

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-466-4507 Fax: 630-466-4521</p>	<p>Village Trustees</p> <p>Robert Bohler Kevin Geary Mari Johnson Rick Montalto David Paluch Thomas Renk</p>
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**Agenda
August 7, 2012
Regular Board Meeting
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearing:
 - a. None
5. Appointments and Presentations
 - a. None
6. Public Comment on Items Scheduled for Action
7. Consent Agenda
 - a. Approval: Minutes for July 17 & 30, 2012 Meetings
 - b. Approval: Vouchers
 - c. Ordinance: Granting a Minor PUD Amendment – College Corners Ord.20120807A
 - d. Ordinance: Amending Subdivision Standards – Sidewalk & Bike Path Standards Ord.20120807B
8. General Business
 - a. Resolution: Accepting Esker Drive Res.20120807
 - b. Resolution: Accepting Street Light Improvements on Hanks Road
 - c. Ordinance: Granting a Rear Yard Setback Variance – 1788 Hunter’s Ridge Lane Ord.20120807C
 - d. Ordinance: 5th Amendment to the Prairie Glen (Stillwater) Development Agreement *STAR Ord.20120807D
9. New Business
 - a. None
10. Reports
 - a. Staff Reports
 - b. Trustee Reports
 - c. Presidents Report
11. Public Comments
12. Airport Report
13. Closed Session: Land Acquisition, Personnel, Litigation
14. Adjournment

The consent agenda is made up of items that have been previously discussed, non-controversial, or routine in subject manner and are voted on as a ‘package’. However, by simple request any member of the Board may remove an item from the consent agenda to have it voted upon separately.

*Items that are marked as * STAR – indicate that the item is Subject to Attorney Review*

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**August 7, 2012
Committee of the Whole
6:30 p.m.**

1. Call to Order
2. Roll Call
3. Public Comment
4. Discussion: Video Gaming
5. Discussion: Addressing System
6. Closed Session: Land Acquisition, Personnel, Litigation
7. Adjournment

Members of the public wishing to address the Board shall adhere to the following rules and procedures:

1. Complete the public comment sign-in sheet prior to the start of the meeting.
2. The Village President will call members of the public to the podium at the appropriate time.
3. Upon reaching the podium, the speaker should clearly state his or her name and address.
4. Individual comment is limited to three (3) minutes. The Village President will notify the speaker when time has expired.
5. Persons addressing the Board shall refrain from commenting about the private activities, lifestyles, or beliefs of others, including Village employees and elected officials, which are unrelated to the business of the Village Board. Also, speakers should refrain from comments or conduct that is uncivil, rude, vulgar, profane, or otherwise disruptive. Any person engaging in such conduct shall be requested to leave the meeting.
6. The aforementioned rules pertaining to public comment may be waived by the Village President, or by a majority of a quorum of the Village Board.
7. Except during the time allotted for public discussion and comment, no person, other than a member of the Board, shall address that body, except with the consent of two (2) of the members present.

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of July 18, 2012**

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Plan Commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Mary Heineman, Rebecca Sabo, Jim Eckert, Ryan Reuland and Don Meisinger

Absent: None

Also present: Mike Ferencak, Village Planner and Richard Young, Community Development Director; Mike and Linda Assell.

3. **PUBLIC HEARINGS**

a. **Petition 12-008: 1788 Hunter's Ridge Lane – Variance (Linda Assell)**

Chairman Ochsenschlager opened the public hearing. He then swore in those persons in attendance planning to testify.

Petitioners' Request:

Mr. Ferencak presented an overview of the request. This is a request for Variance to reduce a rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola. This structure would be considered part of the house per the Accessory Use Section of the Sugar Grove Zoning Ordinance. Staff reviewed the request and presented the findings in the staff report. Staff recommends approval of this request.

Petitioner Presentation:

Mrs. Assell thanked the Commission for hearing the request and explained that the design of this patio will provide shade from the sun and make this space more enjoyable and will help the integrity of the inside of the house.

Public Comments/Questions: **Mr. Assell** stated that they're only covering the patio which is already there. The structure itself is attached and will be tall. Several letters were submitted from their neighbors supporting approval of this Variance request.

Mr. Young also stated that this property backs up to a large amount of open space and this type of situation could come up again in the future because of the layout in Hannaford Farms.

Chairman Ochsenschlager closed the public hearing.

4. **OLD BUSINESS**

Commissioner Eckert asked that the record reflect that the traffic light at Park and Route 47 is needed. There is a wreck being cleaned up at that location right now.

5. **NEW BUSINESS**

a. **Petition 12-008: 1788 Hunter's Ridge Lane – Variance (Linda Assell)**

Mr. Guddendorf asked what utilities are running along the back of the property.

Mr. Young stated there is a 10' drainage and utility easement. This structure would still allow a minimum of 18' of open area. The sanitary sewer runs in the front of the houses in that area. **Mr. Eckert** asked if the existing poured patio was granted a Variance. **Mr. Ferencak** explained that because it is at grade and not a heightened structure, it didn't require a Variance but it is part of the lot coverage. **Mr. Assell** stated the existing patio will be removed and replaced to allow for new footings that will structurally support the new structure.

Commissioner Eckert made a motion seconded by Commissioner Guddendorf to recommend approval of the Variance to reduce the rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola, pursuant to Section 11-7-3-F-3 of the Sugar Grove Zoning Ordinance and incorporating to the findings of fact on page 3 of the staff report.

The motion carried unanimously by voice vote.

Mr. Young explained to **the Petitioner** that this is scheduled to go before the Village Board at the Committee of the Whole on August 7th at 6 pm for discussion and then voted on two weeks later. **The Petitioner** requested that the discussion and vote be handled at the same meeting due to a time concern.

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

Settlers Ridge NW, Triangle and Commercial Subdivisions there is no update.

Settlers Ridge Amendment there is no update.

Hampstead Court is still being reviewed by the Developer. They are working through the Annexation Amendment they will be proposing by the end of the summer.

Sidewalks and Paths were reviewed by the Village Board last night and there were no concerns.

Address System and Numbering didn't go before the Village Board yet due to a long agenda.

Wine Shop was discussed by the Village Board. They chose to allow the largest sized patio with 85% lot coverage and 0' setback. They were accepting of the 6' high fence and stated that if the Applicant chose a cedar fence they want landscaping on the north and west sides (note that they would need to allow room for the landscaping by keeping the cedar fence at the 3' setback line, not 0', if a vinyl fence is chosen no landscaping would be required). The parking was allowed at the full variance request of 0 parking spaces. They requested that it be built into the Special Use that if once the use was established there is a parking problem, the Business Owner would then have three months to rectify additional off-site parking with the Bank or the use would be terminated. The letter was pulled by the applicant at the meeting. The current parking requirement at this site without the Wine Shop with the current uses and ordinance is 46 spaces, there are 39 spaces with two vacant units. But there's no way to know what the standard was when the building was built, or if there was one, for parking and what uses were in the building at the time. **Commissioner Sabo** asked who should receive a petition against something. **Mr. Young** stated that it would be up to them, usually the Plan Commission or the Village Board. No one came to the Public Hearing at the Village Board Meeting. **Commissioner Meisinger** asked about what they should know about the legality of the off-site bathroom situation. **Mr. Young** explained that the Village Plumbing Inspector noticed that the site only has one bathroom and since the use is changing from retail to restaurant the State of Illinois Plumbing Code requires two bathrooms. The Village Board does not have the authority to alter the State of Illinois Plumbing Code. Supposedly other municipalities have these type of establishments and didn't require a second bathroom, but the Village Attorney has advised that the Village Board can not alter the State's Code. The Village can't speak for other municipalities or their actions. A written letter of permission was required for use of the off-site bathroom. **Mr. Ferencak** also stated that there isn't much room in this unit to add a second bathroom. The occupant threshold for a second bathroom is 8 occupants. The patio doubled her occupancy load, 24 inside and 24 outside. In order to open, they must have access to two bathrooms within 100 feet.

College Corner was discussed by the Village Board last night and had no concerns with the recommendation as submitted from the Plan Commission.

Commissioner Eckert asked that the waiver of the stipend be reconsidered due to the request of additional annual training.

A motion was made by Commissioner Eckert and seconded by Commissioner Guddendorf that the stipend to the Plan Commissioners be reinstated.

A roll call vote was taken:

Commissioner Guddendorf	No	Commissioner Sabo	No
Commissioner Reuland	No	Commissioner Meisinger	No
Commissioner Heineman	No	Commissioner Eckert	Yes
Commissioner Ochsenschlager	No		

Motion failed.

7. **ADJOURNMENT**

A motion was made by Commissioner Reuland and seconded by Commissioner Sabo that the meeting be adjourned at 7:25 pm.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary

**STAFF REPORT TO THE SUGAR GROVE PLANNING COMMISSION
FROM MIKE FERENCAK, VILLAGE PLANNER**

GENERAL CASEFILE INFORMATION

Commission Meeting Date: July 18, 2012

Petition Number: 12-008

Project Name: 1788 Hunter's Ridge Lane

Petitioner: Linda A Assell Declaration of Trust Dated January 31, 2000

Request: 1. Variance to reduce the rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola, pursuant to Section 11-7-3-F-3 of the Sugar Grove Zoning Ordinance.

Location: 1788 Hunter's Ridge Lane

Parcel Number(s): 14-04-451-004

Size: 15,687 square feet or 0.36 acres

Street Frontage: 81.76 feet on Hunter's Ridge Lane

Current Zoning: R-1 Low-Density Residential District

Contiguous Zoning: NORTH: R-1 Low Density Residential District
SOUTH: R-1 Low Density Residential District
EAST: R-1 Low Density Residential District
WEST: R-1 Low Density Residential District

Current Land Use: Single-Family Residential

Contiguous Land Use: NORTH: Single-Family Residential
SOUTH: Open Space and Single-Family Residential
EAST: Open Space and Single-Family Residential
WEST: Open Space

Comp Plan Designation: Estate Residential

Exhibits: Variance Application
Proof of Ownership (available in CD Dept.)
Responses to Variance Standards
Letters from Neighboring Residents

Public Notice
Publication confirmation (available in CD Dept.)
Mailing confirmation (available in CD Dept.)
Sign confirmation (photo of posted sign)
Area Map
Plat of Survey / Site Plan / Floor Plan / Elevation Plan dated
May 23, 2012

CHARACTER OF THE AREA

This area is primarily single-family residential. This lot is located in Hannaford Farm Unit 1 subdivision.

DEVELOPMENT PROPOSAL

The Planning Commission will consider a request for a:

1. Variance to reduce the rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola, pursuant to Section 11-7-3-F-3 of the Sugar Grove Zoning Ordinance.

HISTORY

The Hannaford Farm development was annexed and received Preliminary Plat and PUD approval on May 25, 2004. Unit 1 received Final Plat approval on October 19, 2004. Homes have been constructed on most lots in Unit 1.

The application for this Variance was submitted on June 8, 2012 by Linda Assell as a result of staff review of the proposed permit plan for a new covered patio and pergola. The permit application was received May 24, 2012.

The existing home on this property extends from the required minimum front building setback line of 30 feet to a rear building setback of approximately 35.75 feet, only 5.75 feet from the required minimum rear building setback of 30 feet. There is an existing patio located at the rear of the house that would be removed and replaced by a patio elevated approximately one foot off the ground. The new patio would be topped partially by a roof / support columns and partially by a pergola. The proposed roof structure and pergola would be connected to the house and therefore are considered part of the house and must meet the home's building setback requirements. As the roof structure would extend 17.75 feet from the home and the pergola structure would extend 14 feet from a different rear wall of the home, they would both encroach into the required minimum rear building setback, the roofed structure by about 12 feet and the pergola by about 8 feet, pushing the home's rear setback to only approximately 18 feet.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Comprehensive Plan designates the site as Estate Residential. The use of the property would not change with this project.

ZONING ORDINANCE

Note: The italicized portions in the Findings of Fact item/s below constitute staff's suggestions on the various required findings. The Plan Commission is free to depart from these suggestions and adopt their own.

Findings of Fact - Several standards must be met in order to grant a Variance. These standards, and the status of each, are detailed below. The Planning Commission must determine that:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district:

The subject property could yield a reasonable return if only permitted to be used under the conditions allowed by the regulations in the R-1 District. A roofed structure and pergola could be constructed in the backyard. They would just need to maintain a 10 foot setback from the home (be detached) and maintain a 10 foot setback from the rear property line. However, the owner would like these structures connected to the home to help reduce the southwest sunlight exposure in the home and staff can see a benefit to keeping the rear yard more open by keeping the bulk construction concentrated with the existing home on this site.

- b. Plight of the owner is due to unique circumstances:

The plight of the owner is not necessarily due to unique circumstances with this lot. The small backyard is a result of the depth of the home and there are about 10 other homes in this subdivision that have a similarly sized small backyard, mostly due to deep homes.

- c. The Variation, if granted, will not alter the essential character of the locality:

This variation, if granted, would not alter the essential character of the locality since the roof structure and pergola would abut common open space property.

The Plan Commission/Zoning Board of Appeals also needs to consider the following in making the above determination:

- a. The particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from

a mere inconvenience, if the strict letter of the regulations were to be carried out:

The subject property presents no hardship upon the owner, other than the deep home which already sits on the property.

- b. The conditions upon which the petition for variation is based (home depth, abutting common open space, and southwest exposure) would not be generally applicable to other property within the same zoning district:

The conditions may not be applicable to all property in the R-1 District, but are generally applicable to several properties in this subdivision which is zoned R-1. About 10 other homes in Hannaford Farm have small backyards due to the size or position of the home. About 90 of the 131 lots in Hannaford Farm abut common open space property. Of these, about 20 have southwest exposure.

- c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property:

The proposed variance is not based on a desire to make more money, but to help limit southwest sunlight exposure.

- d. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant:

The deep home located on the lot was built to the owner's specifications.

- e. The granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located:

The granting of such a variation would not be detrimental to the neighborhood, but it could set a precedent for other homes in the subdivision to request similar variances.

- f. The variation will not:

1. Impair an adequate supply of light and air to adjacent properties: *It will not.*
2. Substantially increase the hazard from fire or other dangers to said property or adjacent properties: *It will not.*
3. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of Sugar Grove: *It will not.*
4. Diminish or impair property values in the neighborhood: *It will not.*
5. Unduly increase traffic congestion in the public streets and highways: *It will have no effect on traffic.*
6. Create a nuisance: *It will not.*

7. Result in an increase in public expenditures: *It will not.*

g. The variation is the minimum variation necessary to make possible the reasonable use of the land, building or structure:

The roof structure and pergola could be made smaller in size where they would not encroach on the rear building setback or they could be detached from the home and separated 10 feet to where they could be constructed without a Variance. Again, staff sees benefit to keeping the bulk construction on this property consolidated.

EVALUATION

Generally, this use is required to conform to requirements of the Village of Sugar Grove Zoning Ordinance. The following evaluation is related to the Zoning Ordinance requirements.

1. Land Use / General – The land use is not proposed to change with this request.

2. Existing Conditions – Existing natural, scenic, or historic features will not be impacted.

3. Lots & Buildings – The existing home would essentially be expanded by the addition of the roofed structure and pergola. These structures would be considered part of the building footprint. The lot is 15,687 square feet in size. The existing lot coverage includes the home, driveway, and existing patio and measures 5,637 square feet or 35.93% lot coverage. The existing patio would be removed and replaced by a similar size patio. The proposed lot coverage includes the home, driveway, and proposed patio and measures 5,650 square feet or 36.02%. The maximum lot coverage allowed is 45% or 7,059 square feet.

4. Building Setbacks – The rear building setback is proposed for a **Variance** from the minimum required 30 feet to the proposed 18 feet. Other building setbacks would not be impacted by this request.

5. Design – The proposed structures would be visible from Merrill Road as the common open space property is only about 120 feet wide at this location. There are some existing trees on the common open space property, but they are located more towards the south end of this lot.

6. Architecture – The proposed structure have been designed to blend in with the existing home's architecture.

7. Building / Fire – The Building Division will not issue a building permit until the Variance request is resolved.

PUBLIC RESPONSE

Staff received one phone call from the public regarding this proposal at this time. The person inquired whether this request was specific to this property or to properties throughout Sugar Grove and asked whether the adjoining neighbors were ok with the request. The applicant also provided letters from the immediate neighboring property owners stating their approval of the request. Staff confirmed that a public hearing sign was posted on the site. The applicant has provided proof of publication in a local newspaper and proof of mailing.

STAFF RECOMMENDATION

Staff recommends approval of the Variance for 1788 Hunter's Ridge Lane.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2012-0807

**An Ordinance
Granting a Variance for Land at
1788 Hunter's Ridge Lane
in the Village of Sugar Grove, Kane County, Illinois**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 7th day of August, 2012.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, 7th day of August, 2012.

ORDINANCE NO. 2012-0807

**AN ORDINANCE GRANTING A VARIANCE FOR
LAND AT 1788 HUNTER'S RIDGE LANE IN
THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, Linda Assell has petitioned for a Variance to reduce the rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola, on property legally described in SECTION ONE; and,

WHEREAS, a public hearing has been conducted on the request by the Planning Commission of the Village of Sugar Grove on July 18, 2012, and the Commission recommended 7-0 approval of the Variance; and,

WHEREAS, the Village Board has reviewed this request and has deemed that the approval of the Variance would be in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: VARIANCE

The subject property described in **Exhibit A** is hereby granted a Variance to reduce the rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola, pursuant to Section 11-7-3-F-3 of the Sugar Grove Zoning Ordinance, subject to the conditions outlined in **Exhibit B**.

SECTION TWO: REPEALER

That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION THREE: SEVERABILITY

Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

SECTION FOUR: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 7th day of August, 2012.

P. Sean Michels
President of the Board of Trustees
of the Village of Sugar Grove, Kane
County, Illinois

	Aye	Nay	Absent
Trustee Bohler	_____	_____	_____
Trustee Geary	_____	_____	_____
Trustee Johnson	_____	_____	_____
Trustee Montalto	_____	_____	_____
Trustee Paluch	_____	_____	_____
Trustee Renk	_____	_____	_____

ATTEST: _____
Cynthia L. Galbreath, Village Clerk

EXHIBIT A- LEGAL DESCRIPTION

LOT 52 IN HANNAFORD FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2004 AS DOCUMENT NO. 2004K159382, IN KANE COUNTY, ILLINOIS.

EXHIBIT B- CONDITIONS OF APPROVAL

1. The Variance shall substantially conform to the Plat of Survey / Site Plan / Floor Plan / Elevation Plan, titled "The Assell Outdoor Structure", by Ed Saloga Design Build, dated May 23 (no year noted), date stamped June 8, 2012, except as such plans may be revised to conform to Village codes and ordinances.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICH YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: REQUEST FOR A VARIANCE FOR A PROPOSED
ENCROACHMENT INTO THE REQUIRED REAR YARD
SETBACK AT 1788 HUNTER'S RIDGE LANE
AGENDA: 8/7/2012 REGULAR VILLAGE BOARD MEETING
DATE: AUGUST 3, 2012

ISSUE

Should the Village Board consider a request for Variance to the minimum rear yard setback for the property at 1788 Hunter's Ridge Lane.

DISCUSSION

The applicant and property owner, Linda Assell, has submitted a request for a Variance at 1788 Hunter's Ridge Lane. The submittal was made on June 8, 2012 as a result of staff review of a permit plan for a proposed roof structure and pergola to be attached to the existing house over a new patio (a covered patio).

The existing home on this property meets the minimum required rear yard setback of 30 feet with a 35.75 foot setback. The proposed patio would replace the existing patio of approximately the same size. Patios are not counted towards the principal structure setback and lot coverage requirements would be met on the lot. The issue is that the roof structure and pergola, when attached to the house, will cause the overall principal structure to encroach into the required rear yard setback by up to 12 feet. This will result in a rear yard setback of only 18 feet.

This single-family residential lot is located in Hannaford Farm Unit 1 subdivision. Of the 12 residential Variances requested Village-wide since 2004, this is the third Variance requested in Hannaford Farm.

Additional information, including staff's responses to the required Variance standards, can be found in the Plan Commission's staff report (attached).

The specific request is as follows:

1. Variance to reduce the rear yard setback from the required 30 feet to 18 feet for a proposed covered patio and pergola, pursuant to Section 11-7-3-F-3 of the Sugar Grove Zoning Ordinance.

A public hearing was held on this request at the July 18, 2012 Plan Commission meeting. The applicant was present. The Plan Commission voted 7-0 to recommend the Variance for approval.

No conditions were recommended by staff or the Plan Commission. However, at this time, staff is recommending a condition that the Variance conform to the plan as follows:

1. The Variance shall substantially conform to the Plat of Survey / Site Plan / Floor Plan / Elevation Plan, titled "The Assell Outdoor Structure", by Ed Saloga Design Build, dated May 23 (no year noted), date stamped June 8, 2012, except as such plans may be revised to conform to Village codes and ordinances.

The following items are attached for your information:

1. Draft Variance Ordinance
2. Draft Minutes of the July 27, 2012 Plan Commission Meeting
3. Staff Report to the July 27, 2012 Plan Commission Meeting (without attachments)
4. Plat of Survey / Site Plan / Floor Plan / Elevation Plan dated May 23, 2012

COSTS

There is no direct cost associated with this proposal. All costs will be paid for by the applicant.

RECOMMENDATION

That the Board adopts Ordinance 2012-0807_, An Ordinance Granting a Variance for the property at 1788 Hunter's Ridge Lane.

**STAFF REPORT TO THE SUGAR GROVE PLANNING COMMISSION
FROM MIKE FERENCAK, VILLAGE PLANNER**

GENERAL CASEFILE INFORMATION

Commission Meeting Date: May 16, 2012

Petition Number: 12-005

Project Name: Address System and Numbering

Petitioner: Village of Sugar Grove

Request: 1. Subdivision Ordinance Text Amendment to modify Section 12-5-4 Street Names and Designations and Section 12-6-14 Mailboxes and Street Addresses of the Sugar Grove Subdivision Ordinance.

Location: Village-wide

Exhibits: Draft Text Amendment

DEVELOPMENT PROPOSAL

The Planning Commission will consider the following request:

1. Subdivision Ordinance Text Amendment to modify Section 12-5-4 Street Names and Designations and Section 12-6-14 Mailboxes and Street Addresses of the Sugar Grove Subdivision Ordinance.

HISTORY

Staff is proposing the creation of a new Title of the Village Code to be called “Title 13 Address System and Numbering”. Currently, the language regarding the Village’s address system is scattered throughout the Village Code with some of it being in Title 9 Building Regulations and some of it being in Title 12 Subdivision Regulations. Staff believes the Address System deserves its own Title in the Village Code. To create this Title, some sections of the Subdivision Ordinance would need to be modified.

The Plan Commission is to review the portions of the Subdivision Ordinance that will be affected by the text amendment. The other parts of the Village Code that will be affected are not part of the Subdivision Ordinance or Zoning Ordinance and the Plan Commission does not make a recommendation on those parts. The Village Board will review the entire amendment.

SUBDIVISION ORDINANCE

This amendment would modify Section 12-5-4 Street Names and Designations and Section 12-6-14 Mailboxes and Street Addresses of the Sugar Grove Subdivision Ordinance. These are existing sections of the Ordinance.

EVALUATION

The proposed amendment would remove all the text in Section 12-5-4 to be replaced by a reference to the new Title where the text would be located. Section 12-6-14 would be renamed “Mailboxes” from the existing “Mailboxes and Street Addresses”, references to street addresses would be removed, and other small improvements would be made.

PUBLIC RESPONSE

No public notice is required for Subdivision Ordinance amendments.

STAFF RECOMMENDATION

Review and discuss the Address System and Numbering Ordinance update. If appropriate, recommend approval of the portions related to the Subdivision Ordinance to the Village Board. Staff recommends approval of the Draft Text Amendment.

TITLE 13 – ADDRESS SYSTEM AND NUMBERING

12-5-413-1-1: STREET NAMES AND DESIGNATIONS:

- A. Approval Of Street Names: No street names shall be used which will duplicate or be confused with the names of existing streets. Existing street names shall be projected wherever possible. The first name of any street designation shall be unique and shall be approved by the 911 agency within whose jurisdiction the village is located. Street names shall be subject to the approval of the ~~village~~Village board~~Board~~.
- B. Street Designations: The following street designation system shall be utilized to differentiate different kinds of public streets:
1. Any new public street running in a generally north-south direction shall be named Street or Drive.
 2. Any new public street running in a generally east-west direction shall be named Avenue or Road.
 3. Major streets running in any direction which are designated with special characteristics such as planted medians shall be named Boulevard.
 4. Eyebrow cul-de-sacs shall retain the numbering system of the public way that they front on and shall not have a separate name.
 5. Cul-de-sacs shall be named Court.
 6. Any public street that comes back upon itself shall be called Circle.
 7. Any public street that lacks true directional quality shall be named Lane.

9-2-413-1-2: NUMBERING PLAN:

- A. Map Or Plat Of Streets: The Board of Trustees shall cause to be prepared a map or plat of all the streets and public highways within the Village and within the planning area boundary showing the proper numbers of all lots, buildings or structures fronting upon said streets and highways, which map or plat shall be open to the public and used by the public in determining the proper number for their lots, buildings or structures.
- B. Lots And Buildings: All lots, buildings or structures in the Village shall be numbered in accordance with the following plan:
1. Base Line: The base line for streets running northerly and southerly shall be U.S. Routes 30 and 5556; the base line for streets running easterly and westerly shall be Route 47. Numbering shall begin with the base lines, based upon the unit system,

that is, each ~~block and street~~mile shall be in multiples of ~~one eight~~ hundred (~~400800~~).

2. Odd Numbers: All of said lots, buildings or structures on the right side of any street or public highway going away or out from the dividing line shall be numbered with odd numbers commencing at the base line with number ~~4011~~ and numbering consecutively therefrom to the next block or starting point.

3. Even Numbers: All of said lots, buildings or structures on the left side of any street or public highway going away or out from the dividing line shall be numbered with even numbers commencing at the base line with number ~~4002~~ and numbering consecutively therefrom to the next block or starting point.

4. East And West Designation: All east and west streets, or streets running in an easterly or westerly direction which cross the base highway, namely State Route 47, shall ~~bear the prefix "East"~~, east of State Route 47, ~~bear the prefix "East"~~ and ~~bear the prefix "West"~~, west of ~~said State Route 47~~, ~~the prefix "West"~~.

5. North And South Designation: All north and south streets or streets running in a northerly or southerly direction which cross the base highways, namely U.S. ~~Routes Highway 30 and 55~~State Route 56, shall ~~bear the prefix "North"~~, north of ~~Routes U.S. Highway 30 and 55~~State Route 56 ~~bear the prefix "North"~~ and ~~bear the prefix "South"~~, south of said ~~Routes U.S. Highway 30 and 55~~State Route 56, ~~the prefix "South"~~.

6. Business District Use: All blocks in the area presently zoned "business district uses" shall be divided into as many thirty foot (30') spaces as possible, and each such space shall be given its proper number, said measurement and numbering shall be continued along each street in the business district and in case there is a fraction left over exceeding one-half ($1/2$) of such thirty foot (30') space, then such fraction is to be considered and treated as a full space, but if such fraction left over does not exceed one-half ($1/2$) of such space, then such fraction is to be considered and treated as part of the space adjoining it.

7. All Other Uses: In all other areas of the Village, except those areas zoned business district uses, numbers shall be assigned and established for each lot or fraction of a lot. In the event there is more than one building or structure situated on any one lot, said additional building or structure shall carry a fractional number such as one and one-half ($1\frac{1}{2}$), or whatever the case may be.

