain Final PUD approval, including final engineering plans and a landscape plan.
- 2) Appearance of the building must be similar to the existing multi-family buildings in Waterford Place, as follows:
  - a. Two-car garages shall be provided
  - b. Add masonry to garage façade and on other wall elements as appropriate
  - c. Remove shutters and add sizeable trim to all window openings to match Waterford Place
  - d. All windows should have divided glass to match Waterford Place
  - e. Architectural shingles should be used to match/compliment Waterford Place buildings
  - f. Add more window openings to the side and rear elevations
  - g. Building materials and colors should be similar to those used in Waterford Place

- 3) Final PUD development plan shall be in substantial conformance with the preliminary PUD plan.

AYES: Guddendorf, Wilson, Sabo, Speciale, Ochsenschlager

NAYES: None

ABSENT: Jones, Bieritz

**MOTION PASSED**



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LEFT SIDE ELEVATION  
1/4"=1'-0"



LEFT UNIT  
SECOND FLOOR PLAN  
1/4"=1'-0"

RIGHT UNIT  
SECOND FLOOR PLAN  
1/4"=1'-0"

NEW DUPLEX FOR:  
MR. PHILIP KUHN  
391 CAPITOL DRIVE  
SUGAR GROVE, ILLINOIS

STEVEN W. HANSEN  
ARCHITECT  
890 LONGVIEW CT.  
SUGAR GROVE, IL  
630.4204-9813

DATE	DESCRIPTION
1-15-2024	CONCEPT REVIEW
2-1-2024	CONCEPT REVIEW

PROJECT NO. 2024-391

ELEVATIONS  
SK1.2