C. Penalty: Any person violating any provision of this Section shall be subject to penalty as provided in Section 1-4-1 of this Code for each offense. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues; provided, that no such person shall be liable for the penalty herein provided until after he has received, from the Clerk Village, a notice, by mail or in

person, of the fact that a building owned or occupied by him does not have the proper number to comply with this Section.

9-2-213-1-3: BUILDING NUMBERS:

A. Principal Building Defined: A principal building is any non-accessory structure within the Village in which is conducted the main or principal use/s on the lot on which said structure is situated.

B. Principal Building Numbers Required: Each principal building within the Village shall have placed and maintained on the building, at all times, ~~a~~ building numbers sign conforming to the requirements of this Section.

C. Specifications:

1. ~~Each b~~ Building numbers sign shall consist of Arabic numbers at least six inches (6") in height and no more than eight inches (8") in height in a color which contrasts with the surface background upon which the numbers are placed.

2. Such numbers shall consist of numerical digits and shall not be written or spelled out in script.

3. Each building shall display the number assigned to the lot upon which said building stands as indicated by the Village street numbering maps on file in the ~~office of the Village Clerk~~ Community Development Department office.

4. Building numbers may be individual numbers affixed to a wall or non-residential window or affixed on a building number sign that is itself affixed to a wall.

D. Location: ~~Each such b~~ Building numbers sign shall be located on that portion of the building which is closest to the street to which such address corresponds and be plainly legible and visible from the street.

E. Freestanding Mailboxes or Permanent Non-Residential Ground-Mounted Advertising Signs: In the event an owner or occupier of land wishes to erect an additional building ~~sign~~ number on any freestanding mailbox and / or permanent non-residential ground-mounted advertising sign on the property, in addition to the building sign number required by this Section, said mailbox or ground sign building number ~~sign~~ shall conform to the requirements of subsection C of this Section with the exception that said numbers shall be at least three inches (3") in height and no more than six (6") in height.

~~F. Additional Signage:~~

~~1. This Section sets forth the minimum requirements for building sign numbers.~~

~~2. Nothing in this Section shall be interpreted to restrict the owner or occupier of any building from placing additional building sign numbers on the building or property in question which do not conform to this Section but otherwise conform to all applicable Federal, State, County and local laws.~~

G. Time For Compliance: Each person liable under this Chapter shall comply with its provisions within ninety (90) days after the effective date hereof or ~~within fifteen (15) days after the~~ by the time of issuance of the occupancy permit for the building in question, whichever is later.

H. Nonconforming SignsBuilding Numbers:

1. Any building which, at the time of the effective date hereof has placed and maintained on the building ~~a building sign numbers~~ which conforms to subsection C3 of this Section but otherwise fails to conform to this Section, shall constitute a lawful nonconforming sign building numbers and may be continued without compliance with this Section subject to the following provisions:

~~2.~~ In the event that a nonconforming sign is building numbers are removed, damaged or otherwise altered in any way, said nonconforming status shall end and the property owner shall immediately erect ~~a building numbers sign~~ which conforms to all provisions of this Section.

I. Enforcement:

1. Any act constituting a violation of the provisions of this Section or a failure to comply with any of its requirements shall subject the offender to a civil penalty of twenty five dollars (\$25.00). If the offender fails to pay this penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the Village in a civil action in the nature of debt.

2. If the ~~"Zoning Enforcement Officer" defined in Section 11-2-2 of this Code~~ Community Development Director or his / her designee finds that any provision of this Section is being violated, he shall send a written notice to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. Additional written notices may be sent at the officer's discretion.

3. This Section may also be enforced by any other appropriate, equitable or legal action.

4. Each day that any violation continues after notification by the ~~Zoning Enforcement Officer~~ Community Development Director or his / her designee that such violation exists and after expiration of the ten (10) day period for payment specified in subsection I1 herein shall be considered a separate offense for purposes of the penalties and remedies specified in this subsection.

5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Section.

6. The owner, tenant or occupant of any building or land or part thereof and any other person who participates in, assists, directs, creates or maintains any situation that is contrary to the requirements of this Section may be held responsible for the violation and suffer the penalties and be subject to the remedies herein provided.

CHANGES TO SUBDIVISION ORDINANCE BELOW

12-5-4: STREET NAMES AND DESIGNATIONS:

~~A. Approval Of Street Names: No street names shall be used which will duplicate or be confused with the names of existing streets. Existing street names shall be projected wherever possible. The first name of any street designation shall be unique and shall be approved by the 911 agency within whose jurisdiction the village is located. Street names shall be subject to the approval of the village board.~~

~~B. Street Designations: The following street designation system shall be utilized to differentiate different kinds of public streets:~~

~~1. Any new public street running in a generally north-south direction shall be named Street or Drive.~~

~~2. Any new public street running in a generally east-west direction shall be named Avenue or Road.~~

~~3. Major streets running in any direction which are designated with special characteristics such as planted medians shall be named Boulevard.~~

~~4. Eyebrow cul-de-sacs shall retain the numbering system of the public way that they front on and shall not have a separate name.~~

~~5. Cul-de-sacs shall be named Court.~~

~~6. Any public street that comes back upon itself shall be called Circle.~~

~~Any public street that lacks true directional quality shall be named Lane. See Section 13-1-1 of this Code.~~

12-6-14: MAILBOXES AND STREET ADDRESSES:

A. Installation Required: All mailboxes throughout the subdivision shall be installed ~~by the subdivider~~ in clusters at various locations or as single mailbox installations as approved by the local post office. ~~Mailboxes of a cluster design shall be housed in a~~

~~suitable enclosure, the design of which shall be submitted to the village for approval prior to installation.~~

B. Cluster Mailbox Installations: Mailboxes of a cluster design shall be housed in a suitable enclosure, the design of which shall be submitted to the Village for approval prior to installation.

C. Single Mailbox Installations: All mailboxes shall have the bottom of the box be between thirty six inches (36") and forty two inches (42") above the adjacent street pavement. Mailboxes shall not overhang the curb or street pavement and shall not be farther than six inches (6") from the back of the curb. Single mailbox installations shall be either of a standard breakaway design or of the brick/masonry design. Specifications for each type are detailed below:

1. Standard Breakaway Mailbox: Support posts shall be either a four inch by four inch (4" x 4") wood post, or a two inch (2") diameter standard steel or aluminum pipe buried no more than twenty four inches (24") into the ground and shall safely break away if struck by a vehicle. The mailbox must be securely attached to the support post so it will not separate if struck.

2. Brick/Masonry Mailboxes: Mailboxes constructed of brick or masonry materials shall not exceed 2.5 feet long by 2.5 feet wide, and cannot exceed sixty inches (60") above the edge of the pavement. No other improvements or additions shall be made to said mailboxes, including, but not limited to: wing walls, planters, light fixtures or signage other than addresses or nameplates as permitted under ~~the zoning ordinance~~Title 11 and Title 13 of this Code. Said mailboxes shall have a foundation to support the structure to prevent frost heaving and instability. Foundations shall be at least twelve inches (12") deep, and not exceed twenty four inches (24") deep. Utility locates shall be completed prior to any construction of said mailbox. A building permit shall be issued by the village prior to construction of any brick / masonry mailbox. A hold harmless agreement and release shall be signed with the vVillage prior to construction of any mailbox. Any damage caused to brick or masonry mailboxes by the vVillage shall not entitle the owner to reimbursement in excess of the reimbursement amount for a standard breakaway mailbox as set by vVillage policy.

~~GD. Street Addresses~~Building Numbers on Mailboxes: Street addresses shall be clearly marked on the building in numbers at least six inches (6") high. The address shall be located on that part of the building closest to the street. No written word addresses shall be allowed.See Section 13-1-3

~~DE.~~ Nonconforming Mailbox/Support Installations: The use of existing mailbox/support installations which do not conform to the provisions of this section may be continued, although such use does not conform with the provisions hereof, and such use may be extended provided no structural alterations are made therein. Whenever a nonconforming use of a mailbox/support has been changed to a more restricted use

or to a conforming use, such use shall not thereafter be changed to a less restricted use.

1. No mailbox/support installation which has been damaged by fire, explosion, act of God, the public enemy, intentional or unintentional causes, to an extent that the ~~director of community development~~Community Development Director (or his/her designee) determines, in his/her sole discretion, is not acceptable, shall be restored except in conformance with the regulations of this section.

2. No existing mailbox/support installation devoted to a use not permitted by this section shall be enlarged, extended, reconstructed, or structurally altered, unless such use is changed in conformance with the regulations of this section.

3. Any brick / masonry mailboxes constructed prior to May 16, 2006, shall be permitted to remain, subject to submitting a hold harmless agreement and release to the vvillage. Any preexisting nonconforming masonry mailboxes that are damaged as per subsection DE1 of this section, shall only be reconstructed in compliance with the standards in subsection B2-C2 of this section.

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of May 16, 2012**

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Mary Heineman, Rebecca Sabo, Ryan Reuland and Don Meisinger

Absent: Jim Eckert

Also present: Mike Ferencak, Village Planner

3. **APPROVAL OF MINUTES of the March 21, 2012 MEETING**

Motion made by **Commissioner Guddendorf** and seconded by **Commissioner Heineman** to approve the minutes of the March 21, 2012 Plan Commission meeting as presented. **The motion carried by unanimous voice vote.**

4. **PUBLIC HEARINGS**

None

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

a. **Petition 12-004: Sidewalks and Paths – Text Amendment (Village of Sugar Grove)**

Mr. Ferencak gave a summary and some background information. This amendment is for clarification and improvement in wording and graphics in this section of the Subdivision Ordinance. Due to further staff discussions with Public Works and EEI which took place after writing the report, two changes are proposed to the staff report presented to Commissioners. On the first page of the amendment under B, the determination will be by the Village Board, not the Community Development Director; the second change is to remove the last two pages which are IDOT details and improve the Drawing 15 Village detail. Only in cases where it's an IDOT road or funded by IDOT will the IDOT detail need to be followed. One of the differences between the two is that the Village details the side slopes of the ramps narrower than what is required by IDOT, but still in compliance with ADA standards. This would give developers one detail to refer too. If IDOT standards are required for a certain project then their detail will be put in the plans, but it will not be shown in the Subdivision Ordinance.

Commissioner Heineman asked if the typical bike lane cross section being used here is consistent with the County's. **Mr. Ferencak** stated it's a little different, this one is taken from the AASHTO Guide, whereas the County likely started with the AASHTO guide and modified it from there. She stated she would like to see consistency between the two entities.

Commissioner Guddendorf asked if it was possible to have a 10' wide bike path made out of concrete. Generally asphalt is preferred. Asphalt is softer. Different concrete mixes were discussed. The thicknesses were reviewed and discussed as well.

Commissioner Meisinger made a motion seconded by Commissioner Sabo to recommend to the Village Board approval of the Text Amendment to the Subdivision Ordinance to modify Sections 12-6-9 Sidewalks and Trails, 12-11-4 Sidewalks and Trails, and 12-11-20 Exhibits including the two changes proposed by staff: On the first page of the amendment under B, the determination will be by Village Board, not Community Development Director; the second change is to remove the last two pages of IDOT details and improve the Drawing 15 detail.

The motion carried unanimously by voice vote.

b. Petition 12-005: Address System and Numbering – Text Amendment (Village of Sugar Grove)

Mr. Ferencak gave an overview. There are a few areas of the Village Code that talk about address systems and numbering including the Building Regulations subsections 9-2-1 and 9-2-2 and the Street Names and Designations subsection and Mailboxes and Street Addresses subsection within the Subdivision Ordinance. This amendment would create a separate title to pull all the different subsections together in one place. Staff is recommending approval of the proposed ordinance.

Commissioner Sabo mentioned that for the addresses it may be a good idea for safety to place the address numbers on both the front of the house and the garage facing the alley for locations on alleys. Most alleys in the Village are located in Settlers Ridge. The alleys in Settlers Ridge are private drives with no right of way so the only requirement there was for the address to face the public street.

Commissioner Guddendorf mentioned that there are federal standards by the USPS for break away mailbox installation. He would like to see the Village Code reflect those standards. The height was also discussed and should be included in the standards.

Commissioner Heineman suggested that the wording be adjusted in 13-1-2-B 4 and 5 for clarification purposes.

Commissioner Guddendorf made a motion seconded by Commissioner Reuland to recommend to the Village Board approval of the Subdivision Ordinance Text

Amendment to modify the subsections under Title 12 and add Title 13 as proposed, including the suggested updates to the wording in 13-1-2-B 4 and 5 and the modification of the standards to reflect those of the Federal USPS for mailbox installation.

The motion carried unanimously by voice vote.

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

Settlers Ridge NW, triangle and commercial no update yet and the applicant continues to work on the updated plats.

Settlers Ridge Amendment is still being worked on by the applicant.

Hampstead Court there are some conditions that are under review. The use and operations are being reviewed more closely by the Village Board.

8. **ADJOURNMENT**

A motion was made by Commissioner Sabo and seconded by Commissioner Heineman that the meeting be adjourned at 7:24 pm.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: DISCUSSION: PROPOSED VILLAGE CODE TEXT
AMENDMENT FOR ADDRESS SYSTEM AND NUMBERING
AGENDA: AUGUST 7, 2012 COMMITTEE OF THE WHOLE MEETING
DATE: AUGUST 3, 2012

ISSUE

Review of draft Title 13 Address System and Numbering, including changes to Title 9 Building Regulations and Title 12 Subdivision Regulations.

DISCUSSION

This text amendment would create a new Title of the Village Code: Title 13 Address System and Numbering. This Title would consolidate address system requirements from various portions of the Village Code into one central Title. Assignment of addresses is an important Village function that is not necessarily tied to the Zoning, Subdivision, or Building of property. The Community Development Department does have primary responsibility for this function.

No significant changes are proposed to the requirements as this is generally just a reorganization and clarification of the requirements to make the Village Code more user-friendly.

The text amendment consists of a reference to the new Section 13-1-1 in the existing Section 12-5-4 with a relocation of most of the text of Section 12-5-4 to the new Section 13-1-1, a removal and relocation of Section 9-2-1 to the new Section 13-1-2, a removal and relocation of Section 9-2-2 to the new Section 13-1-3, and other edits to all of these sections, as well as edits to Section 12-6-14.

As this text amendment involved changes to the Subdivision Ordinance, the Plan Commission did review this portion of the amendment at the May 16, 2012 meeting. The Plan Commission recommended approval of the text amendment by a vote of 6-0. The Plan Commission asked that staff make some minor corrections to the wording in Section 13-1-2 and check on US Postal Service mailbox requirements to make sure the Village's requirements do not conflict with them. There was no public hearing required as this does not involve changes to the Zoning Ordinance.

The corrections to wording requested by the Plan Commission in Section 13-1-2 were made.

Staff confirmed the Village's requirements for mailboxes do not conflict with US Postal Service requirements for mailboxes.

Staff also made some minor corrections to the wording in Section 13-1-2 and Section 13-1-3 since the Plan Commission meeting.

The following items are attached for your information:

1. Staff Report to the May 16, 2012 Plan Commission meeting
2. Draft Text Amendment
3. Minutes of the May 16, 2012 Plan Commission meeting

COST

There is no billable cost associated with this request.

RECOMMENDATION

That the Committee of the Whole discuss the proposed text amendment and provide any feedback to staff for a final drafted ordinance and vote.

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of June 27, 2012**

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Plan Commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Mary Heineman, Rebecca Sabo, Jim Eckert and Don Meisinger

Absent: Ryan Reuland

Also present: Mike Ferencak, Village Planner and Richard Young, Community Development Director; Attorney Dan Kramer; Gayle Deja-Schultz; Residents: Sandra Gaston, Julia Galvan, Clark and Karin Vilmin.

3. **APPROVAL OF MINUTES of the May 16, 2012 MEETING**

Motion made by **Commissioner Guddendorf** and seconded by **Commissioner Meisinger** to approve the minutes of the May 16, 2012 Plan Commission meeting as corrected. Small typo on page 2 paragraph b, remove small 'm'.

The motion carried by unanimous voice vote.

4. **PUBLIC HEARINGS**

a. **Petition 12-007: 26-46 Terry Drive / Wine Shops – Special Use and Variances, Text Amendment (Gayle Deja-Schultz / Village of Sugar Grove)**

Chairman Ochsenschlager opened this public hearing. He then swore in those persons in attendance planning to testify.

Petitioners' Request:

Mr. Ferencak presented an overview of the request. This property is located on the southeast corner of Route 47 and Route 56 and is vacant space in a multi tenant building with commercial on the bottom floor and residential up above. The proposed tenant is a wine shop and the Village's current B-3 district does not list wine shops as an approved use. Staff is proposing to add wine shop (with or without service) as a Special Use in several of the districts. This petitioner is requesting a Special Use in this location and several Variances, mostly in relation to the proposed outdoor dining. This property is located in a mixed use area surrounded with residential and commercial. The proposed unit is where the old flower shop was. The property has three front / corner yards. The Variances being requested include reduction in parking from 22 spaces to zero spaces; increase in lot coverage from 70% to as much as 85% (property is currently at 82%); setback variance for the patio; fence height variance for a corner side yard from 3'

maximum to 6' requested height; and reduction of the landscape requirement. Staff has provided responses to the Zoning Ordinance standards in the report.

Staff is recommending approval of the Text Amendment to the Zoning Ordinance by adding Wine Shops as a Special Use so they can be reviewed on a case by case basis. Staff is recommending approval of the Special Use for this location. Staff has the following recommendations for the Variances requested:

- Parking – staff is recommending that the parking requirement be met by an agreement with the bank located to the south of the property location. Staff suggested the applicant ask the bank for permission to use up to 19 parking spaces. The bank only approved 10 spaces. The patio size does affect the parking requirement and therefore the Variance. However, 10 spaces is not enough for any of the proposed patio sizes.
- Lot coverage – staff is recommending granting the variance , but only to 84%, consistent with the 18' x 36' patio;
- Setback – staff is recommending no setback Variance since consistent with the 18' x 36' patio no setback Variance would be necessary.
- Fence and landscape – staff is recommending approving the fence height reduction from 6' to 3' and the landscape reduction along the north and east sides of the patio, but not approving the reduction of landscaping required along the west, Route 47 side.

Petitioner Presentation:

Mr. Young requested that the applicant, **Gayle Deja-Schultz**, give an overview for the Commission and public present. She is proposing a specialty wine store with retail sales and a tasting area. She will also offer a few specialty micro-brewed beers and locally prepared bistro meals – nothing you could get at Jewel. It would start out with only offering a glass of wine for tasting or bottles of wine available for purchase. At a later time it would expand into the microbrews and bistro meal options. She's been looking into this idea for Sugar Grove for approximately six years. There are shops similar to this in Geneva, Naperville and St. Charles. She clarified that Illinois law allows pouring of up to one ounce of up to six wines for each patron for tasting.

Public Comments/Questions:

Mark Vilmin, 60 Terry Drive, asked questions clarifying the business plan and type of establishment. He stated that the building should be held to the code for setbacks, no Variances granted.

Karin Vilmin, 60 Terry Drive, asked about lighting and the proximity of the fence / patio to the on ramp. She stated she doesn't like the idea of extra traffic in the neighborhood and drinking and then driving home. **The Petitioner** stated that it's not a bar, they will restrict sales to one bottle per couple and that IDOT is planning to change Frontage Rd to a one-way street going out to Route 47 so there shouldn't be much traffic through the neighborhood.

Sandra Gaston, 52 Neil Road, stated she does not want a liquor establishment in her neighborhood. There's no sidewalk on Richard Street, will it be added?

Patrons will drink and drive, she does not want it. She doesn't like it opening at 11 am, it's too early and she is 110% against it completely. Open liquor shouldn't be on site in a neighborhood.

Julia Galvan, 59 Terry Drive, spoke about her main concern of parking. It's a wonderful business idea but it shouldn't be in a neighborhood, it needs to be located somewhere else.

Staff clarified that the parking variance proposed is just for this proposed use. The building is already short on required parking but with the proposed patio size and what the bank has committed to share, it would be further short of the requirement.

Staff clarified that the original building was built to the codes adopted at the time it was built and the codes now make it a legal nonconforming structure. The proposed request does extend the nonconformity slightly, but the property currently has no variances or special uses. It's likely only the update and changes made to the Zoning Code since the building was built that makes the property legal nonconforming. The current Zoning Code allows for 75% lot coverage, this variance would take it to 84% coverage; it's currently at 82%. **Mr. Vilmin** stated that the code is the code and should be adhered to as is, no variances.

The Petitioner pointed out that a full service bar is right across Route 47. This would be different. This is more of an educational situation.

Chairman Ochsenschlager closed the public hearing.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

a. **Petition 12-006: College Corner – Minor PUD Amendment (Castle Bank as Trustee under Trust #2751)**

Mr. Dan Kramer, Attorney at Law, representative for the petitioner was in attendance. **Mr. Ferencak** gave an overview of the proposed amendment. This project was approved by the Village Board in 2010 for the northwest corner of Waubensee Drive / Heartland Drive and Route 47 with many conditions and these conditions need to be addressed to record the project. The petitioner has made some effort to handle the outstanding items. Two of the conditions, numbers 22 & 26 are being proposed for minor amendments to the 2010 PUD Ordinance tonight. Condition 22 required metal halide lighting on site. . The petitioner is still requesting high pressure sodium. Staff is recommending this decision be placed on hold and addressed at time of building permit.

Condition 26 determines the timing of posting of the letter of credit, prior to recording the final plat. Village Subdivision Ordinance requires the letter of credit to be 120% of the engineer's estimate and to be in effect for a period of 2 ½ years from the date of recording of the final plat. Due to the uncertainty of the timeframe of this development the petitioner is requesting and staff is

recommending that the posting of the letter of credit be delayed to on or before June 15, 2015 and be effective for 2 ½ years beyond the date of the recording of the plat. The plat is not currently ready to be recorded and that recording will be delayed.

Mr. Kramer added that at the time this development was started the petitioner had a restaurant and a gas station interested in locating within it. The restaurant, Legends in Yorkville, is doing well, as is the gas station by Plano, but neither are ready to take on another location at this time. Banks are not as willing as they were in prior years to back the retail commercial industry. They need time to heal before investing with a letter of credit. The petitioner still has every intention of moving forward with this development as when it was originally passed.

Commissioner Heineman clarified with him that they are ok with the staff's recommendation. They are.

Commissioner Heineman made a motion seconded by Commissioner Eckert to delay action of the Minor PUD Amendment to condition 22 until the property owner is ready to start the development of the property at which time condition 22 will be re-evaluated and a recommendation made to the Plan Commission and the Village Board and for the Minor PUD Amendment to condition 26, delaying the posting of the letter of credit until on or before June 15, 2015 with it being effective for 2 ½ years beyond the date of the recording of the plat.

The motion carried unanimously by voice vote.

b. Petition 12-007: 26-46 Terry Drive / Wine Shops – Special Use and Variances, Text Amendment (Gayle Deja-Schultz / Village of Sugar Grove)

Commissioner Eckert clarified that there are currently two vacant spaces in this building, the flower shop and one by Cutz 'n Stylz. This space is approximately 800 s.f. He was ok with the hours of operation. Deliveries may be done with bigger trucks and product wheeled in on a dolly performed only during regular daytime hours. A resident stated that large trucks don't fit in those streets and turns. Stop signs and a light pole have been knocked down before. Both the insurance owner and realtor are aware of it and are supportive. Signage will be 'as is' with a face change planned. The existing signs are legal non-conforming. There are two and face changes can be done, but they can't be increased in size.

The site is land locked. The only option for additional parking is auxiliary parking at the bank. The parking requirement for a restaurant (which is the closest allowable use in the code) is 13 spaces per 1,000 s.f. and retail space is 5 spaces per 1,000 s.f. This space is 1,720 s.f. with the interior and patio space combined (assuming a 23' x 40' patio). The Building Inspector advised that the patio space be handicap accessible, so a minimum of 3' additional space will be needed for a concrete ramp out to the asphalt parking area. **Commissioner Guddendorf** asked about access to the patio only being from the inside of the building. **The Petitioner** stated it will depend on what the liquor license says but she will look

into it further. The patio will be locked but handicap accessibility and emergency exit can be used when needed to the parking area. 6 tables are planned for the patio. The location of the existing handicap parking spots was discussed. Staff is recommending 19 parking spaces be made available from Old Second Bank; a commitment of 10 was given.

Several of the requests for Variance depend on the size of the patio. The drawing shows a 20x35' patio, discussions have been held regarding an 18x36' patio, and a 23x40' patio. The patio size constructed will determine exactly how many parking spaces are required and therefore the exact Variance needed. The patios larger than 18'x36' require a few more parking spaces than the 18' x 36' patio. Street parking is legal, if not overnight, but it can't be used for the required parking count. If the 18'x36' patio is used the amount of tables would need to be reduced. **Mr. Young** stated that the ramp really doesn't have much to do with the parking requirement. The parking space requirement flexes with the square footage. The lot coverage is already at 82%, 85% is only 3% more, not a super impact. The setback Variance is what will dictate the patio size because then it can be placed within 5' from the lot line of the property. The bank property could always be sold, the letter isn't an agreement with the property owner.

Staff is recommending waiving the landscape requirement on the outside of the fence of the outside seating area at the north and east sides, but requesting minimal landscaping on the west side. The Petitioner is requesting to waive it all.

Commissioner Eckert made a motion seconded by Commissioner Guddendorf to recommend approval of the Text Amendment to add Wine Shops (with or without service) as a Special Use to Section 11-8-4-D B-1 Community Shopping District, Section 11-8-5-D B-2 General Business District, and Section 11-8-6-D B-3 Regional Business District of the Sugar Grove Zoning Ordinance.

The motion carried unanimously by voice vote.

Commissioner Heineman made a motion seconded by Commissioner Meisinger to recommend approval of the Special Use to allow a proposed Wine Shop with service in the B-3 Regional Business District, pursuant to Section 11-8-6-D of the Sugar Grove Zoning Ordinance (as amended), subject to the following conditions: that the Special Use is limited to the space at 34 Terry Drive, as long as it is used as a wine shop with service and that any expansion of the use will require a Special Use Amendment review.

The motion carried unanimously by voice vote.

Commissioner Eckert made a motion seconded by Commissioner Guddendorf to recommend denial of the Variance to reduce by 100% the parking space quantity requirement for this use from 22 parking spaces to 0 parking spaces, pursuant to Section 11-12-5 of the Sugar Grove Zoning Ordinance and rather recommends use of a parking agreement with Old Second National Bank to provide for the 19 available parking spaces on their site with a reduction in the size of the proposed

patio on this site to 648 square feet (the size that only 19 parking spaces are required for the wine shop use).

The motion carried unanimously by voice vote.

Commissioner Guddendorf made a motion seconded by Commissioner Meisinger to recommend approval of the Variance to increase the maximum lot coverage from the required 70% (82 % currently) to a maximum of 85%, pursuant to Section 11-8-6-G of the Sugar Grove Zoning Ordinance.

The motion carried unanimously by voice vote.

Commissioner Sabo made a motion seconded by Commissioner Eckert to recommend denial of the Variance to allow construction of an accessory structure (patio) within five (5) feet of the property line, within an easement, pursuant to Section 11-4-7-G of the Sugar Grove Zoning Ordinance. Patio would be setback zero (0) feet from the property line.

The motion carried by voice vote 3 ayes and 2 nays.

Commissioner Heineman made a motion seconded by Commissioner Eckert to recommend approval of the Variance to increase the maximum fence height from the required three (3) feet in the corner side yard to a maximum six (6) feet, pursuant to Section 11-4-13-B of the Sugar Grove Zoning Ordinance.

The motion carried unanimously by voice vote.

Commissioner Heineman made a motion seconded by Commissioner Guddendorf to recommend approval of the Variance to waive the requirement for landscape screening around the north and east sides of the outdoor dining area and denial of the Variance to waive the requirement for landscape screening around the west side of the outdoor dining area, pursuant to Section 11-4-7-K of the Sugar Grove Zoning Ordinance.

The motion carried unanimously by voice vote.

7. PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Settlers Ridge NW, Triangle and Commercial Subdivisions there is no update.

Commissioner Guddendorf asked how soon the binder will be capped with surface in Settlers Ridge. **Mr. Young** explained the history with the bond company and that the majority of it has not been put in. The Village has sued the bond company to get the money to finish it, but it's been retracted and continued with legal maneuvering. Then the bond company sued the previous land owners and that case was just recently dismissed in favor of the current owners. So, the bond company is still in the position of responsibility of the improvements. The binder is getting worse each winter. There are funds in the bonds to deal with the majority of the cost for the binder but when it will be released is yet to be determined.

Settlers Ridge Amendment is still being worked on by the applicant.

Hampstead Court was discussed by the Village Board but was tabled due to the developer's concerns with the annexation agreement. The developer's attorney said they had some concerns with the recommendations that were being made. The Village is waiting to see their version of what they think the agreement should be and then the Village can respond.

Sidewalks and Paths will be coming to the next Committee meeting.

Walgreens is moving along and is ahead of schedule.

Landings Lot 3 where Jimmy John's and the nail salon is has 8 units remaining and 5 of them should be occupied by the end of the year by Delnor.

Galena and 47 has some interest but it hasn't been finalized yet so no announcement can be made at this time.

8. **ADJOURNMENT**

A motion was made by Commissioner Eckert and seconded by Commissioner Meisinger that the meeting be adjourned at 8:20 pm.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath

April 11, 2012

Daniel J. Kramer

Law Offices of Daniel J. Kramer

1107A S. Bridge Street

Yorkville, IL 60560



COMMUNITY DEVELOPMENT

Richard Young, Director

VILLAGE TRUSTEES

Robert Bohler

Kevin Geary

Mari Johnson

Rick Montalto

David Paluch

Thomas Renk

Re: (10-001) College Corner Pre-Recording

Dear Mr. Kramer:

This letter is an update to the July 7, 2010 letter based on the recent submittals from your office dated February 21, 2012, February 24, 2012, and March 7, 2012 as well as the revised plans and accompanying letter received February 29, 2012 from Koziol Engineering. Updates are in bold. The original PUD Ordinance conditions have been added for reference.

The following are the Planning Division comments regarding the status of the Board conditions of approval in Exhibit B of PUD Ordinance 2010-0615D and response to your letter of June 10, 2010 (attached):

- 1) The Preliminary PUD, Final PUDs and Special Use shall substantially conform to the plans (various plans as listed in ordinance, but not included here to save space), except as such plans may be revised to conform to Village codes and ordinances and the conditions below.

7/7/10: With the last submittal for Village Board review, staff did not receive copies of the Preliminary Architectural Plan, Preliminary Trash Enclosure Plan, Final Architectural Plan for each lot, and Final Trash Enclosure Plan for each lot. Please submit one (1) copy of each of the plans that were missing from the Village Board submittal so that the Village has a complete set of those plans.

While some of the above mentioned plans were submitted with prior submittals, the Final Trash Enclosure Plan for each lot has never been submitted. Therefore I could not enter its date in this condition. In addition, by error, I left out the date of the Final Architectural Plan which had been included in prior submittals. Therefore I will update this condition to include that date.

The changes required by the conditions below should be made to the plans and all plans should be submitted together at once prior to recording. A building permit will not be issued until the project is recorded and we will not record until all the

plans meet the conditions below. It is best to get the plans updated for a “recording submittal”, prior to making Building Division submittals for building permit, because the plans sometimes become confused at that point. Please submit four (4) full size copies of all updated Preliminary Plans and two (2) full size copies and two (2) reduced size copies of all updated Final Plans.

Staff has agreed to let:

- a) **the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.**
- b) **the Preliminary Trash Enclosure Plan for the entire site be revised per condition 23 and the Final Trash Enclosure Plan for each lot be submitted for the first time at the time of application for the first building permit.**
- c) **the Final Engineering Plan for each lot be revised and submitted at the time of application for the first building permit.**

The letter provided from Koziol Engineering with the re-submittal states that:

- a) **the Final Photometric Plans will be provided at the time of application of each building permit.**
- b) **the Phasing Plan will be provided at the time of application of the first building permit.**

Staff has not agreed to delay the submittal of the Final Photometric Plans for each lot or the Phasing Plan and they need to be submitted with the next submittal.

- 2) Written correspondence from Nicor shall be provided stating that the parking lot and other improvements are approved for installation, prior to recording.

7/7/10: Staff received an email from Koziol Engineering which forwarded Nicor’s status of review of the plans. The Nicor email states that they will conduct further review, investigation, and comment. This condition will be met upon receipt of Nicor’s final review and approval.

With the re-submittal, staff received a copy of a letter to Nicor asking them for their further review and comment. The Village will need to be copied on Nicor’s sign off before we will record the documents.

- 3) The outdoor seating area on Lot 42 is acknowledged and approved in its location as part of this plan.

7/7/10: Standing condition. No comment.

No comment.

- 4) The gas station canopy on Lot 41 is acknowledged and approved in its location as part of this plan. The canopy shall be limited to 20’ in height and shall remain subject to ARRG review.

7/7/10: This condition will be addressed at time of development of the gas station.

No comment.

- 5) The following building setback lines shall be corrected: remove label and line for "side building / parking setback south of drive aisle on Lot 43 and add line for 10' front parking setback on Lot 40, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

These corrections have been made in the plans of the re-submittal. However, two further corrections were made to the Final Plat that need to be shown on the Preliminary Engineering Plans: the 20' front setback along Waubensee Drive needs to parallel Waubensee Drive (not stray to follow the Nicor easement) and the front setback of Lot 40 / corner side setback of Lot 41 needs to be revised to 30 feet. These corrections need to be made before recording.

- 6) Parking shall be tracked as individual users occupy the site.

7/7/10: Standing condition. No comment.

No comment.

- 7) Accessible curb ramps shall be further corrected as described by staff, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

All curb ramps need to be properly shown with the correct flares and correctly centered on each accessible parking space. The curb ramps on the west side of Lot 43 need to be widened per the Illinois Accessibility Code. The accessible parking space detail shows the "Fine" sign dimensioned to the top of the sign. The dimension needs to be revised to be shown from the bottom of the fine sign. These corrections need to be made before recording. Please call Building Inspector Michelle Noyes for more explanation.

- 8) The amount of stacking provided (4 spaces) is acknowledged and approved as part of this plan as a deviation from the 8 required. The drive-thru location is acknowledged and approved as well.

7/7/10: Standing condition. No comment.

No comment.

- 9) A cross access / shared parking / shared loading easement shall be added to the Final Plat, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by R.B. & Associates (and yourself for the language). This should be addressed at this time.

Notes to this effect have been added to the Final Plat included in the re-submittal. This is complete.

- 10) An agreement shall be written and recorded to allow the Police Department to enforce traffic laws on the site.

7/7/10: Attached is the Police Private Property Enforcement Agreement for Sugar Grove Center. We would like to model College Corner from it.

A draft of the traffic enforcement agreement was submitted on February 24, 2012 by the applicant's attorney. It will be reviewed by the Village Attorney, prior to recording.

- 11) The rear of the Lot 42 building shall have both the line and "No Parking Fire Lane" signs added to the plan, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

These corrections have been made. This is complete.

- 12) The Lot 40 side parking setbacks of 0', Lot 41 side parking setback of 0', Lot 42 side parking setback of 0', and Lot 43 side parking setbacks of 0' area all acknowledged and approved as part of this plan as a reduction from the required 5'.

7/7/10: Standing condition. No comment.

No comment.

- 13) The bike path / pedestrian easement at the northwest corner of Lot 43 on the Final Plat must be widened to accommodate the turn in the bike path, prior to recording.

7/7/10: The bike path / pedestrian easement is shown as 5' in width for the entire length along both Waubensee Drive and Heartland Drive. However, the bike path extends past a 5' width at both the location noted in the condition and at the intersection of Waubensee Drive and Heartland Drive (please refer to the engineering plans). Please have R.B. & Associates update the easement to fully contain the bike path + 1' of turf area in all locations.

This correction has been made on the Final Plat included in the re-submittal. This is complete.

- 14) Notes shall be added to the Plans indicating timelines and extents that specific public and private improvements shall be installed as determined by staff, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Koziol Engineering. This should be addressed at this time.

The letter provided from Koziol Engineering with the re-submittal states that the Phasing Plan will be provided at the time of application of the first building permit. Staff has not agreed to delay the submittal of the Phasing Plan and it needs to be submitted with the next submittal. If the phasing is changed in the future, that would be addressed by condition 27.

- 15) A separate plan set shall be created for the right-in right-out access point and associated improvements for submission to IDOT.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Koziol Engineering, and, if necessary, R.B. & Associates. The sooner this is addressed, the better.

The letter provided from Koziol Engineering with the re-submittal states that the plans for IDOT were created and conditional approval has been obtained. Please submit to the Village a set of the plans and correspondence from IDOT stating the conditional approval.

- 16) The applicant shall provide a letter from the neighboring property owner accepting the proposed shared drive aisle and cross-access, prior to Village Board review. A cross-access easement with the neighboring property shall be included on the Final Plat, prior to recording.

7/7/10: Your June 10, 2010 letter states that your client's right to the shared drive aisle is contained in a contract which you possess. Please submit a copy of this contract. Also, we will likely still need a note regarding cross access written on the Final Plat by R.B. & Associates.

A copy of the easement agreement recorded December 11, 2008 was submitted on March 7, 2012 by the applicant's attorney. The cross access easement notes were added to the Final Plat. This is complete.

- 17) The gas main, fire hydrants, and fire department connections shall be shown on the Landscape Plan, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Upland Design. This should be addressed at this time.

These items have been added to the plan. This is complete.

- 18) Staff shall work with the applicant to determine the appropriate parkway tree, buffer landscaping, parking lot island, and trash enclosure landscaping, prior to recording.

7/7/10: A meeting has been scheduled between staff and Upland Design for today at 2:00 pm. Landscape Plans will need to be updated after the meeting.

The plan is almost entirely in compliance after addressing the comments in the February 7, 2012 email from staff. A few minor corrections are needed:

- a) **Too many parkway trees were added along Waubensee Drive. Please remove two parkway trees, one from each side of the entrance to the site.**
- b) **Too many parkway trees were added along Heartland Drive. Please remove two parkway trees, both from the north side of the middle entrance.**
- c) **There is a label for 8 Iroquois Beauty Black Chokeberry at the northwest corner of Lot 40. Please split the labeling into the 5 located in the buffer and the 3 located in the foundation plantings for easier reference.**
- d) **Please correct the Landscape Requirements table as shown in the attached.**
- e) **Please correct the misspellings in notes 2 (Illinios), 3 (ocurr), and 8 (garanteeded).**

- 19) The Architectural Elevation Plans shall be submitted and shall include the height dimensioned to the midpoint of the roof and have each material labeled. Colors of the materials should be specifically labeled as well. These items shall be completed prior to recording.

7/7/10: This Architectural Plan condition must be addressed by Willman & Groesch General Contractors before recording.

Staff has agreed to let the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.

- 20) The applicant shall consider changing the ground signs to a 10' x 10' size. If the signs remain 12' x 8' in size, the label on the sign site plan shall be corrected. A note shall be added to the ground sign elevation stating that the ground signs shall be limited to a maximum of four (4) or six (6) tenant panels. A note shall be added to the ground sign elevation that states "sign materials to match building materials". These items shall be completed prior to recording.

7/7/10: After the Board approval of the 12 x 8 sign with 6 tenant panels, Jim Ratos contacted me about doing a 10 x 10 sign with 6 tenant panels, but with a larger sign face to sign structure ratio. I have drawn up such a sign and it is attached to this letter. I think it will work best for what Jim is trying to accomplish. I have modified the condition for this design. Koziol Engineering will also need to make modifications to the plans to reflect it. Note that the panels should not be shown on the drawings, rather there should be a note on the plans regarding "a maximum of 6 tenant panels".

The letter from Koziol Engineering provided with the re-submittal states the signs have been changed to 10' by 10', but the Preliminary and Final Signage Plans continue to show a 12' x 8' sign elevation instead of 10' by 10'. The Preliminary and Final Signage Plans also do not include notes about the tenant panels or materials matching as discussed above. These changes need to be made prior to recording.

- 21) A note shall be added to each Architectural Elevation Plan that states "Proposed signage to be internally illuminated channel letters with matching raceways for entire building", prior to recording.

7/7/10: This Architectural Plan condition must be addressed by Willman & Groesch General Contractors before recording.

Staff has agreed to let the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.

- 22) The generic parking lot pole detail / elevation shall be updated to site-specific information. The light fixture must be mounted flush to the ground with total height dimensioned and not to exceed 25'. The pole should be labeled as dark bronze in color. The high pressure sodium lighting shall be changed to phosphor-coated ceramic metal halide lighting. The following foot candle requirements shall be met with the change: maximum average footcandles 0.60, maximum hot spot footcandles 2.0, maximum property line footcandles 0.10. These changes shall be made prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Koziol Engineering. This should be addressed at this time.

There is a request for modifications to this condition that would require a Minor PUD Amendment review by the Plan Commission and Village Board. The request is to allow one of the two high pressure sodium plans (either the plan with 20' poles and 3' bases or the plan with 25' poles), but not the metal halide plan (with 25' poles). The applicant notes the benefits of high pressure sodium: 1) longer lamp life - more affordable, 2) more lumens per watt (more efficient), and 3) stay brighter longer than metal halide.

Both high pressure sodium plans meet the normal foot candle requirements from the Zoning Ordinance which staff has found to be sufficient for high pressure sodium lighting.

The metal halide plan does not meet the reduced foot candle levels called for in the condition above (which staff believes would be desirable for metal halide lighting and was requested based on research). However, the metal halide plan provided does produce significantly lower foot candle levels than some other metal halide plans that have been implemented in the Village.

To put this in perspective, the metal halide plan for this site would produce about the same light intensity as is proposed for Hampstead Court. Hampstead Court would produce significantly less intense light than at Sugar Grove Center. At College Corner the average would be about 1.5, at Hampstead Court about 2.0, while Sugar Grove Center is about 9.0. The range required by the Zoning Ordinance is 1.0 to 3.0, but again staff believes this was intended for high pressure sodium lighting, not metal halide, when the Ordinance was created.

Staff would prefer to proceed with the metal halide plan proposed, however if the applicant would like to proceed with one of the high pressure sodium plans, he will need to complete an application for Minor PUD Amendment to amend condition 22 and have this reviewed by the Plan Commission and Village Board.

The specifications provided show the poles would be bronze in color. The site-specific details still need to be added to the photometric plan.

The letter provided from Koziol Engineering with the re-submittal states that the Final Photometric Plans for each lot will be provided at the time of application of each building permit. Staff has not agreed to delay the submittal of the Final Photometric Plans for each lot and they need to be submitted with the next submittal.

- 23) The Trash Enclosure Plan should be updated to include masonry trash enclosures, matching the buildings, prior to Village Board review.

7/7/10: Note that staff is updating this condition to read "...prior to recording." This Trash Enclosure Plan condition must be addressed by Willman & Groesch General Contractors before recording.

Staff has agreed to let the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.

- 24) All building setback lines shall be corrected and all parking setback lines shall be added to the Final Plat as described by staff in a separate memo, including

modifying Lot 39 setbacks to the current zoning ordinance requirements, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed. Koziol Engineering should address this at this time.

All of the setback corrections have been made as described in the July 14, 2010 letter and as further instructed by staff in regards to the front building setback of Lot 40 / corner side building setback of Lot 41 in the plans of the re-submittal. This is complete.

- 25) All plans, especially the Final Plans, remain subject to staff review at this time. EEI's existing comments shall be addressed prior to recording.

7/7/10: Standing condition. No comment.

The letter from Koziol Engineering, engineers estimate of cost, and plans included with the re-submittal are responded to by EEI in the attached letter dated April 6, 2012. Please note that in regards to item 10 of that letter, the Building Division has confirmed that all domestic and fire water services appear to be shown correctly, but a set of plans is being provided to the Fire District today for their review.

- 26) A letter of credit in the amount of 120% of the engineering cost estimate of the public improvements shall be submitted, prior to recording the Final Plat.

7/7/10: The Final Plat and PUD will be recorded at the same time. So it is important to get all plans updated so that staff may record the PUD as well as the Final Plat.

The letter submitted by the applicant's attorney on February 21, 2012 requests two items: an extension of time for the PUD and an additional extension of time to record the Final Plat in order to avoid triggering posting of a Letter of Credit or Bond in the near term. However, some modifications are needed to these requests:

- a) **The PUD does not expire. Section 11-11-4-B-15 requires that PUDs be completed within two years of Final PUD approval. The 4 Final PUDs were all approved June 15, 2010 and they will not be completed by June 15, 2012. The letter requesting extension should be revised to request "an extension of the required PUD completion date" and propose a date.**
- b) **There is a time requirement for recording Final Plats within 30 days of the adoption of the Final PUD Ordinance in 11-11-6-D-6. This requirement is not followed by policy, as staff records documents and only after the conditions of approval are addressed. However, condition 26 requires a letter of credit be submitted prior to recording the Final Plat. The letter requesting additional time to record the Final Plat should be revised to request a Minor PUD Amendment to amend condition 26 with a date by**

which the letter of credit would be submitted and to separate it from the recording so that the recording may proceed.

- c) Not mentioned in the letter requesting extensions is the requirement in Section 12-4-6-A that states that all required public improvements shall be completed within two years of the recording of the Final Plat. This should be considered for addition to the request letter.**

After a revised letter is submitted, these various requests will be brought to the Village Board with the Minor PUD Amendment request for lighting (if that one is pursued).

- 27) If the anticipated phasing order (Lot 42 first, Lot 41 second, Lot 40 third, Lot 43 fourth) is not followed, building permit plans shall include revised plans indicating updated timelines and extents that specific public and private improvements shall be installed.

7/7/10: Note that staff is updating this condition to read "...as agreed to by staff and the applicant." to make it more clear. Standing condition.

This condition is only relevant if the planned phasing changes.

- 28) The plans shall be revised to show the portion of the parking lot on Lot 43 that may be constructed at the applicant's choice at the time of construction of Lot 42, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

A note has been provided on the plans included in the re-submittal stating that 15 parking spaces and associated drive aisle on Lot 43 may be constructed with Lot 42. This is ok and will need to be further reviewed by staff and the applicant at the time of application for first building permit. This is complete.

- 29) The Lot 43 ground sign may be installed at either the northwest or northeast corner of said Lot without requiring a Minor PUD Amendment. It is currently shown on the plans at the northeast corner of the Lot.

7/7/10: Standing condition. No comment.

No comment.

- 30) The applicant shall consider adding a feature at the north end of the site on Lot 40 to mark the north entry to the Village, prior to recording.

7/7/10: What is the applicant's response to this condition? Staff noted that this is the current north entrance to the Village limits and would suggest the developer install a Village entry sign in the right-of-way.

The letter from Koziol Engineering provided with the re-submittal states the owner is agreeable to allowing the Village to install said sign on the property. The Village is not interested in installing a sign. The comment was to have the applicant consider installing a feature. There is no requirement to install.

31) The Final Plat shall be dated, prior to recording.

7/7/10: This condition should be addressed by R.B. & Associates at this time.

Revision dates were added to the Final Plat, however the latest date reads February 15, 2010 and needs to be corrected to read February 15, 2012.

Also submitted on February 24, 2012 was a copy of the draft Covenants. This will be reviewed by the Village Attorney prior to recording. EEI's comments are included in their review.

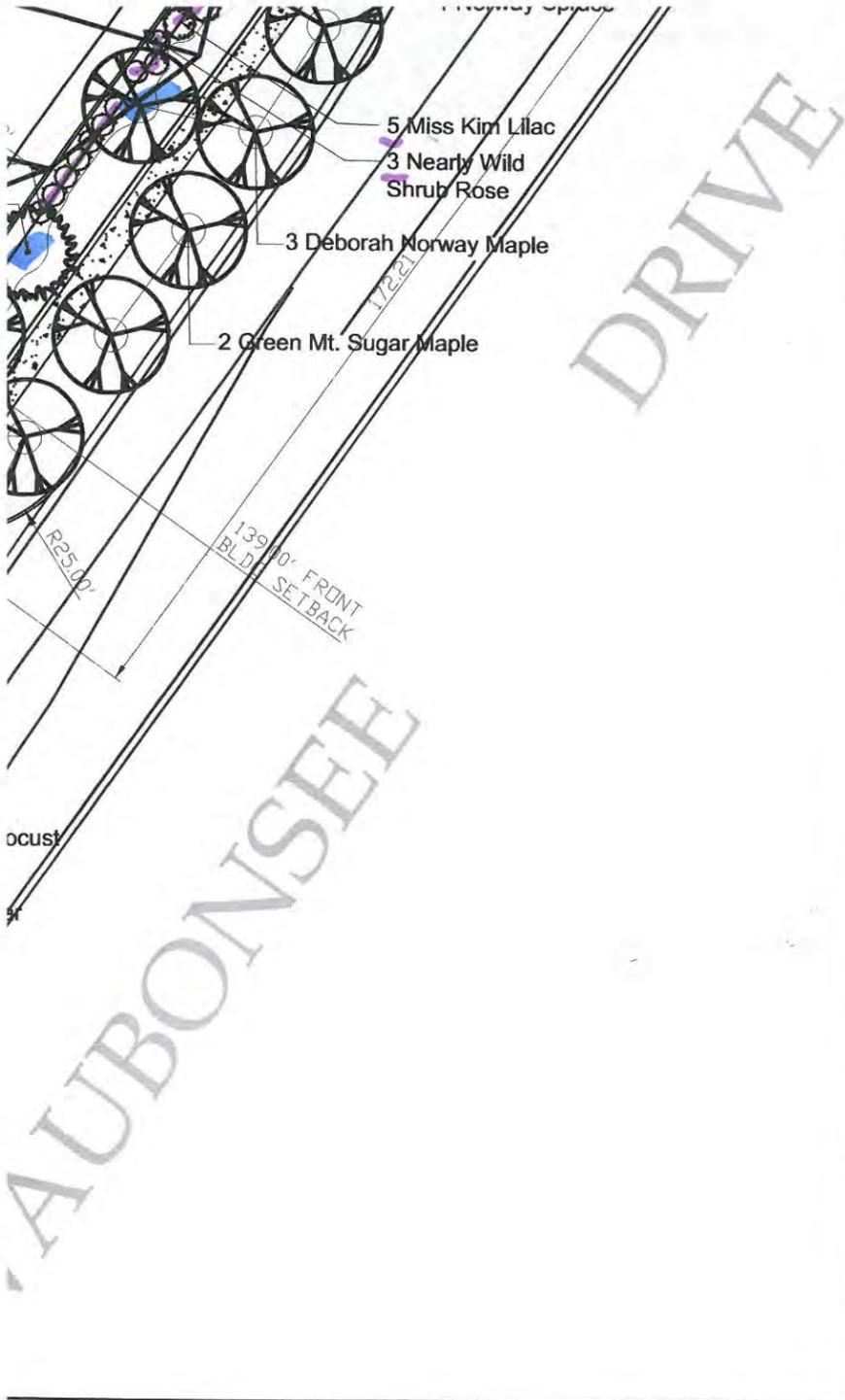
Conditions 22 and 26 will require an application for Minor PUD Amendment and / or review by the Village Board. This project will be scheduled for the appropriate meetings after application is made. If you have any questions, please contact me.

Sincerely,



Michael P. Ferencak, AICP
Village Planner
Community Development Department
Village of Sugar Grove
630-466-8954 x36
mferencak@sugar-grove.il.us

cc: Brent Eichelberger, Village Administrator
Steve Andersson, Village Attorney
Rich Young, Community Development Director
Tony Speciale, Public Works Director
Dave Burroughs, Village Engineering Consultant
Michele Piotrowski, Village Engineering Consultant
Michelle Noyes, Chief Building Inspector
File



Qty.	Size	Common Name	Latin Name
52	- 1 gal. pot	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
31	- 1 gal. pot	Prairie Dropseed	Sporobolus heterolepis
114	- 1 gal. pot	Daylily Mix	50% Hemerocallis 'Happy Returns' and 50% 'Chicago Apache'
68	- 1 gal. pot	Dwarf Ft. Grass	Pennisetum alopecuroides 'Hameln'

LANDSCAPE REQUIREMENTS

<p>160' Foundation Plantings-Lot 40 280 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 8</td> <td>14 Trees</td> <td>0 4 Trees</td> </tr> <tr> <td>NONE 48</td> <td>84 Shrubs</td> <td>48 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>33 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 8	14 Trees	0 4 Trees	NONE 48	84 Shrubs	48 Shrubs	NONE	NONE	33 Grasses	<p>37' Parking Lot Landscaping 3 Islands</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE</td> <td>3 Shade Trees</td> <td>3 Shade Tree</td> </tr> <tr> <td></td> <td>37</td> <td>31</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE	3 Shade Trees	3 Shade Tree		37	31			
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<p>143' Foundation Plantings-Lot 41 173 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 7</td> <td>8.65 Trees</td> <td>0 3 Trees</td> </tr> <tr> <td>NONE 43</td> <td>51.9 Shrubs</td> <td>40 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>16 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 7	8.65 Trees	0 3 Trees	NONE 43	51.9 Shrubs	40 Shrubs	NONE	NONE	16 Grasses	<p>1265' Parkway Tree 1217.67 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE</td> <td>30.44 Shade Trees</td> <td>22 21 Shade Trees + 17 Ornamental Trees</td> </tr> <tr> <td></td> <td></td> <td>(To be 18' after next revision)</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE	30.44 Shade Trees	22 21 Shade Trees + 17 Ornamental Trees			(To be 18' after next revision)			
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<p>140' Foundation Plantings-Lot 42 212 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 7</td> <td>10.6 Trees</td> <td>0 2 Trees</td> </tr> <tr> <td>NONE 42</td> <td>63.6 Shrubs</td> <td>27 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>16 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 7	10.6 Trees	0 2 Trees	NONE 42	63.6 Shrubs	27 Shrubs	NONE	NONE	16 Grasses	<p>383' Property Line Buffer - West Side 286.16 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 13</td> <td>9.5 Shade Trees</td> <td>5 4 Shade Trees + 2 Evergreen Trees</td> </tr> <tr> <td>NONE 38</td> <td>28.6 Shrubs</td> <td>39 26 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>17 14 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 13	9.5 Shade Trees	5 4 Shade Trees + 2 Evergreen Trees	NONE 38	28.6 Shrubs	39 26 Shrubs	NONE	NONE	17 14 Grasses
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lege Corner
Grove, IL



SCALE:
1" = 30'



college-corner-landscape2012.dwg

Drawn/Revised

MAK/JU	01-14-10
MAK/JU	01-27-10
MAK/JU	05-28-10
MAK/JU	06-09-10
MAK/JU	07-26-10
MAK/JU	09-21-11
MAK/JU	02-22-12



April 6, 2012

Mr. Rich Young
Community Development Director
Village of Sugar Grove
601 Heartland Drive
Sugar Grove, IL 60554

**Re: College Corner
(NW Corner of Route 47 & Waubensee Drive)
Sugar Grove, Illinois
2nd Review**

Dear Mr. Young:

We have received the following:

- Preliminary Engineering for College Corner revised February 29, 2012 and prepared by Koziol Engineering Services (6 Sheets)
- Preliminary Plat of Subdivision revised February 29, 2012 and prepared by Koziol Engineering Services (2 Sheets)
- Final Plat of College Corner Subdivision prepared by RB & Associates Land Surveyors, Inc. revised on July 20, 2010 (2 Sheets)
- Preliminary Signage Plan revised February 29, 2012 and prepared by Koziol Engineering Services
- Photometric Plan dated February 17, 2012 and prepared by RAB Lighting (3 versions – 2 pages each)
- Protective Covenants dated February 24, 2012 and prepared by The Law Offices of Daniel J. Kramer

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. Our comments are as follows:

General

1. The surface water statement shall be signed by the owner.
2. Permits or Sign-offs will be required from the following agencies will be required prior to final engineering approval:

- a. (IDNR) Consultation Agency Action Report regarding endangered/threatened species or natural areas, (Received – This may need to be updated depending on when construction occurs at the time of final engineering.)
 - b. (IHPA) Division of Preservation Services regarding Historic and Archaeological Resources, (Received)
 - c. Kane-Dupage Land Use Opinion
 - d. (IEPA) Division of Water Pollution Control regarding Sanitary Sewer Facilities,
 - e. (IEPA) Division of Public Water Supplies regarding water supply and distribution,
 - f. (IEPA) Division of Water Pollution Control regarding a Notice of Intent (NOI) General permit to discharge storm water, and
 - g. Any required access permits from IDOT for Route 47.
3. At the time of final engineering, a stormwater application shall be submitted.
4. Prior to recording of the final plat, an irrevocable letter of credit in the amount of 120% of the amount of the Engineer's Estimate of Probable Construction Costs shall be on file with the Village. The Engineer's Estimate of Probable Construction Costs shall be submitted for review, and shall include, at a minimum, the following:
- a. Mass grading
 - b. Soil stabilization for the entire site
 - c. Soil erosion control for the entire site
 - d. Water main, including:
 - i. Water main from Heartland Drive to Route 47
 - ii. Water main structure adjustments/relocation
 - iii. All water service stubs (including fire hydrant relocations)
 - iv. B-box abandonment
 - e. Sanitary sewer
 - i. Sewer extension from Waubensee Drive
 - ii. Service stubs to the building setback and/or edge of proposed paved areas to be installed
 - iii. Services to be abandoned
 - f. Storm sewer
 - i. Storm sewer from Lot 39 to the detention pond south of Waubensee Drive
 - ii. Storm sewers within the rights of way (including the first structure outside of the right of way)
 - g. Bike path
 - h. Parking lot access – The access road along the northwest and northeast property lines of lot 42 (This will ensure that access is obtained for all four lots.)
 - i. All improvements located within the right of way, including:
 - i. Grading
 - ii. Restoration (including topsoil)
 - iii. Parkway trees
 - iv. Two (2) entrances onto Heartland Drive
 - v. One (1) entrance onto Waubensee Drive
 - vi. Relocation of street light at the proposed entrance onto Waubensee Drive
 - vii. Access aisles (the intention for security purposes is to provide for any access aisles required to develop any of the lots; however, for cost estimating purposes, include the cost to construct the access aisles surrounding Lot 42)

5. Individual final site plans will be required for each lot within the subdivision. For the purposes of the Preliminary Plan, staging of construction and/or lots should be provided such that two entrances/exits into the subdivision will be constructed at the beginning of the project for public safety and emergency use reasons. In addition, the owner/developer shall indicate the required minimum improvements for each lot. When preparing a phasing plan, the "public improvements" as outlined in our Comment No. 4 above shall be considered and addressed. Please note the Route 47 Improvements and the Right-in-Right-out are not to be included in the letter of credit for the Village because these improvements are permitted through IDOT. However, the phasing of these improvements shall be the responsibility of the overall subdivider/developer and the timing of the improvement shall be indicated as part of the phasing plan.
6. We defer to Village Staff regarding the photometric plan. The streetlight wiring location and depth and the street light foundation detail shall be provided at the time of final design.
7. The covenants for the subdivision have been provided. Consistent with our letter dated July 30, 2010, the following shall be outlined within this document:
 - a. Maintenance responsibilities for all common improvements within the subdivision (i.e. storm sewer, sanitary sewer services, water services, overland flow route, landscaping, mowing)
 - b. Maintenance and monitoring program shall be established for the pervious paving (i.e. specify the required light and heavy vacuuming required, the frequencies of such maintenance items, and who is responsible for this type of maintenance).
 - c. Pervious paving will always remain pervious pavement due to stormwater management restrictions. (We believe this may have been addressed in Section 4.5.a.i, but recommend the Village confirm this is acceptable.)
 - d. The responsibility of the maintenance of the storm sewer improvements across Waubensee Drive shall be indicated.

Preliminary Engineering Plan

Sheet C1

8. Two benchmarks and associated datum shall be provided. Currently, only one benchmark is provided and the datum is not specified. The datum of this benchmark is NGVD 29. In addition to this benchmark, one other benchmark shall be provided.

Sheet C4

9. No sanitary or water main structure shall be installed in a paved area (except Sanitary Manhole No. 2 which was previously found acceptable by Village staff). Currently, some of the structures that are shown within paved areas include:
 - a. Existing San Manhole No. 1 (This structure shall be removed, and a note shall be indicated accordingly.)
 - b. Existing VV at the north corner of the site (Village staff has agreed to allow the Engineer to move the island along the north portion of Lot 40 such that the island will be at the same location as the existing valve vault and fire hydrant.)
10. We will defer to the Sugar Grove Fire Protection District regarding the fire service sizes and requirements and whether or not a fire service shall be provided for Lot 41 (one is not currently shown).

Sheet C5

11. We will defer to the Sugar Grove Fire Protection District regarding any fire access issues.

Sheet C6

12. Since the previous submittal in 2010, the site has been raised in general by 1 foot, including the top of foundation elevations for the building. As a result, it shall be further noted the sites for lots 41 and 42 are being raised on average by 2' to 3'. Lot 41 will be approximately 5 to 6 feet above the adjacent roadways.
13. Detailed grading shall be modified at the time of final engineering to ensure the following:
 - a. The parking lot will have a slope not greater than the recommended 4%.
 - b. The ADA ramps meet the required slopes and have the appropriate landing requirements.
 - c. The grading is still appropriate given the actual building footprint.
14. A note shall be added to the plans that the Valve Vault at the northeast corner of the site shall be raised/extended per the direction of the Village.
15. The elevation at the curb and cutter line (both proposed and existing) shall be indicated as the top of curb or edge of pavement elevation.
16. The contours along the bike path along Heartland Drive, particularly towards the southeast, shall be modified to minimize the longitudinal slope. In addition, the 709 contour along the southwest portion of Waubonsee shall be modified to ensure a maximum of a 2% cross-slope is provided along the bike path.
17. Certain locations along the bike path have slopes of up to 25%. The concern for such slopes is that over time, the soil could erode or be pushed into the bike path, ultimately reducing the width of the bike path and making it more challenging to maintain. We defer to Village staff regarding whether or not staff finds this acceptable.
18. A note shall be added to the plans indicating the existing catch basin at the northeast corner of the site shall be raised. (The existing rim elevation is 704.25, and the proposed grade is approximately 707±.

Transportation Comments:

19. A hard copy of the final plan set for the Right-in-right-out access point and associated Route 47 improvements associated with the IDOT submittal shall be provided to the Village for record. In addition, a copy of the most current response from IDOT shall be submitted. Ultimately, these improvements require IDOT approval, and a copy of such approval/permit shall be provided to the Village for reference.

Mr. Rich Young
April 6, 2012
Page 5 of 5

Final Plat

20. Under the "Easement Notes," a fourth note shall be added similar to the following, "Blanket Easements are subject to the Public Utility and Drainage Easement provisions."

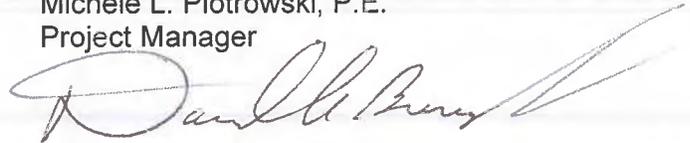
The plans and plat shall be revised per the above comments and resubmitted. Please contact our office if you have any questions or if you require any additional information.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Michele L. Piotrowski, P.E.
Project Manager



David Burroughs, P.E.
Senior Vice President

MLP/arf

pc: Mr. Brent Eichelberger, Village Administrator
Mr. Anthony Speciale, Director of Public Works
Mr. Mike Ferencak, Planner
Ms. Michelle Noyes, Building Inspector

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath

April 11, 2012

Daniel J. Kramer

Law Offices of Daniel J. Kramer

1107A S. Bridge Street

Yorkville, IL 60560



COMMUNITY DEVELOPMENT

Richard Young, Director

VILLAGE TRUSTEES

Robert Bohler

Kevin Geary

Mari Johnson

Rick Montalto

David Paluch

Thomas Renk

Re: (10-001) College Corner Pre-Recording

Dear Mr. Kramer:

This letter is an update to the July 7, 2010 letter based on the recent submittals from your office dated February 21, 2012, February 24, 2012, and March 7, 2012 as well as the revised plans and accompanying letter received February 29, 2012 from Koziol Engineering. Updates are in bold. The original PUD Ordinance conditions have been added for reference.

The following are the Planning Division comments regarding the status of the Board conditions of approval in Exhibit B of PUD Ordinance 2010-0615D and response to your letter of June 10, 2010 (attached):

- 1) The Preliminary PUD, Final PUDs and Special Use shall substantially conform to the plans (various plans as listed in ordinance, but not included here to save space), except as such plans may be revised to conform to Village codes and ordinances and the conditions below.

7/7/10: With the last submittal for Village Board review, staff did not receive copies of the Preliminary Architectural Plan, Preliminary Trash Enclosure Plan, Final Architectural Plan for each lot, and Final Trash Enclosure Plan for each lot. Please submit one (1) copy of each of the plans that were missing from the Village Board submittal so that the Village has a complete set of those plans.

While some of the above mentioned plans were submitted with prior submittals, the Final Trash Enclosure Plan for each lot has never been submitted. Therefore I could not enter its date in this condition. In addition, by error, I left out the date of the Final Architectural Plan which had been included in prior submittals. Therefore I will update this condition to include that date.

The changes required by the conditions below should be made to the plans and all plans should be submitted together at once prior to recording. A building permit will not be issued until the project is recorded and we will not record until all the

plans meet the conditions below. It is best to get the plans updated for a “recording submittal”, prior to making Building Division submittals for building permit, because the plans sometimes become confused at that point. Please submit four (4) full size copies of all updated Preliminary Plans and two (2) full size copies and two (2) reduced size copies of all updated Final Plans.

Staff has agreed to let:

- a) **the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.**
- b) **the Preliminary Trash Enclosure Plan for the entire site be revised per condition 23 and the Final Trash Enclosure Plan for each lot be submitted for the first time at the time of application for the first building permit.**
- c) **the Final Engineering Plan for each lot be revised and submitted at the time of application for the first building permit.**

The letter provided from Koziol Engineering with the re-submittal states that:

- a) **the Final Photometric Plans will be provided at the time of application of each building permit.**
- b) **the Phasing Plan will be provided at the time of application of the first building permit.**

Staff has not agreed to delay the submittal of the Final Photometric Plans for each lot or the Phasing Plan and they need to be submitted with the next submittal.

- 2) Written correspondence from Nicor shall be provided stating that the parking lot and other improvements are approved for installation, prior to recording.

7/7/10: Staff received an email from Koziol Engineering which forwarded Nicor’s status of review of the plans. The Nicor email states that they will conduct further review, investigation, and comment. This condition will be met upon receipt of Nicor’s final review and approval.

With the re-submittal, staff received a copy of a letter to Nicor asking them for their further review and comment. The Village will need to be copied on Nicor’s sign off before we will record the documents.

- 3) The outdoor seating area on Lot 42 is acknowledged and approved in its location as part of this plan.

7/7/10: Standing condition. No comment.

No comment.

- 4) The gas station canopy on Lot 41 is acknowledged and approved in its location as part of this plan. The canopy shall be limited to 20’ in height and shall remain subject to ARRG review.

7/7/10: This condition will be addressed at time of development of the gas station.

No comment.

- 5) The following building setback lines shall be corrected: remove label and line for "side building / parking setback south of drive aisle on Lot 43 and add line for 10' front parking setback on Lot 40, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

These corrections have been made in the plans of the re-submittal. However, two further corrections were made to the Final Plat that need to be shown on the Preliminary Engineering Plans: the 20' front setback along Waubensee Drive needs to parallel Waubensee Drive (not stray to follow the Nicor easement) and the front setback of Lot 40 / corner side setback of Lot 41 needs to be revised to 30 feet. These corrections need to be made before recording.

- 6) Parking shall be tracked as individual users occupy the site.

7/7/10: Standing condition. No comment.

No comment.

- 7) Accessible curb ramps shall be further corrected as described by staff, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

All curb ramps need to be properly shown with the correct flares and correctly centered on each accessible parking space. The curb ramps on the west side of Lot 43 need to be widened per the Illinois Accessibility Code. The accessible parking space detail shows the "Fine" sign dimensioned to the top of the sign. The dimension needs to be revised to be shown from the bottom of the fine sign. These corrections need to be made before recording. Please call Building Inspector Michelle Noyes for more explanation.

- 8) The amount of stacking provided (4 spaces) is acknowledged and approved as part of this plan as a deviation from the 8 required. The drive-thru location is acknowledged and approved as well.

7/7/10: Standing condition. No comment.

No comment.

- 9) A cross access / shared parking / shared loading easement shall be added to the Final Plat, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by R.B. & Associates (and yourself for the language). This should be addressed at this time.

Notes to this effect have been added to the Final Plat included in the re-submittal. This is complete.

- 10) An agreement shall be written and recorded to allow the Police Department to enforce traffic laws on the site.

7/7/10: Attached is the Police Private Property Enforcement Agreement for Sugar Grove Center. We would like to model College Corner from it.

A draft of the traffic enforcement agreement was submitted on February 24, 2012 by the applicant's attorney. It will be reviewed by the Village Attorney, prior to recording.

- 11) The rear of the Lot 42 building shall have both the line and "No Parking Fire Lane" signs added to the plan, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

These corrections have been made. This is complete.

- 12) The Lot 40 side parking setbacks of 0', Lot 41 side parking setback of 0', Lot 42 side parking setback of 0', and Lot 43 side parking setbacks of 0' area all acknowledged and approved as part of this plan as a reduction from the required 5'.

7/7/10: Standing condition. No comment.

No comment.

- 13) The bike path / pedestrian easement at the northwest corner of Lot 43 on the Final Plat must be widened to accommodate the turn in the bike path, prior to recording.

7/7/10: The bike path / pedestrian easement is shown as 5' in width for the entire length along both Waubensee Drive and Heartland Drive. However, the bike path extends past a 5' width at both the location noted in the condition and at the intersection of Waubensee Drive and Heartland Drive (please refer to the engineering plans). Please have R.B. & Associates update the easement to fully contain the bike path + 1' of turf area in all locations.

This correction has been made on the Final Plat included in the re-submittal. This is complete.

- 14) Notes shall be added to the Plans indicating timelines and extents that specific public and private improvements shall be installed as determined by staff, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Koziol Engineering. This should be addressed at this time.

The letter provided from Koziol Engineering with the re-submittal states that the Phasing Plan will be provided at the time of application of the first building permit. Staff has not agreed to delay the submittal of the Phasing Plan and it needs to be submitted with the next submittal. If the phasing is changed in the future, that would be addressed by condition 27.

- 15) A separate plan set shall be created for the right-in right-out access point and associated improvements for submission to IDOT.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Koziol Engineering, and, if necessary, R.B. & Associates. The sooner this is addressed, the better.

The letter provided from Koziol Engineering with the re-submittal states that the plans for IDOT were created and conditional approval has been obtained. Please submit to the Village a set of the plans and correspondence from IDOT stating the conditional approval.

- 16) The applicant shall provide a letter from the neighboring property owner accepting the proposed shared drive aisle and cross-access, prior to Village Board review. A cross-access easement with the neighboring property shall be included on the Final Plat, prior to recording.

7/7/10: Your June 10, 2010 letter states that your client's right to the shared drive aisle is contained in a contract which you possess. Please submit a copy of this contract. Also, we will likely still need a note regarding cross access written on the Final Plat by R.B. & Associates.

A copy of the easement agreement recorded December 11, 2008 was submitted on March 7, 2012 by the applicant's attorney. The cross access easement notes were added to the Final Plat. This is complete.

- 17) The gas main, fire hydrants, and fire department connections shall be shown on the Landscape Plan, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Upland Design. This should be addressed at this time.

These items have been added to the plan. This is complete.

- 18) Staff shall work with the applicant to determine the appropriate parkway tree, buffer landscaping, parking lot island, and trash enclosure landscaping, prior to recording.

7/7/10: A meeting has been scheduled between staff and Upland Design for today at 2:00 pm. Landscape Plans will need to be updated after the meeting.

The plan is almost entirely in compliance after addressing the comments in the February 7, 2012 email from staff. A few minor corrections are needed:

- a) **Too many parkway trees were added along Waubonsee Drive. Please remove two parkway trees, one from each side of the entrance to the site.**
- b) **Too many parkway trees were added along Heartland Drive. Please remove two parkway trees, both from the north side of the middle entrance.**
- c) **There is a label for 8 Iroquois Beauty Black Chokeberry at the northwest corner of Lot 40. Please split the labeling into the 5 located in the buffer and the 3 located in the foundation plantings for easier reference.**
- d) **Please correct the Landscape Requirements table as shown in the attached.**
- e) **Please correct the misspellings in notes 2 (Illinios), 3 (ocurr), and 8 (garanteeded).**

- 19) The Architectural Elevation Plans shall be submitted and shall include the height dimensioned to the midpoint of the roof and have each material labeled. Colors of the materials should be specifically labeled as well. These items shall be completed prior to recording.

7/7/10: This Architectural Plan condition must be addressed by Willman & Groesch General Contractors before recording.

Staff has agreed to let the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.

- 20) The applicant shall consider changing the ground signs to a 10' x 10' size. If the signs remain 12' x 8' in size, the label on the sign site plan shall be corrected. A note shall be added to the ground sign elevation stating that the ground signs shall be limited to a maximum of four (4) or six (6) tenant panels. A note shall be added to the ground sign elevation that states "sign materials to match building materials". These items shall be completed prior to recording.

7/7/10: After the Board approval of the 12 x 8 sign with 6 tenant panels, Jim Ratos contacted me about doing a 10 x 10 sign with 6 tenant panels, but with a larger sign face to sign structure ratio. I have drawn up such a sign and it is attached to this letter. I think it will work best for what Jim is trying to accomplish. I have modified the condition for this design. Koziol Engineering will also need to make modifications to the plans to reflect it. Note that the panels should not be shown on the drawings, rather there should be a note on the plans regarding "a maximum of 6 tenant panels".

The letter from Koziol Engineering provided with the re-submittal states the signs have been changed to 10' by 10', but the Preliminary and Final Signage Plans continue to show a 12' x 8' sign elevation instead of 10' by 10'. The Preliminary and Final Signage Plans also do not include notes about the tenant panels or materials matching as discussed above. These changes need to be made prior to recording.

- 21) A note shall be added to each Architectural Elevation Plan that states "Proposed signage to be internally illuminated channel letters with matching raceways for entire building", prior to recording.

7/7/10: This Architectural Plan condition must be addressed by Willman & Groesch General Contractors before recording.

Staff has agreed to let the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.

- 22) The generic parking lot pole detail / elevation shall be updated to site-specific information. The light fixture must be mounted flush to the ground with total height dimensioned and not to exceed 25'. The pole should be labeled as dark bronze in color. The high pressure sodium lighting shall be changed to phosphor-coated ceramic metal halide lighting. The following foot candle requirements shall be met with the change: maximum average footcandles 0.60, maximum hot spot footcandles 2.0, maximum property line footcandles 0.10. These changes shall be made prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed by Koziol Engineering. This should be addressed at this time.

There is a request for modifications to this condition that would require a Minor PUD Amendment review by the Plan Commission and Village Board. The request is to allow one of the two high pressure sodium plans (either the plan with 20' poles and 3' bases or the plan with 25' poles), but not the metal halide plan (with 25' poles). The applicant notes the benefits of high pressure sodium: 1) longer lamp life - more affordable, 2) more lumens per watt (more efficient), and 3) stay brighter longer than metal halide.

Both high pressure sodium plans meet the normal foot candle requirements from the Zoning Ordinance which staff has found to be sufficient for high pressure sodium lighting.

The metal halide plan does not meet the reduced foot candle levels called for in the condition above (which staff believes would be desirable for metal halide lighting and was requested based on research). However, the metal halide plan provided does produce significantly lower foot candle levels than some other metal halide plans that have been implemented in the Village.

To put this in perspective, the metal halide plan for this site would produce about the same light intensity as is proposed for Hampstead Court. Hampstead Court would produce significantly less intense light than at Sugar Grove Center. At College Corner the average would be about 1.5, at Hampstead Court about 2.0, while Sugar Grove Center is about 9.0. The range required by the Zoning Ordinance is 1.0 to 3.0, but again staff believes this was intended for high pressure sodium lighting, not metal halide, when the Ordinance was created.

Staff would prefer to proceed with the metal halide plan proposed, however if the applicant would like to proceed with one of the high pressure sodium plans, he will need to complete an application for Minor PUD Amendment to amend condition 22 and have this reviewed by the Plan Commission and Village Board.

The specifications provided show the poles would be bronze in color. The site-specific details still need to be added to the photometric plan.

The letter provided from Koziol Engineering with the re-submittal states that the Final Photometric Plans for each lot will be provided at the time of application of each building permit. Staff has not agreed to delay the submittal of the Final Photometric Plans for each lot and they need to be submitted with the next submittal.

- 23) The Trash Enclosure Plan should be updated to include masonry trash enclosures, matching the buildings, prior to Village Board review.

7/7/10: Note that staff is updating this condition to read "...prior to recording." This Trash Enclosure Plan condition must be addressed by Willman & Groesch General Contractors before recording.

Staff has agreed to let the Preliminary Architectural Plan for the entire site and the Final Architectural Plan for each lot be revised per the conditions 19 and 21 and be submitted at the time of application for the first building permit.

- 24) All building setback lines shall be corrected and all parking setback lines shall be added to the Final Plat as described by staff in a separate memo, including

modifying Lot 39 setbacks to the current zoning ordinance requirements, prior to recording.

7/7/10: Your June 10, 2010 letter states this condition will be addressed. Koziol Engineering should address this at this time.

All of the setback corrections have been made as described in the July 14, 2010 letter and as further instructed by staff in regards to the front building setback of Lot 40 / corner side building setback of Lot 41 in the plans of the re-submittal. This is complete.

- 25) All plans, especially the Final Plans, remain subject to staff review at this time. EEI's existing comments shall be addressed prior to recording.

7/7/10: Standing condition. No comment.

The letter from Koziol Engineering, engineers estimate of cost, and plans included with the re-submittal are responded to by EEI in the attached letter dated April 6, 2012. Please note that in regards to item 10 of that letter, the Building Division has confirmed that all domestic and fire water services appear to be shown correctly, but a set of plans is being provided to the Fire District today for their review.

- 26) A letter of credit in the amount of 120% of the engineering cost estimate of the public improvements shall be submitted, prior to recording the Final Plat.

7/7/10: The Final Plat and PUD will be recorded at the same time. So it is important to get all plans updated so that staff may record the PUD as well as the Final Plat.

The letter submitted by the applicant's attorney on February 21, 2012 requests two items: an extension of time for the PUD and an additional extension of time to record the Final Plat in order to avoid triggering posting of a Letter of Credit or Bond in the near term. However, some modifications are needed to these requests:

- a) **The PUD does not expire. Section 11-11-4-B-15 requires that PUDs be completed within two years of Final PUD approval. The 4 Final PUDs were all approved June 15, 2010 and they will not be completed by June 15, 2012. The letter requesting extension should be revised to request "an extension of the required PUD completion date" and propose a date.**
- b) **There is a time requirement for recording Final Plats within 30 days of the adoption of the Final PUD Ordinance in 11-11-6-D-6. This requirement is not followed by policy, as staff records documents and only after the conditions of approval are addressed. However, condition 26 requires a letter of credit be submitted prior to recording the Final Plat. The letter requesting additional time to record the Final Plat should be revised to request a Minor PUD Amendment to amend condition 26 with a date by**

which the letter of credit would be submitted and to separate it from the recording so that the recording may proceed.

- c) Not mentioned in the letter requesting extensions is the requirement in Section 12-4-6-A that states that all required public improvements shall be completed within two years of the recording of the Final Plat. This should be considered for addition to the request letter.**

After a revised letter is submitted, these various requests will be brought to the Village Board with the Minor PUD Amendment request for lighting (if that one is pursued).

- 27) If the anticipated phasing order (Lot 42 first, Lot 41 second, Lot 40 third, Lot 43 fourth) is not followed, building permit plans shall include revised plans indicating updated timelines and extents that specific public and private improvements shall be installed.

7/7/10: Note that staff is updating this condition to read "...as agreed to by staff and the applicant." to make it more clear. Standing condition.

This condition is only relevant if the planned phasing changes.

- 28) The plans shall be revised to show the portion of the parking lot on Lot 43 that may be constructed at the applicant's choice at the time of construction of Lot 42, prior to recording.

7/7/10: This condition should be addressed by Koziol Engineering at this time.

A note has been provided on the plans included in the re-submittal stating that 15 parking spaces and associated drive aisle on Lot 43 may be constructed with Lot 42. This is ok and will need to be further reviewed by staff and the applicant at the time of application for first building permit. This is complete.

- 29) The Lot 43 ground sign may be installed at either the northwest or northeast corner of said Lot without requiring a Minor PUD Amendment. It is currently shown on the plans at the northeast corner of the Lot.

7/7/10: Standing condition. No comment.

No comment.

- 30) The applicant shall consider adding a feature at the north end of the site on Lot 40 to mark the north entry to the Village, prior to recording.

7/7/10: What is the applicant's response to this condition? Staff noted that this is the current north entrance to the Village limits and would suggest the developer install a Village entry sign in the right-of-way.

The letter from Koziol Engineering provided with the re-submittal states the owner is agreeable to allowing the Village to install said sign on the property. The Village is not interested in installing a sign. The comment was to have the applicant consider installing a feature. There is no requirement to install.

31) The Final Plat shall be dated, prior to recording.

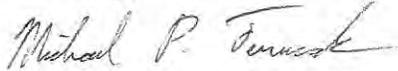
7/7/10: This condition should be addressed by R.B. & Associates at this time.

Revision dates were added to the Final Plat, however the latest date reads February 15, 2010 and needs to be corrected to read February 15, 2012.

Also submitted on February 24, 2012 was a copy of the draft Covenants. This will be reviewed by the Village Attorney prior to recording. EEI's comments are included in their review.

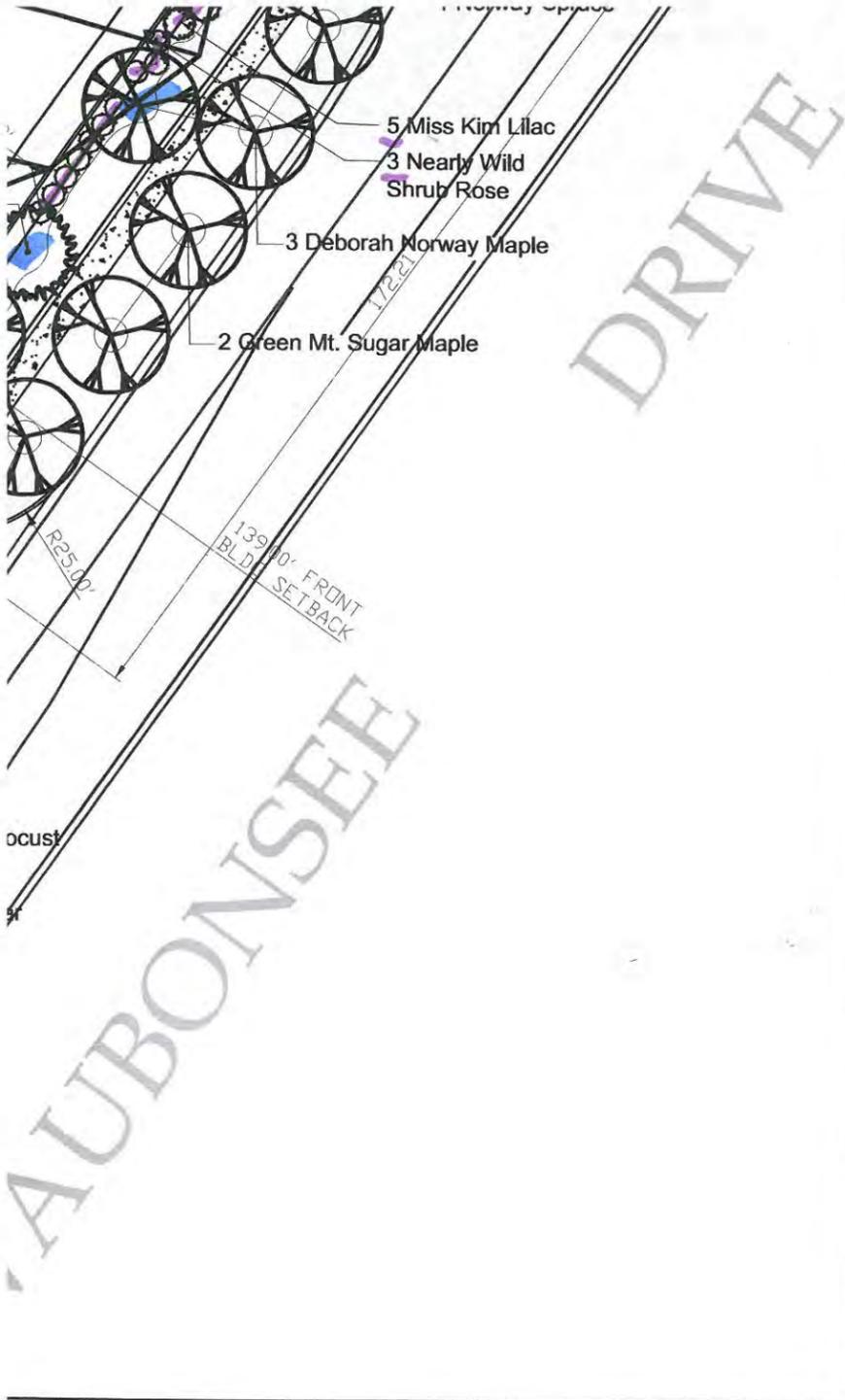
Conditions 22 and 26 will require an application for Minor PUD Amendment and / or review by the Village Board. This project will be scheduled for the appropriate meetings after application is made. If you have any questions, please contact me.

Sincerely,



Michael P. Ferencak, AICP
Village Planner
Community Development Department
Village of Sugar Grove
630-466-8954 x36
mferencak@sugar-grove.il.us

cc: Brent Eichelberger, Village Administrator
Steve Andersson, Village Attorney
Rich Young, Community Development Director
Tony Speciale, Public Works Director
Dave Burroughs, Village Engineering Consultant
Michele Piotrowski, Village Engineering Consultant
Michelle Noyes, Chief Building Inspector
File



Qty.	Size	Common Name	Latin Name
52	- 1 gal. pot	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
31	- 1 gal. pot	Prairie Dropseed	Sporobolus heterolepis
114	- 1 gal. pot	Daylily Mix	50% Hemerocallis 'Happy Returns' and 50% 'Chicago Apache'
68	- 1 gal. pot	Dwarf Ft. Grass	Pennisetum alopecuroides 'Hameln'

LANDSCAPE REQUIREMENTS

<p>160' Foundation Plantings-Lot 40 280 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 8</td> <td>14 Trees</td> <td>0 4 Trees</td> </tr> <tr> <td>NONE 48</td> <td>84 Shrubs</td> <td>48 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>33 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 8	14 Trees	0 4 Trees	NONE 48	84 Shrubs	48 Shrubs	NONE	NONE	33 Grasses	<p>37' Parking Lot Landscaping 3 Islands</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE</td> <td>3 Shade Trees</td> <td>3 Shade Tree</td> </tr> <tr> <td></td> <td></td> <td>37</td> </tr> <tr> <td></td> <td></td> <td>31</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE	3 Shade Trees	3 Shade Tree			37			31
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<p>143' Foundation Plantings-Lot 41 173 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 7</td> <td>8.65 Trees</td> <td>0 3 Trees</td> </tr> <tr> <td>NONE 43</td> <td>51.9 Shrubs</td> <td>40 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>16 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 7	8.65 Trees	0 3 Trees	NONE 43	51.9 Shrubs	40 Shrubs	NONE	NONE	16 Grasses	<p>1265' Parkway Tree 1217.67 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE</td> <td>30.44 Shade Trees</td> <td>22 21 Shade Trees + 17 Ornamental Trees</td> </tr> <tr> <td></td> <td></td> <td>(To be 18' after next revision)</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE	30.44 Shade Trees	22 21 Shade Trees + 17 Ornamental Trees			(To be 18' after next revision)			
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<p>140' Foundation Plantings-Lot 42 212 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 7</td> <td>10.6 Trees</td> <td>0 2 Trees</td> </tr> <tr> <td>NONE 42</td> <td>63.6 Shrubs</td> <td>27 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>16 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 7	10.6 Trees	0 2 Trees	NONE 42	63.6 Shrubs	27 Shrubs	NONE	NONE	16 Grasses	<p>383' Property Line Buffer - West Side 286.16 Linear Feet</p> <table border="1"> <thead> <tr> <th>Required by</th> <th>Current Ordinance:</th> <th>Proposed:</th> </tr> </thead> <tbody> <tr> <td>NONE 13</td> <td>9.5 Shade Trees</td> <td>5 4 Shade Trees + 2 Evergreen Trees</td> </tr> <tr> <td>NONE 38</td> <td>28.6 Shrubs</td> <td>39 26 Shrubs</td> </tr> <tr> <td>NONE</td> <td>NONE</td> <td>17 14 Grasses</td> </tr> </tbody> </table>	Required by	Current Ordinance:	Proposed:	NONE 13	9.5 Shade Trees	5 4 Shade Trees + 2 Evergreen Trees	NONE 38	28.6 Shrubs	39 26 Shrubs	NONE	NONE	17 14 Grasses
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lege Corner
Grove, IL



SCALE:
1" = 30'



Drawn/Revised

MAK/JU	01-14-10
MAK/JU	01-27-10
MAK/JU	05-28-10
MAK/JU	06-09-10
MAK/JU	07-26-10
MAK/JU	09-21-11
MAK/JU	02-22-12

college-corner-landscape2012.dwg



April 6, 2012

Mr. Rich Young
Community Development Director
Village of Sugar Grove
601 Heartland Drive
Sugar Grove, IL 60554

**Re: College Corner
(NW Corner of Route 47 & Waubensee Drive)
Sugar Grove, Illinois
2nd Review**

Dear Mr. Young:

We have received the following:

- Preliminary Engineering for College Corner revised February 29, 2012 and prepared by Koziol Engineering Services (6 Sheets)
- Preliminary Plat of Subdivision revised February 29, 2012 and prepared by Koziol Engineering Services (2 Sheets)
- Final Plat of College Corner Subdivision prepared by RB & Associates Land Surveyors, Inc. revised on July 20, 2010 (2 Sheets)
- Preliminary Signage Plan revised February 29, 2012 and prepared by Koziol Engineering Services
- Photometric Plan dated February 17, 2012 and prepared by RAB Lighting (3 versions – 2 pages each)
- Protective Covenants dated February 24, 2012 and prepared by The Law Offices of Daniel J. Kramer

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. Our comments are as follows:

General

1. The surface water statement shall be signed by the owner.
2. Permits or Sign-offs will be required from the following agencies will be required prior to final engineering approval:

- a. (IDNR) Consultation Agency Action Report regarding endangered/threatened species or natural areas, (Received – This may need to be updated depending on when construction occurs at the time of final engineering.)
 - b. (IHPA) Division of Preservation Services regarding Historic and Archaeological Resources, (Received)
 - c. Kane-Dupage Land Use Opinion
 - d. (IEPA) Division of Water Pollution Control regarding Sanitary Sewer Facilities,
 - e. (IEPA) Division of Public Water Supplies regarding water supply and distribution,
 - f. (IEPA) Division of Water Pollution Control regarding a Notice of Intent (NOI) General permit to discharge storm water, and
 - g. Any required access permits from IDOT for Route 47.
3. At the time of final engineering, a stormwater application shall be submitted.
4. Prior to recording of the final plat, an irrevocable letter of credit in the amount of 120% of the amount of the Engineer's Estimate of Probable Construction Costs shall be on file with the Village. The Engineer's Estimate of Probable Construction Costs shall be submitted for review, and shall include, at a minimum, the following:
- a. Mass grading
 - b. Soil stabilization for the entire site
 - c. Soil erosion control for the entire site
 - d. Water main, including:
 - i. Water main from Heartland Drive to Route 47
 - ii. Water main structure adjustments/relocation
 - iii. All water service stubs (including fire hydrant relocations)
 - iv. B-box abandonment
 - e. Sanitary sewer
 - i. Sewer extension from Waubensee Drive
 - ii. Service stubs to the building setback and/or edge of proposed paved areas to be installed
 - iii. Services to be abandoned
 - f. Storm sewer
 - i. Storm sewer from Lot 39 to the detention pond south of Waubensee Drive
 - ii. Storm sewers within the rights of way (including the first structure outside of the right of way)
 - g. Bike path
 - h. Parking lot access – The access road along the northwest and northeast property lines of lot 42 (This will ensure that access is obtained for all four lots.)
 - i. All improvements located within the right of way, including:
 - i. Grading
 - ii. Restoration (including topsoil)
 - iii. Parkway trees
 - iv. Two (2) entrances onto Heartland Drive
 - v. One (1) entrance onto Waubensee Drive
 - vi. Relocation of street light at the proposed entrance onto Waubensee Drive
 - vii. Access aisles (the intention for security purposes is to provide for any access aisles required to develop any of the lots; however, for cost estimating purposes, include the cost to construct the access aisles surrounding Lot 42)

5. Individual final site plans will be required for each lot within the subdivision. For the purposes of the Preliminary Plan, staging of construction and/or lots should be provided such that two entrances/exits into the subdivision will be constructed at the beginning of the project for public safety and emergency use reasons. In addition, the owner/developer shall indicate the required minimum improvements for each lot. When preparing a phasing plan, the "public improvements" as outlined in our Comment No. 4 above shall be considered and addressed. Please note the Route 47 Improvements and the Right-in-Right-out are not to be included in the letter of credit for the Village because these improvements are permitted through IDOT. However, the phasing of these improvements shall be the responsibility of the overall subdivider/developer and the timing of the improvement shall be indicated as part of the phasing plan.
6. We defer to Village Staff regarding the photometric plan. The streetlight wiring location and depth and the street light foundation detail shall be provided at the time of final design.
7. The covenants for the subdivision have been provided. Consistent with our letter dated July 30, 2010, the following shall be outlined within this document:
 - a. Maintenance responsibilities for all common improvements within the subdivision (i.e. storm sewer, sanitary sewer services, water services, overland flow route, landscaping, mowing)
 - b. Maintenance and monitoring program shall be established for the pervious paving (i.e. specify the required light and heavy vacuuming required, the frequencies of such maintenance items, and who is responsible for this type of maintenance).
 - c. Pervious paving will always remain pervious pavement due to stormwater management restrictions. (We believe this may have been addressed in Section 4.5.a.i, but recommend the Village confirm this is acceptable.)
 - d. The responsibility of the maintenance of the storm sewer improvements across Waubensee Drive shall be indicated.

Preliminary Engineering Plan

Sheet C1

8. Two benchmarks and associated datum shall be provided. Currently, only one benchmark is provided and the datum is not specified. The datum of this benchmark is NGVD 29. In addition to this benchmark, one other benchmark shall be provided.

Sheet C4

9. No sanitary or water main structure shall be installed in a paved area (except Sanitary Manhole No. 2 which was previously found acceptable by Village staff). Currently, some of the structures that are shown within paved areas include:
 - a. Existing San Manhole No. 1 (This structure shall be removed, and a note shall be indicated accordingly.)
 - b. Existing VV at the north corner of the site (Village staff has agreed to allow the Engineer to move the island along the north portion of Lot 40 such that the island will be at the same location as the existing valve vault and fire hydrant.)
10. We will defer to the Sugar Grove Fire Protection District regarding the fire service sizes and requirements and whether or not a fire service shall be provided for Lot 41 (one is not currently shown).

Sheet C5

11. We will defer to the Sugar Grove Fire Protection District regarding any fire access issues.

Sheet C6

12. Since the previous submittal in 2010, the site has been raised in general by 1 foot, including the top of foundation elevations for the building. As a result, it shall be further noted the sites for lots 41 and 42 are being raised on average by 2' to 3'. Lot 41 will be approximately 5 to 6 feet above the adjacent roadways.
13. Detailed grading shall be modified at the time of final engineering to ensure the following:
 - a. The parking lot will have a slope not greater than the recommended 4%.
 - b. The ADA ramps meet the required slopes and have the appropriate landing requirements.
 - c. The grading is still appropriate given the actual building footprint.
14. A note shall be added to the plans that the Valve Vault at the northeast corner of the site shall be raised/extended per the direction of the Village.
15. The elevation at the curb and cutter line (both proposed and existing) shall be indicated as the top of curb or edge of pavement elevation.
16. The contours along the bike path along Heartland Drive, particularly towards the southeast, shall be modified to minimize the longitudinal slope. In addition, the 709 contour along the southwest portion of Waubonsee shall be modified to ensure a maximum of a 2% cross-slope is provided along the bike path.
17. Certain locations along the bike path have slopes of up to 25%. The concern for such slopes is that over time, the soil could erode or be pushed into the bike path, ultimately reducing the width of the bike path and making it more challenging to maintain. We defer to Village staff regarding whether or not staff finds this acceptable.
18. A note shall be added to the plans indicating the existing catch basin at the northeast corner of the site shall be raised. (The existing rim elevation is 704.25, and the proposed grade is approximately 707±.

Transportation Comments:

19. A hard copy of the final plan set for the Right-in-right-out access point and associated Route 47 improvements associated with the IDOT submittal shall be provided to the Village for record. In addition, a copy of the most current response from IDOT shall be submitted. Ultimately, these improvements require IDOT approval, and a copy of such approval/permit shall be provided to the Village for reference.

Mr. Rich Young
April 6, 2012
Page 5 of 5

Final Plat

20. Under the "Easement Notes," a fourth note shall be added similar to the following, "Blanket Easements are subject to the Public Utility and Drainage Easement provisions."

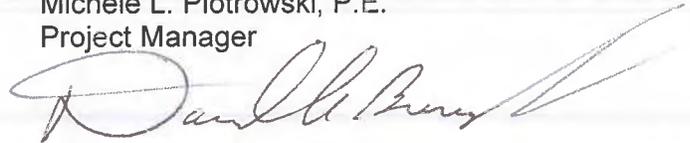
The plans and plat shall be revised per the above comments and resubmitted. Please contact our office if you have any questions or if you require any additional information.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Michele L. Piotrowski, P.E.
Project Manager

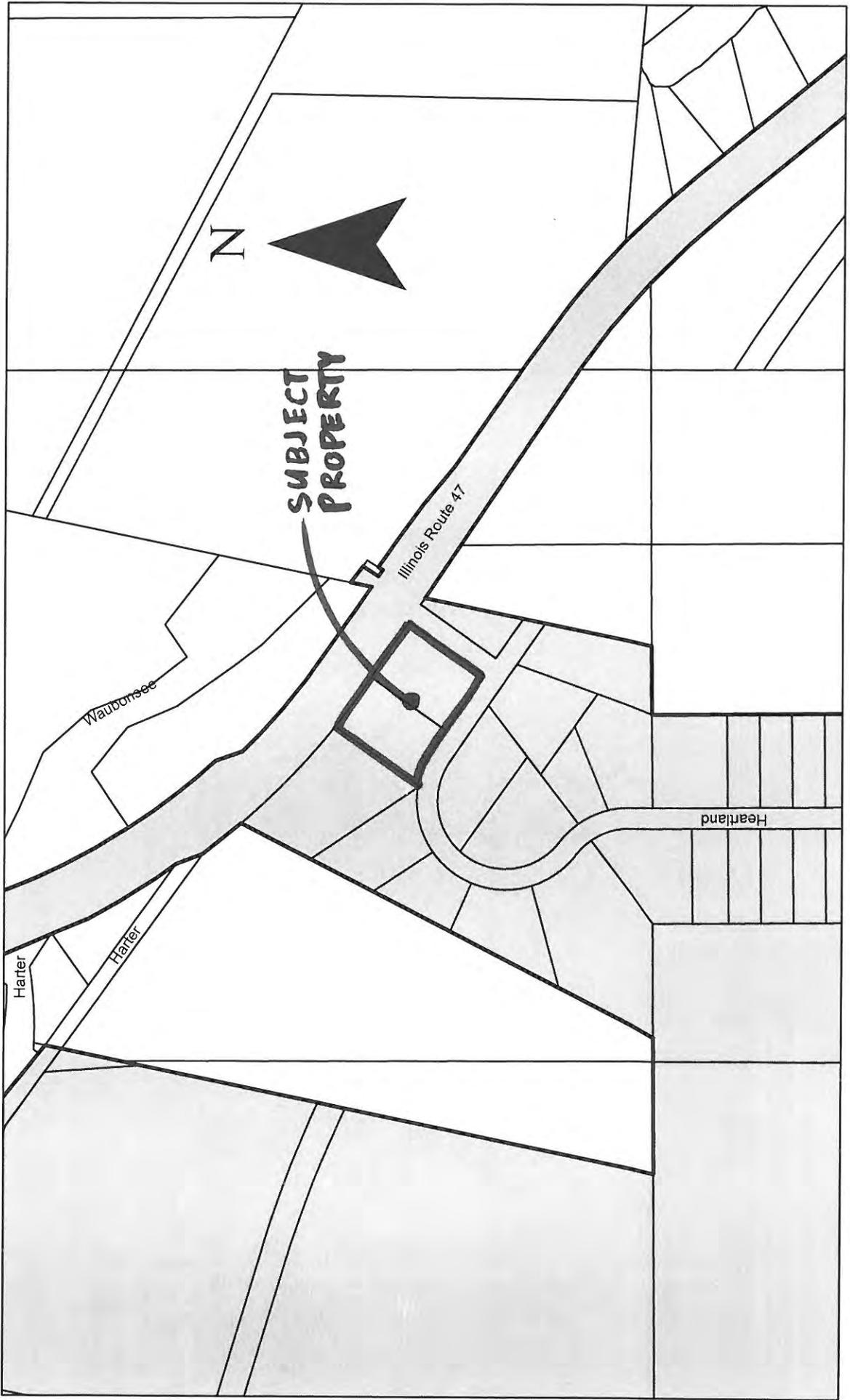


David Burroughs, P.E.
Senior Vice President

MLP/arf

pc: Mr. Brent Eichelberger, Village Administrator
Mr. Anthony Speciale, Director of Public Works
Mr. Mike Ferencak, Planner
Ms. Michelle Noyes, Building Inspector

Area Map





**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2012-0807_

**AN ORDINANCE GRANTING AN AMENDMENT TO THE
COLLEGE CORNER PUD
ORDINANCE 2012-0807_
IN THE VILLAGE OF SUGAR GROVE**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 7th day of August, 2012.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove,
Kane County, Illinois
This 7th day of August, 2012.

ORDINANCE NO. 2012-0807_

**AN ORDINANCE GRANTING AN AMENDMENT TO THE
COLLEGE CORNER PUD
ORDINANCE 2012-0807_
IN THE VILLAGE OF SUGAR GROVE**

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Castle Bank as Trustee under #2751, owner of the property legally described in SECTION ONE of this ordinance, has petitioned for a minor amendment to the College Corner PUD Ordinance 2010-0615D; and

WHEREAS, the amendment requested is a revision to condition 26 of the ordinance regarding letter of credit submittal timing; and,

WHEREAS, the Plan Commission has reviewed this minor amendment at their meeting on June 27, 2012, and the Commission recommended approval by a vote of 6-0; and,

WHEREAS, the Village Board has reviewed this request and has deemed that the approval of the amendment as stated in SECTION TWO is in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: LEGAL DESCRIPTION

That the property is legally described as follows:

See Exhibit "A".

SECTION TWO: PLANNED DEVELOPMENT

That College Corner PUD Ordinance 2010-0615D Exhibit B is hereby amended as follows:

Condition 26 is hereby repealed and replaced in its entirety as follows:

"A letter of credit in the amount of 120% of the engineering cost estimate of the public improvements shall be submitted, on or before June 15, 2015 and must be effective for the 2 ½ years beyond the date of the recording of the Final Plat."

SECTION THREE: REPEALER

That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION FOUR: SEVERABILITY

Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

SECTION FIVE: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 7th day of August, 2012.

P. Sean Michels
President of the Board of Trustees
of the Village of Sugar Grove, Kane
County, Illinois

	Aye	Nay	Absent
Trustee Bohler	_____	_____	_____
Trustee Geary	_____	_____	_____
Trustee Montalto	_____	_____	_____
Trustee Johnson	_____	_____	_____
Trustee Renk	_____	_____	_____
Trustee Paluch	_____	_____	_____

ATTEST: _____
Cynthia L. Galbreath
Clerk, Village of Sugar Grove

Exhibit A- Legal Description

LOTS 40, 41, 42, AND 43 IN COLLEGE CORNER SUBDIVISION, BEING A RESUBDIVISION OF LOT 14 AND PART OF LOT 15 IN SUGAR GROVE RESEARCH PARK SUBDIVISION, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: PROPOSED MINOR AMENDMENT TO THE
COLLEGE CORNER PLANNED UNIT DEVELOPMENT (PUD)
AGENDA: AUGUST 7, 2012 REGULAR VILLAGE BOARD MEETING
DATE: AUGUST 3, 2012

ISSUE

Should the Village amend the College Corner PUD.

DISCUSSION

The Committee discussed this at the meeting on July 17, 2012. The Committee was in favor of the Minor PUD Amendment as recommended by staff below.

The applicant, Castle Bank as Trustee under #2751 (Jim Ratos), is proposing to amend the Planned Unit Development Ordinance approved on June 15, 2010 for the College Corner development. College Corner is a commercial project consisting of four future buildings on four lots. The PUD Ordinance approved the Preliminary PUD for the entire site and four Final PUDs, one for each lot. The Ordinance also included a Special Use for the proposed restaurant drive-thru on Lot 41.

On June 5, 2012, the applicant received approval from the Village Board to extend the completion date of the four Final PUDs to June 15, 2015.

The applicant is proposing to amend conditions 22 and 26 of the PUD Ordinance.

Lighting (PUD Condition 22)

The PUD Ordinance approved a Photometric Plan dated June 9, 2010. Condition 22 of the PUD Ordinance required:

“The generic parking lot pole detail / elevation shall be updated to site-specific information. The light fixture must be mounted flush to the ground with total height dimensioned and not to exceed 25’. The pole should be labeled as dark bronze in color. The high pressure sodium lighting shall be changed to phosphor-coated ceramic metal halide lighting. The following foot candle requirements shall be met with the change: maximum average footcandles 0.60, maximum hot spot footcandles 2.0, maximum property line footcandles 0.10. These changes shall be made prior to recording.”

At this time, the applicant has requested the use of one of two alternate high pressure sodium photometric plans instead of the metal halide lighting plan specified above.

Staff believes that the technology on lighting is changing so rapidly that the Village and the developer would be best served by a postponement of the recommendation on this issue until such time as the property owner is ready to develop this site. The Village and the developer would then have the benefit of the current lighting technology on which to make a recommendation.

Letter of Credit Submittal (PUD Condition 26)

Section 12-4-5-4 of the Subdivision Ordinance requires a construction guarantee. Typically, a letter of credit is submitted. The Ordinance requires that the letter of credit be in effect for a period of 2 1/2 years from the date of recording of the final plat. Further, in the subject PUD Ordinance, condition 26 states:

“A letter of credit in the amount of 120% of the engineering cost estimate of the public improvements shall be submitted, prior to recording the Final Plat”.

At this time, the Final Plat has not been recorded. It is Village policy for staff to record these documents. Staff will not record the documents until all of the conditions of the PUD Ordinance have been addressed. Since they have not all been addressed (please see attached letter dated April 11, 2012), it has not been recorded.

The applicant requested: “that the time requirement for recording of the Final Plat which is normally thirty (30) days from the adoption of the Final PUD Ordinance pursuant to Section 11-11-6-D-6 of the Zoning Ordinance be modified as a Minor PUD Amendment to permit recording on or before June 15, 2015. Concurrent with that request would be the delaying of posting of letter of credit or subdivision bond, which would be posted the earlier of the completion of all subdivision improvements or upon submission of Final Plat for signature and recording.”

A Minor PUD Amendment cannot be used to amend the Zoning Ordinance requirement. In any case, the Zoning Ordinance requirement is not followed, as it is Village policy to have staff record the documents. So the Minor PUD Amendment is simply to revise condition 26 of the PUD Ordinance to state:

“A letter of credit in the amount of 120% of the engineering cost estimate of the public improvements shall be submitted, on or before June 15, 2015 and must be effective for the 2 ½ years beyond the date of the recording of the Final Plat.”

The Plan Commission reviewed this request at the June 27, 2012 meeting. The Plan Commission recommended approval of the Minor PUD Amendment as recommended by staff by a vote of 6-0. This means no change to Condition 22 and a change to Condition 26 as described in the paragraph above.

The following items are attached for your information:

- 1. Draft Minor PUD Amendment Ordinance**
- 2. Draft Minutes of the June 27, 2012 Plan Commission meeting**

The following items were previously provided:

1. Staff Report to the June 27, 2012 Plan Commission meeting

2. Status of Pre-Recording Letter dated April 11, 2012
3. Area Map

COST

This project did not require a public hearing. The applicant paid an application fee. There were no direct Village costs involved with this item.

RECOMMENDATION

That the Board adopts Ordinance 2012-0807_, An Ordinance Granting a Minor Amendment for College Corner PUD.



Engineering Enterprises, Inc.

June 6, 2012

Mr. Rich Young
Community Development Director
Village of Sugar Grove
601 Heartland Drive
Sugar Grove, IL 60554

**Re: Esker Drive
Project Acceptance
Sugar Grove, IL**

Dear Mr. Young:

The to Esker Drive improvements were recently completed by the contractor and the Kaneland School District has made final payment to the contractor. Enclosed are copies of the final waiver of liens showing a final total contract amount of \$1,089,087.60. All outstanding payments have been made and all punchlist items have been addressed. We therefore recommend acceptance of the improvements by the Village.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'David R. Burroughs', is written over a horizontal line.

David R. Burroughs, P.E.
Senior Vice President

pc: Anthony Speciale, Director of Public Works
Brent Eichelberger, Village Administrator
Julie-Ann Fuches, Kaneland Community Unit School District No. 302
JRL, MLP

APPLICATION FOR PAYMENT/SWORN STATEMENT

TO: (OWNER)
 KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302
 47W326 Keslinger Road
 Maple Park, IL 60151

CONTRACT #:
 JOB NAME : ESKER DRIVE CONSTRUCTION
 SUGAR GROVE, IL
 KANE COUNTY

FROM: (CONTRACTOR)
 G.A. BLOCKER GRADING CONTRACTOR, INC.
 18 Stone Hill Road
 Oswego, IL 60543

PMT. APPLICATION NO. : 9
 G.A.B. INVOICE NO. : 21002509
 PERIOD TO : 04/30/2012
 CONTRACT DATE : 03/31/2010

FURNISH DESCRIPTION: ROADWAY IMPROVEMENTS

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner:

Change Order items approved this month:		PREVIOUS TOTAL NET CHANGE		TOTAL CHANGE IN VALUE
ORDER NO.	ITEM	UNIT	ADDED / DELETED QUAN.	UNIT RATE
				\$ -
TOTALS THIS MONTH:				\$ -
NET CHANGE BY CHANGE ORDERS:				\$ 12,505.22

SUMMARY OF CURRENT AMOUNTS DUE:

Application is made for Payment, as shown below, in connection with the Contract:

- 1. ORIGINAL CONTRACT SUM \$ 1,076,582.38
- 2. NET CHANGES TO CONTRACT \$ 12,505.22
- 3. CONTRACT SUM TO DATE \$ 1,089,087.60
- 4. TOTAL COMPLETED TO DATE \$ 1,089,087.60
- 5. RETAINAGE(0%)of completed work \$ -
- 6. TOTAL EARNED LESS RETAINAGE \$ 1,089,087.60
- 7. LESS: PREV. REQUESTS FOR PMT. \$ 1,087,087.60

8. CURRENT AMOUNT DUE \$ 2,000.00

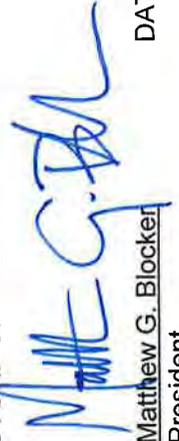
9. BALANCE TO FINISH, PLUS RETAINAGE \$ (0.00)

(Line 3 less Line 6)

The undersigned Contractor, G.A. Blocker Grading Contractor, Inc., certifies to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and that the current payment shown herein is now due.

This Sworn Statement is made to said Owner for the purpose of procuring from said Owner partial or final Payment on said Contract, and is a full, true and complete statement of all such persons, and of the amounts paid, due and to become due them. The undersigned Contractor agrees to furnish to the Owner, prior to release of partial and final payments, Waivers of Lien for all materials or labor covered by this application.

CONTRACTOR: G.A. BLOCKER GRADING CONTRACTOR, INC.



By: Matthew G. Blocker DATE: 04/25/2012

TITLE: President

APPLICATION FOR PAYMENT/SWORN STATEMENT

ITEM NO.	ITEM	UNIT	QUANTITY	SCHED.	UNIT RATE	TOTAL SCHEDULED VALUE	FR. PREV. INVOICES	[---UNITS COMP.---] THIS PERIOD	G	H	(C-H)		J	K	L	M
											TOT. UNTS COMPL. TO DATE	BAL TO FINISH (UNITS)				
BASE CONTRACT IMPROVEMENTS																
1	Earth Excavation	CU YD	28,627	\$	3.20	\$ 91,606.40	28,627.0	-	-	-	28,627.0	-	\$	91,606.40	\$	-
2	Removal & Disposal of Unsuitable Mat'l	CU YD	245	\$	21.00	\$ 5,138.70	244.7	-	-	-	244.7	-	\$	5,138.70	\$	-
3	Porous Granular Embankment, Special	CU YD	394	\$	30.00	\$ 11,811.00	393.7	-	-	-	393.7	-	\$	11,811.00	\$	-
4	Trench Backfill	CU YD	105	\$	28.95	\$ 3,033.96	104.8	-	-	-	104.8	-	\$	3,033.96	\$	-
5	Geotechnical Fabric for Ground Stabiliz.	SQ YD	3,039	\$	1.95	\$ 5,926.69	3,039.3	-	-	-	3,039.3	-	\$	5,926.69	\$	-
6	Exploration Trench 72" Depth	FOOT	147	\$	8.70	\$ 1,278.90	147.0	-	-	-	147.0	-	\$	1,278.90	\$	-
7	Grading & Shaping Ditches	FOOT	510	\$	11.25	\$ 5,737.50	510.0	-	-	-	510.0	-	\$	5,737.50	\$	-
8	Seeding, Class 2A	ACRE	7.8	\$	830.25	\$ 6,475.95	7.8	-	-	-	7.8	-	\$	6,475.95	\$	-
9	Seeding, Class 4	ACRE	9.0	\$	1,163.05	\$ 10,467.45	9.0	-	-	-	9.0	-	\$	10,467.45	\$	-
10	Seeding, Class 4B	ACRE	0.1	\$	27,600.00	\$ 2,760.00	0.1	-	-	-	0.1	-	\$	2,760.00	\$	-
11	Nitrogen Fertilizer Nutrient	POUND	1,524	\$	1.35	\$ 2,057.40	1,524.0	-	-	-	1,524.0	-	\$	2,057.40	\$	-
12	Phosphorus Fertilizer Nutrient	POUND	1,524	\$	1.35	\$ 2,057.40	1,524.0	-	-	-	1,524.0	-	\$	2,057.40	\$	-
13	Potassium Fertilizer Nutrient	POUND	1,524	\$	1.35	\$ 2,057.40	1,524.0	-	-	-	1,524.0	-	\$	2,057.40	\$	-
14	Mulch, Method 2	ACRE	16.1	\$	935.00	\$ 15,053.50	16.1	-	-	-	16.1	-	\$	15,053.50	\$	-
15	Erosion Control Blanket	SQ YD	3,977	\$	1.50	\$ 5,965.50	3,977.0	-	-	-	3,977.0	-	\$	5,965.50	\$	-
16	Temp. Eros. Control Seeding	POUND	-	\$	0.85	\$ -	-	-	-	-	-	-	\$	-	\$	-
17	Temp. Ditch Checks	EACH	71	\$	210.00	\$ 14,910.00	71.0	-	-	-	71.0	-	\$	14,910.00	\$	-
18	Perimeter Erosion Barrier	FOOT	2,746	\$	3.30	\$ 9,060.15	2,745.5	-	-	-	2,745.5	-	\$	9,060.15	\$	-
19	Inlet and Pipe Protection	EACH	24	\$	200.00	\$ 4,800.00	24.0	-	-	-	24.0	-	\$	4,800.00	\$	-
20	Stone Riprap, Class A3	SQ YD	87	\$	30.50	\$ 2,653.50	87.0	-	-	-	87.0	-	\$	2,653.50	\$	-
21	Stone Riprap, Class A4	SQ YD	240	\$	49.75	\$ 11,940.00	240.0	-	-	-	240.0	-	\$	11,940.00	\$	-
22	Filter Fabric	SQ YD	87	\$	1.40	\$ 121.80	87.0	-	-	-	87.0	-	\$	121.80	\$	-
23	Aggr. Base Course, Ty B, 8"	SQ YD	143	\$	13.35	\$ 1,909.05	143.0	-	-	-	143.0	-	\$	1,909.05	\$	-
24	Bitumin. Mat'l (Prime Coat)	GAL	3,357	\$	1.50	\$ 5,035.80	3,357.2	-	-	-	3,357.2	-	\$	5,035.80	\$	-
25	HMA Surf Removal-Butt Joint	SQ YD	20	\$	20.80	\$ 416.00	20.0	-	-	-	20.0	-	\$	416.00	\$	-
26	HMA Binder Cse, Mix "C", N50	TON	4,603	\$	53.55	\$ 246,490.65	4,603.0	-	-	-	4,603.0	-	\$	246,490.65	\$	-
27	HMA Surface Cse, Mix "C", N50	TON	1,283	\$	64.95	\$ 83,298.38	1,282.5	-	-	-	1,282.5	-	\$	83,298.38	\$	-
28	Protective Coat	SQ YD	98	\$	0.01	\$ 0.98	98.0	-	-	-	98.0	-	\$	0.98	\$	-
29	RCP FES, 12"	EACH	9	\$	383.00	\$ 3,447.00	9.0	-	-	-	9.0	-	\$	3,447.00	\$	-
30	RCP FES, 15"	EACH	3	\$	409.35	\$ 1,228.05	3.0	-	-	-	3.0	-	\$	1,228.05	\$	-
31	RCP FES 18"	EACH	8	\$	457.00	\$ 3,656.00	8.0	-	-	-	8.0	-	\$	3,656.00	\$	-
32	RCP FES 24"	EACH	5	\$	531.40	\$ 2,657.00	5.0	-	-	-	5.0	-	\$	2,657.00	\$	-
33	RCP FES, 30" Equivalent Size	EACH	8	\$	877.25	\$ 7,018.00	8.0	-	-	-	8.0	-	\$	7,018.00	\$	-
34	FES Grating, 12"	EACH	9	\$	180.00	\$ 1,620.00	9.0	-	-	-	9.0	-	\$	1,620.00	\$	-
35	FES Grating, 15"	EACH	3	\$	185.75	\$ 557.25	3.0	-	-	-	3.0	-	\$	557.25	\$	-
36	FES Grating, 18"	EACH	5	\$	207.00	\$ 1,035.00	5.0	-	-	-	5.0	-	\$	1,035.00	\$	-
37	FES Grating, 24"	EACH	5	\$	255.00	\$ 1,275.00	5.0	-	-	-	5.0	-	\$	1,275.00	\$	-
38	FES Grating, 30" EQUIV. SZ	EACH	8	\$	313.00	\$ 2,504.00	8.0	-	-	-	8.0	-	\$	2,504.00	\$	-
39	Storm Sewer, Class A, TY 1, 12"	FOOT	107	\$	22.10	\$ 2,371.33	107.3	-	-	-	107.3	-	\$	2,371.33	\$	-
40	Storm Sewer, Class A, TY 1, 15"	FOOT	53	\$	23.35	\$ 1,242.22	53.2	-	-	-	53.2	-	\$	1,242.22	\$	-
41	Storm Sewer, Class A, TY 1, 18"	FOOT	450	\$	24.75	\$ 11,127.60	449.6	-	-	-	449.6	-	\$	11,127.60	\$	-
42	Storm Sewer, Class A, TY 1, 24"	FOOT	2,190	\$	31.85	\$ 69,748.32	2,189.9	-	-	-	2,189.9	-	\$	69,748.32	\$	-
43	Storm Sewer, Class A, TY 1, 27"	FOOT	15	\$	38.25	\$ 577.58	15.1	-	-	-	15.1	-	\$	577.58	\$	-
44	Storm Sewer, Rubber Gasket, Class A, TY 1, 18"	FOOT	78	\$	25.70	\$ 2,002.03	77.9	-	-	-	77.9	-	\$	2,002.03	\$	-
45	Storm Sewer, Class A, TY 2, 12"	FOOT	300	\$	22.10	\$ 6,630.00	300.0	-	-	-	300.0	-	\$	6,630.00	\$	-
46	Storm Sewer, Class A, TY 2, 18"	FOOT	15	\$	27.30	\$ 412.23	15.1	-	-	-	15.1	-	\$	412.23	\$	-

APPLICATION FOR PAYMENT/SWORN STATEMENT

ITEM NO.	ITEM	UNIT	SCHED. QUANTITY	UNIT RATE	TOTAL SCHEDULED VALUE	[---UNITS COMP.---] FR. PREV. INVOICES	G PERIOD	H TOT. UNITS COMPL. TO DATE	I BAL TO FINISH (UNITS)	J TOT. VALUE COMPLETED THIS PD.	K TOT. VALUE COMPLETED TO DATE	L (E-K) BAL TO FINISH (DOLL.)	M RETAINAGE
47	Storm Sewer, Rubber Gasket, Class A, Ty 2, 18"	FOOT	79	\$ 26.15	\$ 2,076.31	79.4		79.4	-	\$ -	\$ 2,076.31	\$ -	\$ -
48	Adjusting Watermain, 16"	FOOT	62	\$ 200.00	\$ 12,400.00	62.0		62.0	-	\$ -	\$ 12,400.00	\$ -	\$ -
49	Fire Hydrants to be adjusted	EACH	4	\$ 600.00	\$ 2,400.00	4.0		4.0	-	\$ -	\$ 2,400.00	\$ -	\$ -
50	Fire Hydrants (Special)	EACH	5	\$ 2,855.00	\$ 14,275.00	5.0		5.0	-	\$ -	\$ 14,275.00	\$ -	\$ -
51	Concrete Headwall for Pipe Drains	EACH	3	\$ 303.20	\$ 909.60	3.0		3.0	-	\$ -	\$ 909.60	\$ -	\$ -
52	Pipe Underdrains, 4"	FOOT	630	\$ 14.15	\$ 8,914.50	630.0		630.0	-	\$ -	\$ 8,914.50	\$ -	\$ -
53	CB, Ty A, 5' Dia, Ty 1 Frame, Closed Lid	EACH	5	\$ 2,011.00	\$ 10,055.00	5.0		5.0	-	\$ -	\$ 10,055.00	\$ -	\$ -
54	CB, Ty C, Ty 1 Frame, Closed Lid	EACH	1	\$ 1,331.75	\$ 1,331.75	1.0		1.0	-	\$ -	\$ 1,331.75	\$ -	\$ -
55	CB, Special, No. 1	EACH	1	\$ 2,772.00	\$ 2,772.00	1.0		1.0	-	\$ -	\$ 2,772.00	\$ -	\$ -
56	CB, Special, No. 2	EACH	1	\$ 3,100.00	\$ 3,100.00	1.0		1.0	-	\$ -	\$ 3,100.00	\$ -	\$ -
57	MH, Ty A, 4' Dia, Ty 1 Frame, Closed Lid	EACH	11	\$ 1,275.00	\$ 14,025.00	11.0		11.0	-	\$ -	\$ 14,025.00	\$ -	\$ -
58	MH, Ty A, 5' Dia, Ty 1 Frame, Closed Lid	EACH	2	\$ 1,480.00	\$ 2,960.00	2.0		2.0	-	\$ -	\$ 2,960.00	\$ -	\$ -
59	Inlets, Ty A, Ty 1 Frame, Closed Lid	EACH	6	\$ 945.00	\$ 5,670.00	6.0		6.0	-	\$ -	\$ 5,670.00	\$ -	\$ -
60	Valve Vaults to be Adjusted	EACH	8	\$ 170.00	\$ 1,360.00	8.0		8.0	-	\$ -	\$ 1,360.00	\$ -	\$ -
61	Valve Vaults to be Reconstructed	EACH	4	\$ 296.00	\$ 1,184.00	4.0		4.0	-	\$ -	\$ 1,184.00	\$ -	\$ -
62	Combin Conc Curb & Gutter, Ty B6, 12"	FOOT	212	\$ 25.10	\$ 5,321.20	212.0		212.0	-	\$ -	\$ 5,321.20	\$ -	\$ -
63	Storm Sewers, Special 4"	FOOT	78	\$ 21.70	\$ 1,692.60	78.0		78.0	-	\$ -	\$ 1,692.60	\$ -	\$ -
64	Storm Sewers, Special 6"	FOOT	1,204	\$ 22.50	\$ 27,092.25	1,204.1		1,204.1	-	\$ -	\$ 27,092.25	\$ -	\$ -
65	Storm Sewers, Special 8"	FOOT	330	\$ 24.35	\$ 8,040.37	330.2		330.2	-	\$ -	\$ 8,040.37	\$ -	\$ -
66	Traffic Control & Protection	L SUM	1	\$ 882.50	\$ 882.50	1.0		1.0	-	\$ -	\$ 882.50	\$ -	\$ -
67	Sign Panel, Type 1	SQ FT	76	\$ 18.75	\$ 1,425.00	76.0		76.0	-	\$ -	\$ 1,425.00	\$ -	\$ -
68	Relocate Sign Panel Assembly, Type A	EACH	2	\$ 135.00	\$ 270.00	2.0		2.0	-	\$ -	\$ 270.00	\$ -	\$ -
69	Telescoping Steel Sign Support	FOOT	183	\$ 9.35	\$ 1,711.05	183.0		183.0	-	\$ -	\$ 1,711.05	\$ -	\$ -
70	Thermoplastic Pvmnt Marking, Line 4"	FOOT	21,801	\$ 0.50	\$ 10,900.50	21,801.0		21,801.0	-	\$ -	\$ 10,900.50	\$ -	\$ -
71	Thermoplastic Pvmnt Marking, Line 12"	FOOT	53	\$ 3.15	\$ 166.95	53.0		53.0	-	\$ -	\$ 166.95	\$ -	\$ -
72	Thermoplastic Pvmnt Marking, Line 24"	FOOT	13	\$ 6.25	\$ 81.25	13.0		13.0	-	\$ -	\$ 81.25	\$ -	\$ -
73	Stabilized Construction Entrance	SQ YD	220	\$ 9.75	\$ 2,145.00	220.0		220.0	-	\$ -	\$ 2,145.00	\$ -	\$ -
74	Topsoil Excavation	CU YD	8,701	\$ 2.05	\$ 17,837.05	8,701.0		8,701.0	-	\$ -	\$ 17,837.05	\$ -	\$ -
75	Pressure Testing & Disinfection	L SUM	1	\$ 2,200.00	\$ 2,200.00	1.0		1.0	-	\$ -	\$ 2,200.00	\$ -	\$ -
76	Aggregate Field Entrance	SQ YD	198	\$ 15.00	\$ 2,970.00	198.0		198.0	-	\$ -	\$ 2,970.00	\$ -	\$ -
77	Aggregate Subgrade, 12"	SQ YD	16,065	\$ 7.00	\$ 112,455.00	16,065.0		16,065.0	-	\$ -	\$ 112,455.00	\$ -	\$ -
78	Fence Removal	FOOT	416	\$ 3.80	\$ 1,580.80	416.0		416.0	-	\$ -	\$ 1,580.80	\$ -	\$ -
79	Abandon Field Tiles	FOOT	6,310	\$ 2.15	\$ 13,565.86	6,309.7		6,309.7	-	\$ -	\$ 13,565.86	\$ -	\$ -
80	Storm Sewers, Class B, Ty 1.18'(Perf HDPE)	FOOT	895	\$ 27.90	\$ 24,970.50	895.0		895.0	-	\$ -	\$ 24,970.50	\$ -	\$ -
81	Storm Sewer, Rubber Gasket, Class A, Ty 1, 30" Equiv Round Size	FOOT	285	\$ 62.65	\$ 17,842.72	284.8		284.8	-	\$ -	\$ 17,842.72	\$ -	\$ -
82	Topsoil Placement, 4"	SQ YD	81,960	\$ 0.35	\$ 28,686.00	81,960.0		81,960.0	-	\$ -	\$ 28,686.00	\$ -	\$ -
83	Items as Ordered By Engineer	UNITS	52,645	\$ 1.00	\$ 52,645.19	52,645.2		52,645.2	-	\$ -	\$ 52,645.19	\$ -	\$ -

ADDITIONAL WORK ITEMS

**WAIVER OF LIEN
ORIGINAL CONTRACTOR'S COMPLETE**

STATE OF ILLINOIS }
 }
 } s.s.
COUNTY OF KENDALL }

To All Whom It May Concern:

WHEREAS, the undersigned, **G.A. BLOCKER GRADING CONTRACTOR, INC.**, has been employed by **KANELAND C.U.S.D. 302**, owner of the premises known as **ESKER DRIVE IMPROVEMENTS** in the **Village of Sugar Grove**, County of **Kane**, Illinois, and legally described as:

ESKER DRIVE IMPROVEMENTS

To furnish **EARTHWORK, STORM SEWER AND PAVEMENT IMPROVEMENTS** for the said premises;

NOW, THEREFORE, the undersigned, for and in consideration of the sum of **two thousand and 00/100 (\$2,000.00)** Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged by the undersigned, does hereby waive and release any and all lien or right to or claim of lien under the statutes of the State of Illinois relating to mechanics' liens, with respect to and on the above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned, to or on account of the said owner, for the above described premises.

Signed on April 25, 2012.

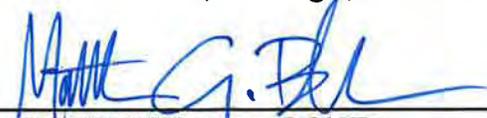
[affix corporate seal]

ATTEST:

G.A. BLOCKER GRADING CONTRACTOR, INC.
18 Stone Hill Road, Oswego, IL 60543



SUSAN L. ARNOLD



MATTHEW G. BLOCKER
PRESIDENT

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS }
 } s.s.
 COUNTY OF KENDALL }

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is **PRESIDENT** of the **G.A. BLOCKER GRADING CONTRACTOR, INC., AN ILLINOIS CORPORATION**, with its offices located at **18 Stone Hill Road, Oswego, IL, 60543**, who is the contractor for the **ESKER DRIVE IMPROVEMENTS** work on the site located at **ESKER DRIVE** owned by **KANELAND C.U.S.D. No. 302** that the total amount of the contract including extras⁽¹⁾ is **\$ 1,089,087.60** on which he has received payment of **\$ 1,087,087.60** prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub-contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE (INCL. EXTRAS)	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
G.A. Blocker Grading Contractor	Earthwork / Stone / Storm Sewer	474,500.07	472,500.07	2,000.00	\$ 0.00
Welch Bros.	Pipe & Structs.	21,026.75	21,026.75	0.00	\$ 0.00
Graber Concrete Products	RCP Pipe	66,790.20	66,790.20	0.00	\$ 0.00
Water Products	DIP & Hydrants	17,892.63	17,892.63	0.00	\$ 0.00
LaFarge Aggregates	Aggregate	131,559.35	131,559.35	0.00	\$ 0.00
Aurora Blacktop	HMA Paving	328,093.85	328,093.85	0.00	\$ 0.00
Alliance Contractors	Curb	5,119.80	5,119.80	0.00	\$ 0.00
Neenah Foundry	Castings	4,784.10	4,784.10	0.00	\$ 0.00
Maintenance Coatings	Striping	10,151.41	10,151.41	0.00	\$ 0.00
American Road Reclaimers	Fly Ash	25,894.44	25,894.44	0.00	\$ 0.00
Highway Technologies	Stripe & Signs	3,275.00	3,275.00	0.00	\$ 0.00
TOTAL LABOR & MATERIAL TO COMPLETE		\$1,089,087.60	\$1,087,087.60	\$2,000.00	\$ 0.00

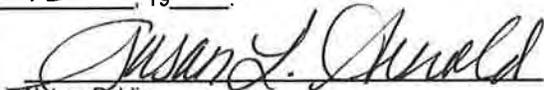
That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

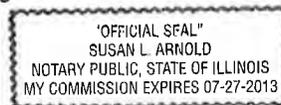
Signed on April 25, 2012.

⁽¹⁾Extras include, but are not limited to, change orders, both oral and written, to the contract.

Signature: 
 MATTHEW G. BLOCKER
 PRESIDENT

Subscribed and sworn to before me this 25th day of APRIL, 2012


 Notary Public



US Department of Labor
Employment Standards Administration
Wage and Hour Division

PAYROLL
(For Contractor's Optional Use; See Instructions, Form WH-347 Inst.)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

Rev. April 2006

NAME OF CONTRACTOR OR SUBCONTRACTOR
G.A. Blocker Grading Contractor, Inc.
 ADDRESS 18 Stone Hill Road
 Oswego, IL 60543

PROJECT OR CONTRACT NO.
ESKER DRIVE

STATE
IL

PROJECT AND LOCATION
 210025 Esker Drive Improvements
 Esker Drive & Wheeler Road
 Sugar Grove

FOR WEEK ENDING
08/27/2011

PAYROLL NO.
57

OMB No.: 1215-0149
 Expires: 04/30/2009

(1) NAME, ADDRESS, AND SOCIAL SECURITY NUMBER OF EMPLOYEE	(2) # EXEM.	(3) WORK CLASSIFICATION	(4) DAY AND DATE							(5) TOTAL HOURS OF PAY	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS			(9) NET WAGES PAID FOR WEEK	
			HOURS WORKED EACH DAY										FICA	SWT	OTHER		TOTAL DEDUCTIONS
			SUN. 08/21	MON. 08/22	TUE. 08/23	WED. 08/24	THU. 08/25	FRI. 08/26	SAT. 08/27								
Darell L. Chambers										1,558.01							
				2.50			1.50	1.00		5.00	85.50						
	2	OPERATOR2	8.00	3.50			8.00	8.00		27.50	64.12						
		JOURNEYMA									42.75						
507-76-3930												88.03	173.22	75.98	108.49	445.72	
JOB 210025 TOTALS																	1,112.29

The Copeland Act (40 U.S.C. 3145) requires contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) Regulations 29 CFR Part 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. Compliance with these requirements is mandatory. DOL and Federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits. We estimate that it will take an average of 56 minutes to complete this collection of information, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection of information, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W., Washington, D.C. 20210.

US Department of Labor
Employment Standards Administration
Wage and Hour Division

PAYROLL
(For Contractor's Optional Use; See Instructions, Form WH-347 Inst.)

Rev. April 2006

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

NAME OF CONTRACTOR OR SUBCONTRACTOR ADDRESS 18 Stone Hill Road Oswego, IL 60543
PROJECT OR CONTRACT NO. ESKER DRIVE

PAYROLL NO. FOR WEEK ENDING 09/03/2011 PROJECT AND LOCATION 210025 Esker Drive Improvements Esker Drive & Wheeler Road Sugar Grove IL

OMB No.: 1215-0149 Expires: 04/30/2009

(1) NAME, ADDRESS, AND SOCIAL SECURITY NUMBER OF EMPLOYEE	(2) # EXEM.	(3) WORK CLASSIFICATION	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS			(9) NET WAGES PAID FOR WEEK
			HOURS WORKED EACH DAY										FICA	SWT	OTHER DEDUCTIONS	
			SUN. 08/28	MON. 08/29	TUE. 08/30	WED. 08/31	THU. 09/01	FRI. 09/02	SAT. 09/03							
Brian E. Benninger	3	TEAMSTER4 JOURNEYMA		1.00						70.98	266.18					
348-74-9111					6.00					53.23						
Jeffrey S. Frieders	4	OPERCFTFR JOURNEYMA								35.49	2,271.40	128.33	345.25	113.57	587.15	
321-66-5636										94.60	295.20					
Fredrick L. Hayes	4	LABORER JOURNEYMA			6.00					70.95	1.90	142.07	370.42	118.03	265.68	
344-48-0183										47.30	1.90					
Jonathan F. Hill	0	OPERATOR2 JOURNEYMA								39.70	2,243.38	126.73	302.59	104.46	595.46	
478-02-4247										85.50	267.90					
JOB 210025 TOTALS				1.00						64.12	1,924.00	108.70	308.98	96.20	132.77	
										42.75	1,067.48					
					24.00					24.00						

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ENGINEERS PAYMENT ESTIMATE - No. 9 FINAL

PAYABLE TO: G.A. BLOCKER GRADING CONTRACTOR, INC.
 ADDRESS: 18 STONE HILL ROAD
 OSWEGO, IL 60643

ESKER DRIVE
 VILLAGE OF SUGAR GROVE
 KANE COUNTY, ILLINOIS

FROM: 8/21/2011 TO: 4/30/2012

ITEM NO.	ITEMS	QUANTITY	UNIT	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
1	EARTH EXCAVATION	28,627	CU YD	\$ 91,606.40			\$ 3.20	0	\$ -	28,627	\$ 91,606.40
2	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	225	CU YD	\$ 4,725.00	20		\$ 21.00	0.0	\$ -	245	\$ 5,138.70
3	POROUS GRANULAR EMBANKMENT, SPECIAL	374	CU YD	\$ 11,220.00	20		\$ 30.00	0.0	\$ -	394	\$ 11,811.00
4	TRENCH BACKFILL	117	CU YD	\$ 3,387.15	12		\$ 28.95	0	\$ -	105	\$ 3,033.96
5	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	1,120	SQ YD	\$ 2,184.00	1919		\$ 1.95	0	\$ -	3,039	\$ 5,926.69
6	EXPLORATION TRENCH 72" DEPTH	120	FOOT	\$ 1,044.00	27		\$ 8.70	0	\$ -	147	\$ 1,278.90
7	GRADING AND SHAPING DITCHES	550	FOOT	\$ 6,187.50	40		\$ 11.25	0	\$ -	510	\$ 5,737.50
8	SEEDING, CLASS 2A	7.8	ACRE	\$ 6,475.85			\$ 830.25	0.0	\$ -	7.8	\$ 6,475.85
9	SEEDING, CLASS 4	9.0	ACRE	\$ 10,467.45			\$ 1,163.05	0.0	\$ -	9.0	\$ 10,467.45
10	SEEDING, CLASS 4B	0.1	ACRE	\$ 2,760.00			\$ 27,600.00	0.0	\$ -	0.1	\$ 2,760.00
11	NITROGEN FERTILIZER NUTRIENT	1,524	POUND	\$ 2,057.40			\$ 1.35	0.0	\$ -	1,524	\$ 2,057.40
12	PHOSPHORUS FERTILIZER NUTRIENT	1,524	POUND	\$ 2,057.40			\$ 1.35	0.0	\$ -	1,524	\$ 2,057.40
13	POTASSIUM FERTILIZER NUTRIENT	1,524	POUND	\$ 2,057.40			\$ 1.35	0.0	\$ -	1,524	\$ 2,057.40
14	MULCH, METHOD 2	16.1	ACRE	\$ 15,053.50			\$ 935.00	0.0	\$ -	16.1	\$ 15,053.50
15	EROSION CONTROL BLANKET	3,977	SQ YD	\$ 5,965.50			\$ 1.50	0.0	\$ -	3,977	\$ 5,965.50
16	TEMPORARY EROSION CONTROL SEEDING	3,846	POUND	\$ 3,289.10		3,846	\$ 0.85	0.0	\$ -	0	\$ -
17	TEMPORARY DITCH CHECKS	74	EACH	\$ 15,540.00		3	\$ 210.00	0.0	\$ -	71	\$ 14,910.00
18	PERIMETER EROSION BARRIER	4,120	FOOT	\$ 13,596.00		1,375	\$ 3.30	0.0	\$ -	2,746	\$ 9,060.15
19	INLET AND PIPE PROTECTION	24	EACH	\$ 4,800.00			\$ 200.00	0.0	\$ -	24	\$ 4,800.00
20	STONE RIPRAP, CLASS A3	87	SQ YD	\$ 2,653.50			\$ 30.50	0.0	\$ -	87	\$ 2,653.50
21	STONE RIPRAP, CLASS A4	240	SQ YD	\$ 11,940.00			\$ 49.75	0.0	\$ -	240	\$ 11,940.00
22	FILTER FABRIC	327	SQ YD	\$ 457.80		240	\$ 1.40	0.0	\$ -	87	\$ 121.80
23	AGGREGATE BASE COURSE, TYPE B 8"	143	SQ YD	\$ 1,909.05			\$ 13.35	0.0	\$ -	143	\$ 1,909.05
24	BITUMINOUS MATERIALS (PRIME COAT)	8,973	GALLON	\$ 13,459.50		5,616	\$ 1.50	0.0	\$ -	3,357	\$ 5,035.80
25	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	20	SQ YD	\$ 416.00			\$ 20.80	0.0	\$ -	20	\$ 416.00
26	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	4,574	TON	\$ 244,937.70	29		\$ 53.55	0.0	\$ -	4,603	\$ 246,490.65
27	HOT-MIX ASPHALT SURFACE COURSE, MIX 'C', N50	1,269	TON	\$ 82,421.55	14		\$ 64.95	0.0	\$ -	1,283	\$ 83,298.36
28	PROTECTIVE COAT	98	SQ YD	\$ 0.98			\$ 0.01	0.0	\$ -	98	\$ 0.98
29	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	9	EACH	\$ 3,447.00			\$ 383.00	0.0	\$ -	9	\$ 3,447.00
30	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 15"	2	EACH	\$ 818.70	1		\$ 409.35	0.0	\$ -	3	\$ 1,228.05

ITEM NO.	ITEMS	QUANTITY	UNIT	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
31	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 18"	7	EACH	\$ 3,199.00	1		\$ 457.00	0.0	\$	8	\$ 3,656.00
32	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 24"	5	EACH	\$ 2,657.00			\$ 531.40	0.0	\$	5	\$ 2,657.00
33	PRECAST REINFORCED CONCRETE FLARED END SECTIONS, EQUIVALENT ROUND-SIZE 30"	8	EACH	\$ 7,018.00			\$ 877.25	0.0	\$	8	\$ 7,018.00
34	GRATING FOR CONCRETE FLARED END SECTION 12"	9	EACH	\$ 1,620.00			\$ 180.00	0.0	\$	9	\$ 1,620.00
35	GRATING FOR CONCRETE FLARED END SECTION 15"	2	EACH	\$ 371.50	1		\$ 185.75	0.0	\$	3	\$ 557.25
36	GRATING FOR CONCRETE FLARED END SECTION 18"	7	EACH	\$ 1,449.00		2	\$ 207.00	0.0	\$	5	\$ 1,035.00
37	GRATING FOR CONCRETE FLARED END SECTION 24"	5	EACH	\$ 1,275.00			\$ 255.00	0.0	\$	5	\$ 1,275.00
38	GRATING FOR CONCRETE FLARED END SECTION EQUIVALENT ROUND-SIZE 30"	8	EACH	\$ 2,504.00			\$ 313.00	0.0	\$	8	\$ 2,504.00
39	STORM SEWERS, CLASS A, TYPE 1 12"	112	FOOT	\$ 2,475.20		5	\$ 22.10	0.0	\$	107	\$ 2,371.33
40	STORM SEWERS, CLASS A, TYPE 1 15"	57	FOOT	\$ 1,330.95		4	\$ 23.35	0.0	\$	53	\$ 1,242.22
41	STORM SEWERS, CLASS A, TYPE 1 18"	435	FOOT	\$ 10,786.25	15		\$ 24.75	0.0	\$	450	\$ 11,127.60
42	STORM SEWERS, CLASS A, TYPE 1 24"	2,190	FOOT	\$ 69,751.50			\$ 31.85	0.0	\$	2,190	\$ 69,748.32
43	STORM SEWERS, CLASS A, TYPE 1 27"	15	FOOT	\$ 573.75			\$ 38.25	0.0	\$	15	\$ 577.56
44	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 18"	84	FOOT	\$ 2,158.80		6	\$ 25.70	0.0	\$	78	\$ 2,002.03
45	STORM SEWERS, CLASS A, TYPE 2 12"	301	FOOT	\$ 6,652.10		1	\$ 22.10	0.0	\$	300	\$ 6,630.00
46	STORM SEWERS, CLASS A, TYPE 2 18"	19	FOOT	\$ 518.70		4	\$ 27.30	0.0	\$	15	\$ 412.23
47	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 18"	78	FOOT	\$ 2,039.70	1		\$ 26.15	0.0	\$	79	\$ 2,076.31
48	ADJUSTING WATER MAIN 16"	60	FOOT	\$ 12,000.00	2		\$ 200.00	0.0	\$	62	\$ 12,400.00
49	FIRE HYDRANTS TO BE ADJUSTED	4	EACH	\$ 2,400.00			\$ 600.00	0.0	\$	4	\$ 2,400.00
50	FIRE HYDRANTS (SPECIAL)	5	EACH	\$ 14,275.00			\$ 2,855.00	0.0	\$	5	\$ 14,275.00
51	CONCRETE HEADWALL FOR PIPE DRAINS	3	EACH	\$ 909.60			\$ 303.20	0.0	\$	3	\$ 909.60
52	PIPE UNDERDRAINS 4"	594	FOOT	\$ 8,405.10	36		\$ 14.15	0.0	\$	630	\$ 8,914.50
53	CATCH BASINS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	5	EACH	\$ 10,055.00			\$ 2,011.00	0.0	\$	5	\$ 10,055.00
54	CATCH BASINS, TYPE C, TYPE 1 FRAME, CLOSED LID	1	EACH	\$ 1,331.75			\$ 1,331.75	0.0	\$	1	\$ 1,331.75
55	CATCH BASINS, SPECIAL, NO. 1	1	EACH	\$ 2,772.00			\$ 2,772.00	0.0	\$	1	\$ 2,772.00
56	CATCH BASINS, SPECIAL, NO. 2	1	EACH	\$ 3,100.00			\$ 3,100.00	0.0	\$	1	\$ 3,100.00
57	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	11	EACH	\$ 14,025.00			\$ 1,275.00	0.0	\$	11	\$ 14,025.00
58	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	2	EACH	\$ 2,960.00			\$ 1,480.00	0.0	\$	2	\$ 2,960.00
59	INLETS, TYPE A, TYPE 1 FRAME, CLOSED LID	3	EACH	\$ 2,835.00	3		\$ 945.00	0.0	\$	6	\$ 5,670.00
60	VALVE VAULTS TO BE ADJUSTED	8	EACH	\$ 1,360.00			\$ 170.00	0.0	\$	8	\$ 1,360.00
61	VALVE VAULTS TO BE RECONSTRUCTED	4	EACH	\$ 1,184.00			\$ 296.00	0.0	\$	4	\$ 1,184.00
62	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6-12	204	FOOT	\$ 5,120.40	8		\$ 25.10	0.0	\$	212	\$ 5,321.20
63	STORM SEWERS, SPECIAL 4"	80	FOOT	\$ 1,953.00		12	\$ 21.70	0.0	\$	78	\$ 1,692.60
64	STORM SEWERS, SPECIAL 6"	605	FOOT	\$ 13,612.50	599		\$ 22.50	0.0	\$	1,204	\$ 27,092.25
65	STORM SEWERS, SPECIAL 8"	313	FOOT	\$ 7,621.55	17		\$ 24.35	0.0	\$	330	\$ 8,040.37

ITEM NO.	ITEMS	QUANTITY	UNIT	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED		TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
								QUANTITY THIS PAY PERIOD	VALUE THIS PAY PERIOD		
66	TRAFFIC CONTROL AND PROTECTION	1	L SUM	\$ 882.50			\$ 882.50	0.0	\$	1	\$ 882.50
67	SIGN PANEL - TYPE 1	76	SQ FT	\$ 1,425.00			\$ 18.75	0.0	\$	76	\$ 1,425.00
68	RELOCATE SIGN PANEL ASSEMBLY - TYPE A	2	EACH	\$ 270.00			\$ 135.00	0.0	\$	2	\$ 270.00
69	TELESCOPING STEEL SIGN SUPPORT	183	FOOT	\$ 1,711.05			\$ 9.35	0.0	\$	183	\$ 1,711.05
70	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	21910	FOOT	\$ 10,955.00		109	\$ 0.50	0.0	\$	21,801	\$ 10,900.50
71	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	50	FOOT	\$ 157.50	3		\$ 3.15	0.0	\$	53	\$ 166.95
72	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	15	FOOT	\$ 93.75		2	\$ 6.25	0.0	\$	13	\$ 81.25
73	STABILIZED CONSTRUCTION ENTRANCE	220	SQ YD	\$ 2,145.00			\$ 9.75	0.0	\$	220	\$ 2,145.00
74	TOPSOIL EXCAVATION	8701	CU YD	\$ 17,837.05			\$ 2.05	0.0	\$	8,701	\$ 17,837.05
75	PRESSURE TESTING AND DISINFECTION	1	L SUM	\$ 2,200.00			\$ 2,200.00	0.0	\$	1	\$ 2,200.00
76	AGGREGATE FIELD ENTRANCE	188	SQ YD	\$ 2,970.00			\$ 15.00	0.0	\$	188	\$ 2,970.00
77	AGGREGATE SUBGRADE 12"	16065	SQ YD	\$ 112,455.00			\$ 7.00	0.0	\$	16,065	\$ 112,455.00
78	FENCE REMOVAL	530	FOOT	\$ 2,014.00		114	\$ 3.80	0.0	\$	416	\$ 1,580.80
79	ABANDON FIELD TILES	4975	FOOT	\$ 10,696.25	1335		\$ 2.15	0.0	\$	6,310	\$ 13,565.86
80	STORM SEWERS, CLASS B, TYPE 1 18" (PERFORATED HDPE)	895	FOOT	\$ 24,970.50			\$ 27.90	0.0	\$	895	\$ 24,970.50

ITEM NO	ITEMS	QUANTITY	UNIT	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
81	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 30" EQUIVALENT ROUND SIZE	286	FOOT	\$ 17,917.90		1	\$ 62.65	0.0	\$ -	285	\$ 17,842.72
82	TOPSOIL PLACEMENT, 4"	81960	SQ. YD	\$ 28,686.00			\$ 0.35	0.0	\$ -	81,960	\$ 28,686.00
83	ITEMS ORDERED BY THE ENGINEER	50000	UNITS	\$ 50,000.00	2845		\$ 1.00	0.00	\$ -	52,645	\$ 52,645.19
TOTAL IMPROVEMENTS (1-83) =											
\$1,076,582.38											

MISCELLANEOUS EXTRAS AND CREDITS

	VALUES
1	
2	
3	
4	
5	
6	
7	
8	

DEBITS	VALUES
1	\$166,865.37
2	\$94,960.99
3	\$92,787.21
4	\$57,957.25
5	\$109,938.79
6	\$447,876.61
7	\$20,955.23
8	\$105,648.15

TOTAL MISCELLANEOUS EXTRAS AND CREDITS \$0.00
TOTAL COMPLETED CONSTRUCTION COSTS \$1,089,087.60
DEDUCT RETAINAGE \$0.00
SUBTOTAL CONSTRUCTION COSTS \$1,089,087.60

PREPARED BY: James R. [Signature] Date: 4/26/12

APPROVED BY: _____ Date: _____

TOTAL DEBITS \$1,087,087.60
NET AMOUNT DUE \$2,000.00

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ACCEPTANCE OF ESKER DRIVERIGHT OF WAY
IMPROVEMENTS
AGENDA DATE: AUGUST 7, 2012 REGULAR BOARD MEETING
DATE: AUGUST 3, 2012

ISSUE

Should the Village accept for perpetual maintenance Esker Drive right of way improvements.

DISCUSSION

As a part of the PUD approval for the Kaneland School District Middle School/High School site a north/south road, now known Esker Drive was included in the plans for the development of this property. This work has now been completed for the Esker Drive right of way improvements are ready for acceptance.

The Village Engineer has recommended acceptance of said right of way improvements.

COSTS

The projected project costs at this time are limited to consultant inspection of these improvements which have been covered by the School District.

RECOMMENDATION

The Board approve an acceptance resolution for the Esker Drive right of way improvements subject to the submittal of waivers of liens and Village Attorney review.



Esker Drive Acceptance

Resolution 20120807

WHEREAS, The Kaneland School District, the Developer of the Kaneland/Harter Middle School site entered into a contract with Aurora Blacktop Inc. for the construction of the final bituminous surface course for streets in the aforesaid road improvement; and

WHEREAS, the Contractor has constructed the final bituminous surface course in accord with the plans and specifications, as revised, heretofore approved by the Village of Sugar Grove; and

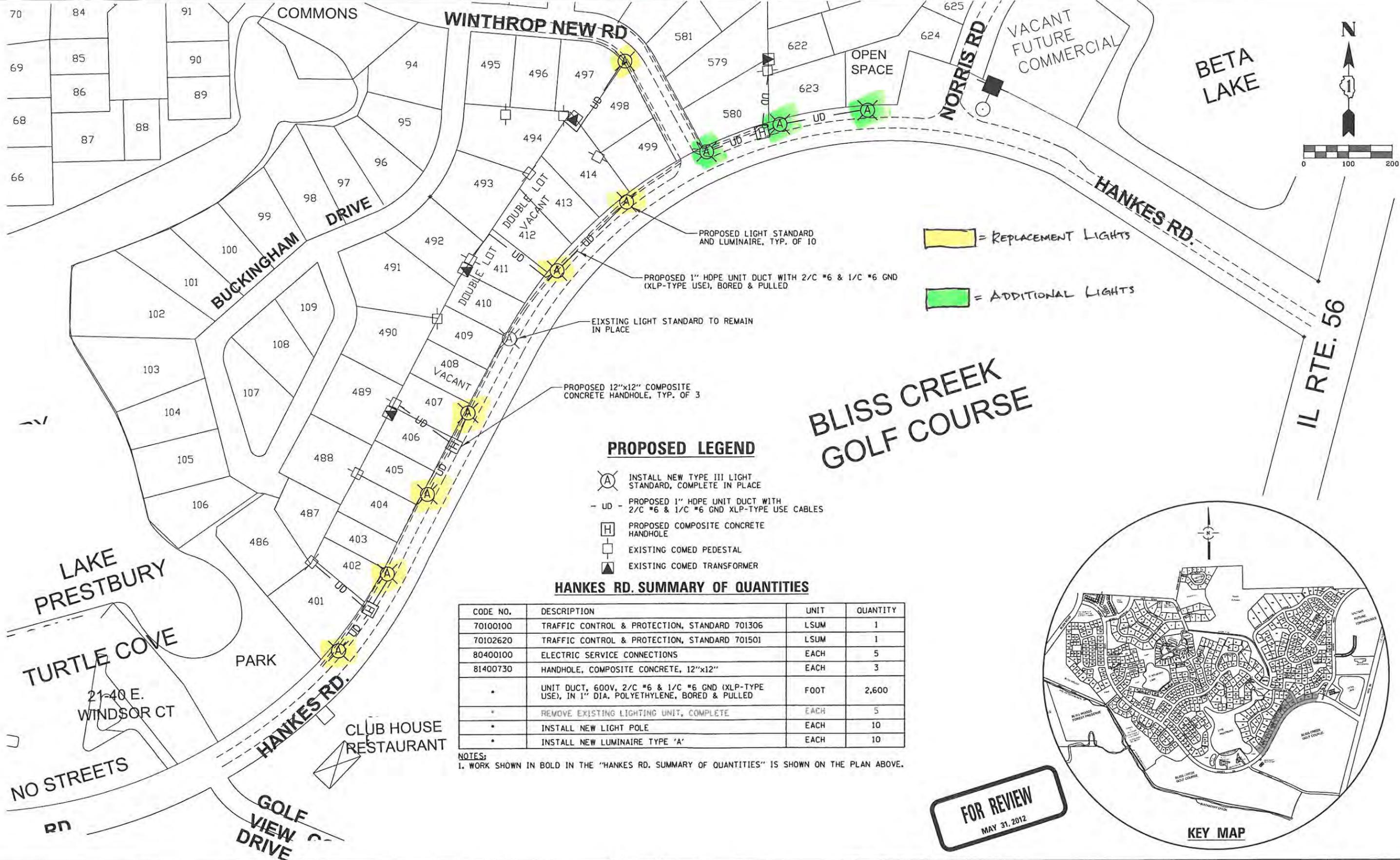
WHEREAS, the final bituminous surface course have been inspected by the Engineer for the subdivider and by a representative for the Village of Sugar Grove and are found to be satisfactory;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Sugar Grove, and that said Board hereby approved and accepts the public utility of the final bituminous surface course for streets. It being understood that this acceptance and/or approval in no way relieves the Contractor or his Surety of any obligation for maintenance for a period of one year as provided for in said Contract.

PASSED AND APPROVED by President and the Board of Trustees of the Village Board of the Village of Sugar Grove by roll call vote as follows this 7th day of August 2012.

ATTEST: _____

Cynthia L. Galbreath, Village Clerk



PROPOSED LEGEND

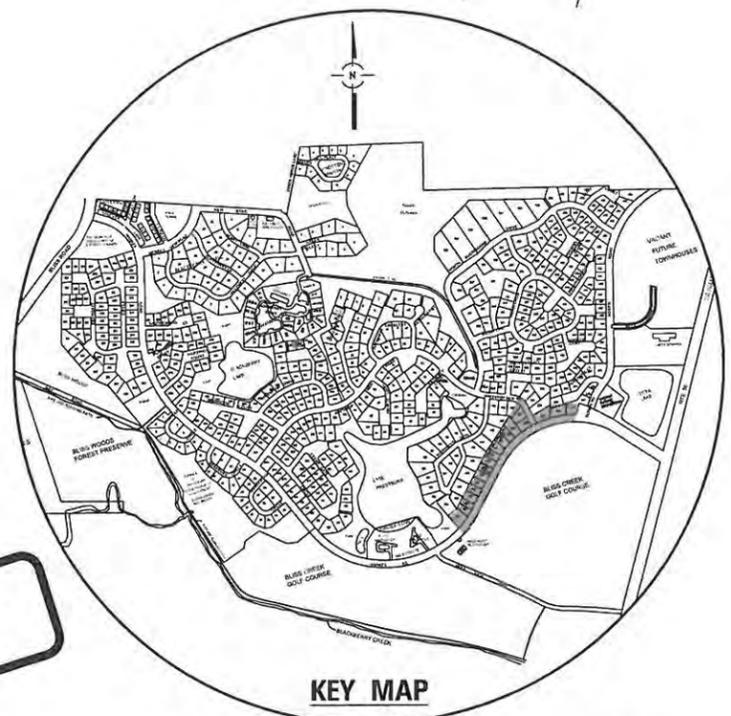
- INSTALL NEW TYPE III LIGHT STANDARD, COMPLETE IN PLACE
- PROPOSED 1" HDPE UNIT DUCT WITH 2/C #6 & 1/C #6 GND XLP-TYPE USE CABLES
- PROPOSED COMPOSITE CONCRETE HANDHOLE
- EXISTING COMED PEDESTAL
- EXISTING COMED TRANSFORMER

HANKES RD. SUMMARY OF QUANTITIES

CODE NO.	DESCRIPTION	UNIT	QUANTITY
70100100	TRAFFIC CONTROL & PROTECTION, STANDARD 701306	LSUM	1
70102620	TRAFFIC CONTROL & PROTECTION, STANDARD 701501	LSUM	1
80400100	ELECTRIC SERVICE CONNECTIONS	EACH	5
81400730	HANDHOLE, COMPOSITE CONCRETE, 12"x12"	EACH	3
	UNIT DUCT, 600V, 2/C #6 & 1/C #6 GND (XLP-TYPE USE), IN 1" DIA. POLYETHYLENE, BORED & PULLED	FOOT	2,600
	REMOVE EXISTING LIGHTING UNIT, COMPLETE	EACH	5
	INSTALL NEW LIGHT POLE	EACH	10
	INSTALL NEW LUMINAIRE TYPE 'A'	EACH	10

NOTES:
 1. WORK SHOWN IN BOLD IN THE "HANKES RD. SUMMARY OF QUANTITIES" IS SHOWN ON THE PLAN ABOVE.

= REPLACEMENT LIGHTS
 = ADDITIONAL LIGHTS



FOR REVIEW
 MAY 31, 2012

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT AND BOARD OF TRUSTEES
FROM: TONY SPECIALE, DIRECTOR OF PUBLIC WORKS
GEOFF PAYTON; STREETS & PROPERTIES SUPERVISOR
SUBJECT: RESOLUTION: ACCEPTING THE REPLACEMENT STREET LIGHTS
ON HANKES ROAD
AGENDA: AUGUST 7, 2012 REGULAR BOARD MEETING
DATE: AUGUST 2, 2012

ISSUE

Should the Village accept the replacement street lights on Hankes Road.

DISCUSSION

In March 2012, the Prestbury Citizens Association (PCA) approached the Village with a plan to replace seven (7) and add two (3) additional street lights along Hankes Road between Golf View Drive and Norris Road. The PCA was interested in using the Village's current decorative standard and relocating the lights into the Village right-of-way from behind the sidewalk. They also inquired if the Village would take ownership once the project was completed.

The section of Hankes Road affected by this project is along the golf course and contains two curves. Staff reviewed the project and believes the additional lighting that will be provided along that section of Hankes Road is warranted and it would be appropriate to assume ownership after the project is completed. Acceptance of the street lights would be contingent on a final inspection of the installation and the completion of the proper transfer of ownership documents. A Rate 25 Contract with ComEd would also need to be signed, adding approximately \$120.00 a month to the current street lighting costs for the Village.

The proposed lighting improvement plans and street light specifications are attached for review.

COST

All costs for construction will be paid for by the Prestbury Citizens Association. Upon completion, account 01-53-6511: Electricity will be billed approximately \$120.00 per

month for electricity supplied to the lights. This account currently has \$43,662.00 allocated for street light electricity.

RECOMMENDATION

The Village Board approve of Resolution # **20120807PW1** authorizing the Director of Public Works to accept the replacement street lights along Hanks Road.



Resolution # 20120807PW1

RESOLUTION AUTHORIZING ACCEPTANCE OF THE STREET LIGHT IMPROVEMENTS ON HANKES ROAD IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

WHEREAS, the Village is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution; and

WHEREAS, the Village has been presented with a Street Lighting Improvement Plan consistent with Village Standards; and

WHEREAS, it is in the Village’s best interest to accept the proposed improvements in order to improve safety for the traveling public; and

WHEREAS, the construction of said improvements will be at no cost to the Village;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees that the Village Board hereby accepts said Street Lighting Improvements, and that the Village President and Village Clerk hereby authorized the Director of Public Works to execute acceptance of said improvements.

Passed by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, at a regular meeting thereof held on the 7 day of August, 2012.

P. Sean Michels, President of the Board of Trustees
of the Village of Sugar Grove, Kane
County, Illinois

ATTEST: _____
Cynthia Galbreath, Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
Trustee Thomas Renk	_____	_____	_____	_____
President P. Sean Michels	_____	_____	_____	_____



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2012-0807B

**An Ordinance Amending Title 12, of the Village Code
Concerning the Subdivision Regulations of the
Village of Sugar Grove, Kane County, Illinois
(Sidewalks and Paths)**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 7th day of August, 2012.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 7th day of August, 2012.

ORDINANCE NO. 2012-0807B
An Ordinance Amending Title 11, of the Village Code
Concerning the Subdivision Regulations of the
Village of Sugar Grove, Kane County, Illinois
(Sidewalks and Paths)

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows;

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Village of Sugar Grove currently maintains subdivision regulations in the Village; and,

WHEREAS, the Village finds that such regulations provide for the safety and well-being of Village inhabitants and benefit the public welfare and safety; and,

WHEREAS, the Village seeks to continue to promote these interests, and seeks to amend the Village Code to more fully protect and preserve the safety, quality of life, and well being of such inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: ORDINANCE SECTIONS AMENDED

That the following Sub-section(s) of Title 12 of the Village Code of Ordinances are hereby repealed and replaced in their entirety as follows:

12-6-9: Sidewalks and Paths:

- A. Sidewalks: Concrete sidewalks of Portland cement at least five feet (5') in width shall be constructed in accordance with the Standard Specifications for Improvements as illustrated in Chapter 11 of this Title on both sides of all streets. In locations designated by the Village, a bike path may be required in lieu of a sidewalk on one side of the street. Sidewalks shall be located within the street right of way and not more than one foot (1') inside the right of way.
- B. Paths: Paths shall be installed on one side of all arterial and collector streets, at locations as recommended by the Community Development Director or his/her designee and approved by the Village Board. Paths shall be at least ten feet (10') in width and constructed in accordance with the Standard Specifications for Improvements illustrated in Chapter 11 of this Title.

- C. Accessible Ramps at Intersections: All sidewalks and paths shall be provided with concrete handicap ramps at all intersections in accordance with State of Illinois and / or Illinois Accessibility Code, and / or Federal ADA guidelines for accessible design. All ramps to depressed curbs shall be as per ADA guidelines, and in accordance with the Standard Specifications for Improvements illustrated in Chapter 11 of this Title. If any conflicts between the ADA guidelines and / or Illinois Accessibility Code and Standard Specifications for Improvements exist, the ADA guidelines and / or Illinois Accessibility Code shall govern.

12-11-4: Sidewalks and Paths:

12-11-4-1: Sidewalks:

- A. All sidewalks shall be constructed per the detail on the Village of Sugar Grove Standard Detail Sheets in Section 12-11-20W Exhibit A.
- B. All ADA accessible ramps shall be constructed per the detail on the Village of Sugar Grove Standard Detail Sheets in Section 12-11-20W Exhibit E. If any conflicts between the ADA guidelines and / or Illinois Accessibility Code and the Standard Detail Sheets exist, the ADA guidelines and / or Illinois Accessibility Code shall govern.

12-11-4-2: Paths:

- A. All paths shall be constructed per the details on the Village of Sugar Grove Standard Detail Sheets in Section 12-11-20W Exhibit B, C, and D.
- B. All ADA accessible ramps shall be constructed per the detail on the Village of Sugar Grove Standard Detail Sheets in Section 12-11-20W Exhibit E. If any conflicts between the ADA guidelines and / or Illinois Accessibility Code and the Standard Detail Sheets exist, the ADA guidelines and / or Illinois Accessibility Code shall govern.

12-11-20: Exhibits:

W. Typical Sidewalk and Path Sections:

Typical Sidewalk Section – Exhibit A

Typical Path Section – Exhibit B

Cross Section of Two-Way Shared Use Path on Separated Right-of-Way – Exhibit C

Typical Bike Lane Cross Sections – Exhibit D

Sidewalk and Bike Path Ramp Detail – Exhibit E

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

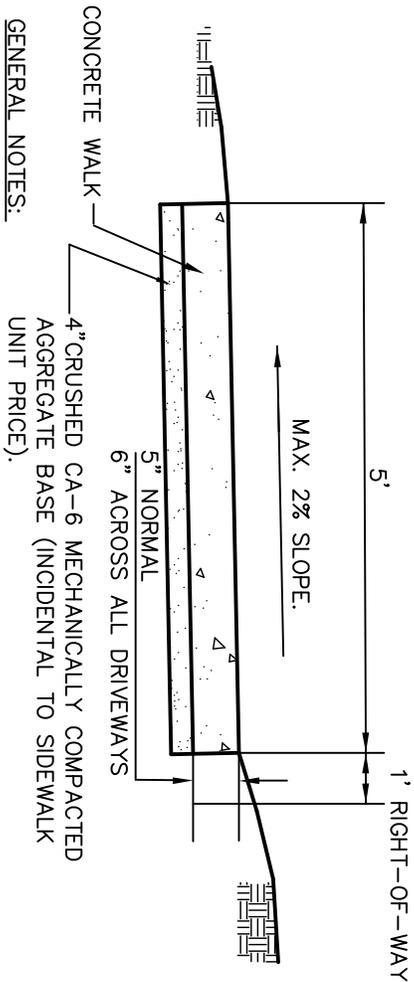
EFFECTIVE DATE: This Ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 7th day of August, 2012.

P. Sean Michels,
President of the Board of Trustees
of the Village of Sugar Grove, Kane
County, Illinois

ATTEST: _____
Cynthia L. Galbreath,
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Mari Johnson	___	___	___	___
Trustee Thomas Renk	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Robert E. Bohler	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Kevin M. Geary	___	___	___	___



GENERAL NOTES:

1. REMOVE ALL TOPSOIL. PLACE CONCRETE ON 4" COMPACTED CA-6 STONE.
2. A CONTROL (CONTRACTION) JOINT SHALL BE TOOLED AT 5' INTERVALS AT THE TIME OF PLACEMENT. EXPANSION JOINTS WITH 1/2" BITUMINOUS FILLER MATERIAL SHALL BE SPACED AT INTERVALS SPECIFIED BELOW, AND AT 2.5' EITHER SIDE OF UTILITY STRUCTURE.
3. SIDEWALK SHALL BE 6" THICK MIN. AT DRIVEWAY CROSSINGS, AND AT WHEEL CHAIR RAMPS, 5" MIN. OTHER AREAS.
4. CONCRETE SHALL BE CLASS SI.
5. PLACE 3/4" PREFORMED BIT. FILLER MATERIAL AT THE FULL DEPTH OF CONCRETE AT EDGES ABUTTING SIDEWALKS, CONCRETE DRIVES OR PRIVATE SIDEWALKS.

TYPICAL EXPANSION JOINT SPACING CURB AND SIDEWALK POUR TEMP. (DEG. F°) EXPANSION JOINT (SPACING FT.)

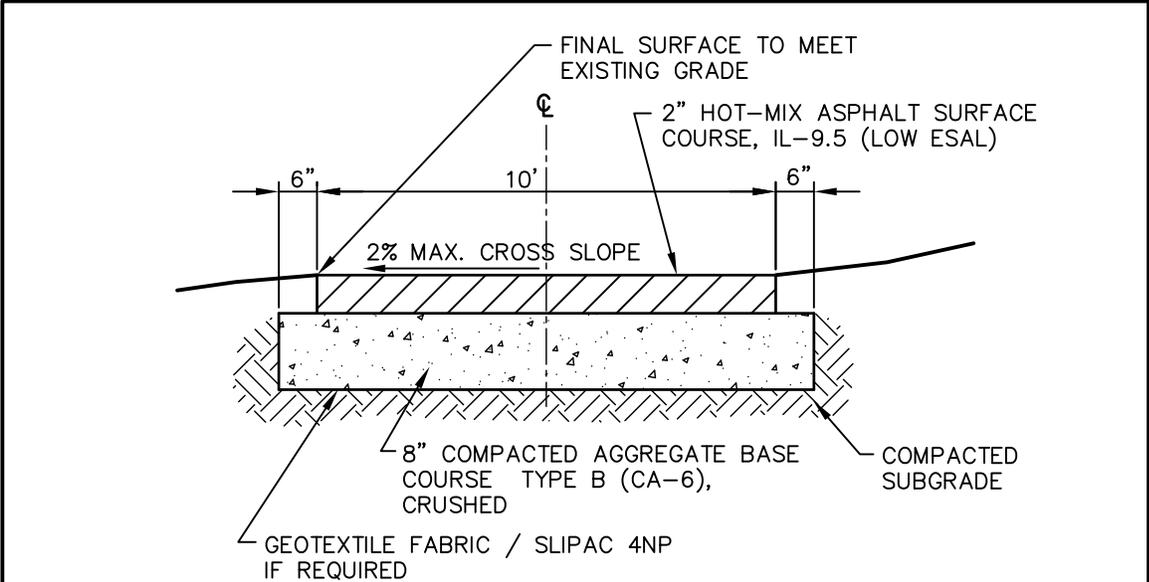
40 MIN.....	70'
45.....	75'
50.....	80'
55.....	90'
60.....	95'
65.....	105'
70.....	115'
75.....	125'
80.....	145'
85.....	160'
90 MAX.....	190'

6. MAX. LONGITUDINAL SLOPE IS 5.0%.
7. THE SURFACE SHALL HAVE A LIGHT BROOM FINISH.
8. MEMBRANE CURING WITH W.R. MEADOWS CS 309, OR APPROVED EQUAL, WITH A WHITE FUGITIVE DYE SHALL BE PROVIDED.
9. QUALITY CONTROL TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. QUALITY ASSURANCE TESTING SHALL BE THE RESPONSIBILITY OF THE VILLAGE. THE MIX SHALL MEET IDOT SPECIFICATIONS.
10. THE VILLAGE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE POUR FOR A REVIEW OF THE BASE, REINFORCING AND FORMWORK.
11. CONCRETE DELIVERY TICKETS FROM THE CONCRETE SUPPLIER SHALL BE PROVIDED TO THE VILLAGE ENGINEER INDICATING A MINIMUM OF SIX (6) BAG MIX, THE AIR ENTRAINMENT, AND THE LOCATION, AND DATE OF THE POUR. A COPY OF THE DATED BILLING FOR THE CURING COMPOUND AND PROTECTIVE COATING SHALL ALSO BE REQUIRED FOR APPROVAL.
12. 20' - NO. 4 REBAR IS REQUIRED AT ALL TRENCH CROSSINGS.
13. UTILITY STRUCTURES ARE NOT PERMITTED IN THE SIDEWALK.
14. PROVIDE RAMP AND DETECTABLE WARNING AT ALL STREET CROSSINGS IN ACCORDANCE WITH THE VILLAGE'S SIDEWALK AND BIKE PATH RAMP DETAIL AND ADA REQUIREMENTS. IF A CONFLICT EXISTS BETWEEN THE DETAIL AND ADA REQUIREMENTS, THE MORE STRINGENT REQUIREMENT WILL APPLY.
15. SIDEWALK SHALL BE POURED IN A MONOLITHIC POUR WHEN POSSIBLE.

TYPICAL SIDEWALK SECTION

Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 466-4507			
SCALE:	N.T.S.	FOLDER:	DRAWING NUMBER:
DATE:	5/18/07	SG-RD	13
			REVISED: 05/30/12
			CLN

Exhibit B



NOTES:

1. THE PATH CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH IDOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."
2. PROVIDE RAMP AND DETECTABLE WARNING AT ALL STREET CROSSINGS IN ACCORDANCE WITH THE VILLAGE'S SIDEWALK AND BIKE PATH RAMP DETAIL AND ADA REQUIREMENTS. IF A CONFLICT EXISTS BETWEEN THE DETAIL AND ADA REQUIREMENTS, THE MORE STRINGENT REQUIREMENT WILL APPLY. THIS WILL REQUIRE A MINIMUM 5 FOOT LENGTH OF THE BIKE PATH TO BE CONCRETE AT THE RAMP TO ALLOW FOR THE PLACEMENT OF THE RED PANELS. THE CONCRETE AT THIS LOCATION SHALL BE 10 FOOT WIDE AND MEET THE SIDEWALK DETAIL REQUIREMENTS.
3. NO UTILITY STRUCTURES SHALL BE ALLOWED IN THE BIKE PATH.
4. PROOFROLLS ARE REQUIRED OF THE SUB-GRADE AND AGGREGATE BASE. THE CONTRACTOR SHALL PROVIDE THE LOADED TRUCK AND DRIVER FOR THE PROOFROLLS. THE VILLAGE ENGINEER SHALL WITNESS ALL PROOFROLLS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE LOAD TICKET TO THE VILLAGE ENGINEER. THE VILLAGE ENGINEER DETERMINES IF THE PROOFROLL PASSES OR FAILS. THE CONTRACTOR DETERMINES CORRECTIVE MEASURES AND IMPLEMENTS THEM.
5. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY PROOFROLL OR PAVING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING QUALITY CONTROL TESTING. A TESTER SHALL TAKE SAMPLES AT THE PLANT PRIOR TO PAVING AND THEN BE ON SITE AT THE START OF THE PAVING. THE VILLAGE RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING.

TYPICAL PATH SECTION

 <p>Village of Sugar Grove 10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 466-4507</p>	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 12	DRAWN BY: CLN
	DATE: 8/14/07			REVISED: 05/30/12

can complicate maintenance of the facility, and can cause other problems as well.

For the above reasons, other types of bikeways are likely to be better suited to accommodate bicycle traffic along highway corridors, depending upon traffic conditions. Shared use paths should not be considered a substitute for street improvements even when the path is located adjacent to the highway, because many bicyclists will find it less convenient to ride on these paths compared with the streets, particularly for utility trips.

When two-way shared use paths are located adjacent to a roadway, wide separation between a shared use path and the adjacent highway is desirable to demonstrate to both the bicyclist and the motorist that the path functions as an independent facility for bicyclists and others. When this is not possible and the distance between the edge of the shoulder and the shared use path is less than 1.5 m (5 feet), a suitable physical barrier is recommended. Such barriers serve both to prevent path users from making unwanted movements between the path and the highway shoulder and to reinforce the concept that the path is an independent facility. Where used, the barrier should be a minimum of 1.1 m (42 inches) high, to prevent bicyclists from toppling over it. A barrier between a shared use path and adjacent highway should not impair sight distance at intersections, and should be designed to not be a hazard to errant motorists.

Width and Clearance

The paved width and the operating width required for a shared use path are primary design considerations. Figure 17 depicts a shared use path on a separated right of way. Under most conditions, a recommended paved width for a two-directional shared use path is 3.0 m (10 feet). In

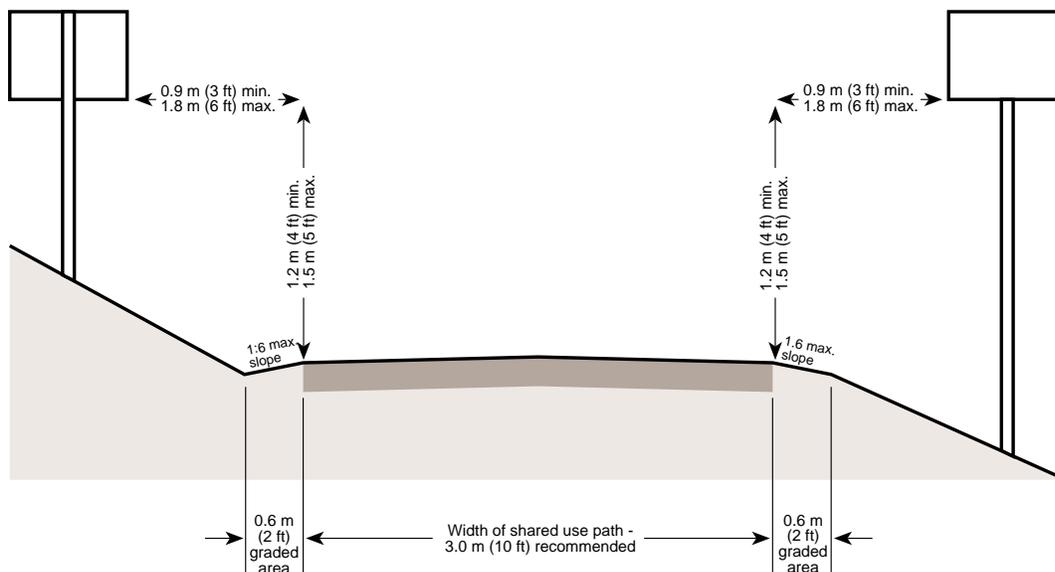


Figure 17. Cross Section of Two-Way Shared Use Path on Separated Right-of-Way



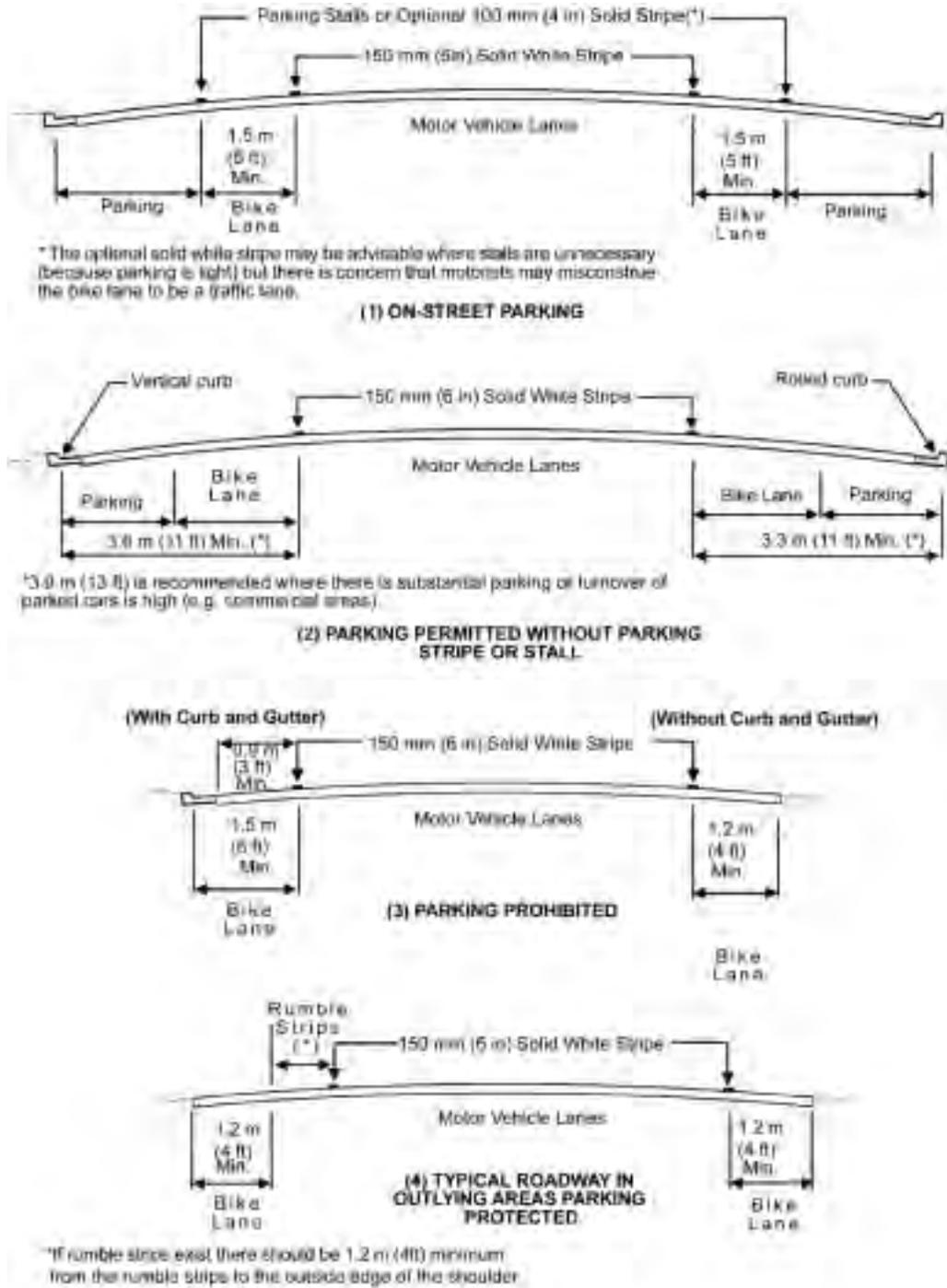
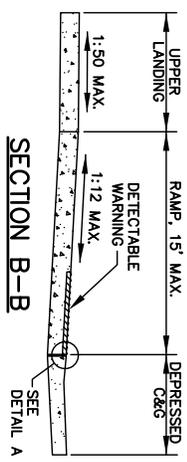
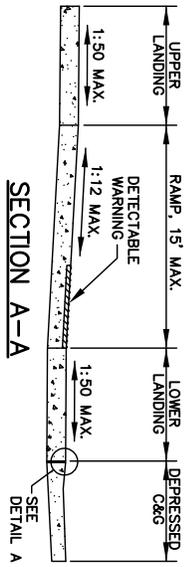
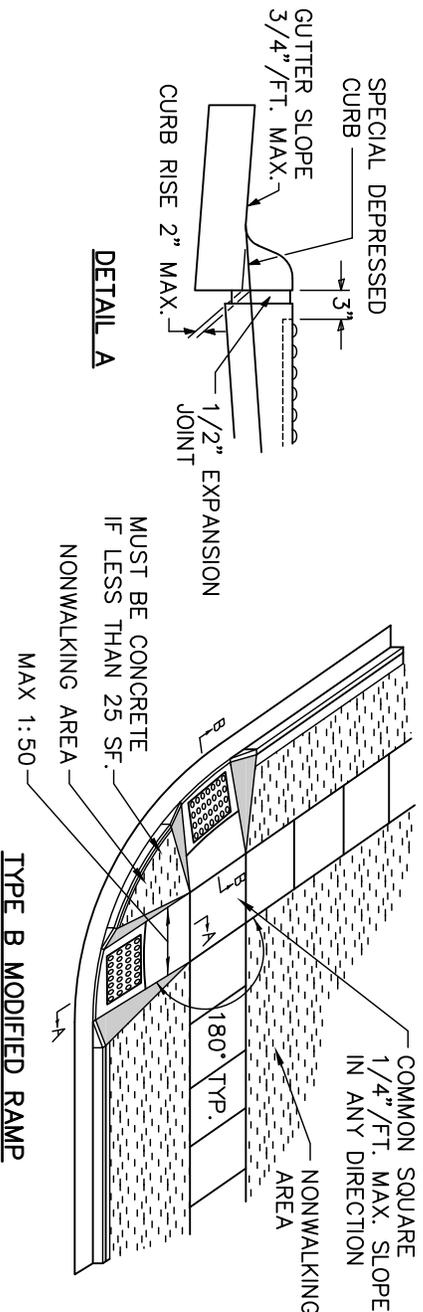
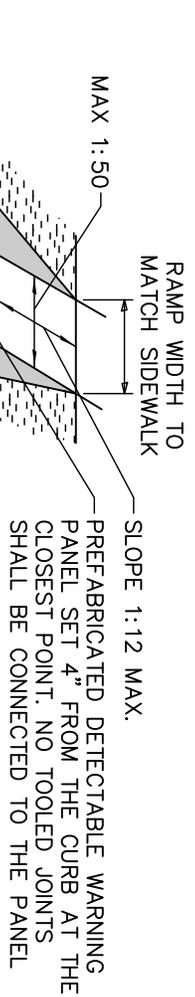


Figure 6. Typical Bike Lane Cross Sections





- NOTES**
1. A PREFABRICATED, BRICK RED (FEDERAL STANDARD COLOR 30166) DETECTABLE WARNING PANEL, WITH SQUARE PATTERNED TRUNCATED DOMES, SHALL BE USED IN LIEU OF STAMPED COLORED CONCRETE. THE PANEL SHALL BE AN E-Z-SET CERAMIC COMPOSITE DETECTABLE WARNING PANEL OR APPROVED EQUAL.
 2. SIDEWALL FLARES WILL BE 1:1 TO 4:1 SLOPE.
 3. CURB DEPRESSION AND SIDEWALL FLARES SHALL BE POURED IN PLACE.
 4. THE PANEL SHALL BE PERPENDICULAR TO THE STREET AND SHALL BE ALIGNED WITH RAMPS ACROSS THE STREET.



- LEGEND**
- DETECTABLE WARNING PANELS
 - SIDEWALK
 - NON WALKING AREA
 - CONCRETE SOIL STABILIZATION SIDEWALL

SIDEWALK AND BIKE PATH RAMP DETAIL

Village of Sugar Grove
 10 Municipal Drive
 Sugar Grove, Illinois 60554
 Phone: (630) 466-4507

SCALE: N.T.S.
 DATE: 8/14/07

FOLDER: SG-RD

DRAWING NUMBER: 15

DRAWN BY: CLN
 REVISED: 05/30/12

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: PROPOSED SUBDIVISION ORDINANCE TEXT
AMENDMENT FOR SIDEWALKS AND PATHS
AGENDA: AUGUST 7, 2012 REGULAR VILLAGE BOARD MEETING
DATE: AUGUST 3, 2012

ISSUE

Should the Village amend the Subdivision Ordinance to modify Sections 12-6-9 Sidewalks and Trails, 12-11-4 Sidewalks and Trails, and 12-11-20 Exhibits.

DISCUSSION

The Committee discussed this at the meeting on July 17, 2012. The Committee was in favor of the Subdivision Ordinance text amendment as presented by staff.

This text amendment would modify sections of the Subdivision Ordinance pertaining to requirements for sidewalks and paths. Section 12-6-9 covers the required improvements, while Section 12-11-4 covers the standard specifications for improvements. Section 12-11-20 specifically provides exhibits that illustrate the specifications for improvements. Both the text and graphics throughout would be improved.

The text amendment consists of improved text in Section 12-6-9 with “stripped down” text in Section 12-11-4 that references the detail sheets that will be included in Section 12-11-20. These changes are consistent with the changes proposed to these sections that were contemplated as part of the 2007 Subdivision Ordinance update.

As this text amendment involves changes to the Subdivision Ordinance, the Plan Commission did review the amendment at the May 16, 2012 meeting. The Plan Commission recommended approval of the text amendment by a vote of 6-0. The Plan Commission included in their recommendation of approval the two changes proposed by staff just prior to the meeting. The change to the text in 12-6-9-B has now been made and the details have now been updated by Engineering Enterprises, Inc. as well. There was no public hearing required as this does not involve changes to the Zoning Ordinance.

A Plan Commissioner asked whether the aggregate base course provided under sidewalks and paths is increased in cases where the sidewalk or path crosses a driveway or drive aisle. The aggregate base course is not increased as it is always 4” for

sidewalks and 8" for paths. However, the sidewalk concrete is increased from 5" to 6" in these situations. Path asphalt is always 2" in depth.

A Plan Commissioner requested consistency between the County's bike path cross sections and the Village's. The Village's are the generic ones recommended by the American Association of State Highway Transportation Officials *Guide for the Development of Bicycle Facilities*. The County's are much more detailed and while the *Guide for the Development of Bicycle Facilities* was used to help establish them, a more thorough review would need to be undertaken to see if they are exactly what the Village should adopt. Staff recommends improving the cross sections in the future when work continues on the overall Subdivision Ordinance update.

The following items are attached for your information:

1. **Draft Text Amendment Ordinance**

The following items were previously provided:

1. Staff Report to the May 16, 2012 Plan Commission meeting
2. Draft Text Amendment
3. Minutes of the May 16, 2012 Plan Commission meeting

COST

There are Engineering Enterprises Inc. costs associated with this request.

RECOMMENDATION

That the Board adopts Ordinance 2012-0807, An Ordinance Amending Title 12 of the Village Code Concerning Subdivision Regulations.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: CINDY GALBREATH, VILLAGE CLERK
SUBJECT: DISCUSSION: VIDEO GAMING
AGENDA: AUGUST 7, 2012 COMMITTEE OF THE WHOLE
DATE: JULY 25, 2012

ISSUE

Should the Village Board allow video gaming.

DISCUSSION

The Video Gaming Act (230 ILCS 40) was passed in 2009 and the Illinois Gaming Board has completed the necessary steps to make it effective. The Act allows qualifying establishments to have up to 5 (five) video gaming terminals. It further allows municipalities and counties to “opt out” of video gaming in its jurisdiction by ordinance or by referendum. Nothing in Sugar Grove code disallows video gaming, therefore by default it allowed in establishments that qualify under the Act.

The types of establishments that are eligible for a State Video Gaming License are those that; hold a liquor license for businesses that serve alcohol (not allowed at package liquor businesses), fraternal establishments, and licensed truck stops.

At this time there are 3 (three) establishments within the Village that qualify, the Legion, Fireside, and Rich Harvest. The Legion is the only establishment that staff is aware of that has applied for a Video Gaming License. Staff has received a few calls from parties who do not currently have a business in the Village regarding opening of a small establishment for the purpose of gaming, however no formal requests have been received.

The Act sets rules on the how the terminals are to operate, where they can be placed, access limitation, and the method of payout. It further sets a 30% tax of which the local governments are to receive 1/6 (5%). The Act requires that the terminals pay out no less than 80% and that after the tax is collected 50% of the proceeds go to the establishment and the other 50% to the video game (terminal) operator. Theoretically for every \$10.00 the Village would receive 3 cents.

The Village currently has an electronic amusement device license of \$60.00 per device that will still be applicable to devices that are nonpaying, non poker like machines. The Village can under the Video Gaming Act institute a fee of \$25.00 per Video Gaming terminals.

The Board has the ability to regulate Video Gaming, to some degree, using its authority as the Liquor Commissioner and Commission as there is no obligation to issue a liquor license and a liquor license is a requirement of the Act.

It should be noted that an ordinance opting out can be adopted at any time; however, there is the risk of upsetting an establishment that may have Video Gaming terminals that would then have to remove them.

The Board can choose to adopt an ordinance opting out of video gaming, choose to regulate by the authority of liquor license issuance, or chose to stay status quo and allow video gaming. At this time it is recommended that the Board discuss video gaming and whether it is appropriate for the Village.

COSTS

There is no cost associated with the discussion of allowing Video Gaming in the Village of Sugar Grove.

RECOMMENDATION

That the Village Board discusses Video Gaming and directs staff accordingly.