

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>SUGAR GROVE 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 Sean Herron Mari Johnson Rick Montalto David Paluch</p>
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**October 15, 2013
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 October 1, 2013 Meeting
 - b. Approval: Vouchers
 - c. Proclamation: Pro Bono Week
 - d. Approval: Albertsons (Jewel-Osco) Tasting Permit
 - e. Resolution: Amending Number of Liquor License Classifications
 - f. Resolution: Residential Stimulus Program
8. General Business
 - a. Approval: Acknowledgement and Acceptance of the FY11-12 Comprehensive Annual Finance Report (CAFR)
 - b. Approval: Historical Dig Request – Old Hotel/Veterans Park Sight *STAR
 - c. Discussion: Proposed Hardware Store
9. New Business
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

**Committee of the Whole Meeting
Cancelled**

*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*

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
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: CYNTHIA L. GALBREATH, VILLAGE CLERK
SUBJECT: APPROVAL: HISTORICAL DIG REQUEST AT VETERANS PARK SITE
AGENDA: OCTOBER 15, 2013 REGULAR AGENDA
DATE: OCTOBER 11, 2013

ISSUE

Should the Village of Sugar Grove Approve a Historical Dig at the Site of the Old Hotel.

DISCUSSION

A request was received from the Midwest Historical Research Society to assist the Sugar Grove Historical Society in a historical dig at the site of the Old Hotel.

As you recall this site is currently leased to the Sugar Grove Veterans Park Committee. The lease with the committee would allow the Village to allow this type of work to be performed, however, Staff has contacted the committee and informed them that the Village will be entertaining this request.

The lease with the park committee contains the following language regarding Village access:

10. LESSOR ACCESS: The Lessee further covenants that it will permit the Lessor to have uninhibited access to the premises hereby leased for the purpose of examining the same, or to make any needful repairs or alterations of such premises, which said Lessor may see fit to make. Lessor shall also have the right to utilize the premises to access other parcels owned by Lessor, and shall have the right to permit others to utilize the same right of way for the same or similar purposes.

Staff believes that this request is reasonable and recommends approval. Staff further recommends that a release and indemnification agreement (attached) to be signed by all participants should be executed prior to the any work or exploration beginning. The release and indemnification extends coverage to the Village, the SG Historical Society

and the Veterans Park committee. The release also includes rules about discoveries as, technically, any items found on the property are Village property. The Village can't just give things away and should any items be found, they would need to be declared surplus, before the Village could let anyone have them.

COSTS

Cost of this item is estimated at \$150 in legal services which will be charged to account # 01-50-6301 GF Administration Legal Services.

RECOMMENDATION

That the President and the Board of Trustees approve a historical dig being performed by Midwest Historical Research Society on the site of the Old Hotel Property, subject to the receipt of a release and indemnification agreement from the Midwest Historical Research Society, covering the Village of Sugar Grove, the Sugar Grove Historical Society and the Sugar Grove Veterans Park Committee, subject to attorney review.

Good morning Mr. Eichelberger,

My name is John Ramoska and I am writing this letter representing MHRS, Midwest Historical Research Society. I was contacted by Lori McCaffery Monday night regarding our interest in assisting the Sugar Grove Historical Society. She informed me that you would like more information about us and how the recovering process would work at the Old Hotel site, per Rich Young.

Back in early August I had spoke with Lori and SGHS about possibly doing some detecting on properties that they felt had historical significance. They were very interested. We then were asked to come down during one of their meetings and present a 5-7 minute power point explaining the particulars of how and what we do. They were very eager in getting started asap.

**** How we recover:***

Many people believe that detectorists dig giant holes to recover items and leave giant holes. That is far from the truth. MHRS members use one of two methods. Either a "plugging", hinging the grass to be flapped over to expose the dirt to probe and find the item, or second, called "probe and driver" where a screwdriver is used to place a hole just large enough to "pop" the item out. (Normally the targets are no deeper than 4 or 5 inches) All the dirt is then replaced back into the hole in both methods. Both methods leave the minimum to no damage to the root source or vegetation.

**** Our purpose:***

For the 140 members of MHRS metal detecting is a hobby, but when it comes to preservation of hidden history, it becomes a purpose. That's where our desire to assist the Sugar Grove Historical Society comes in.

**** The steps we take:***

First we'd like to have permission to visit the site of the Old Hotel on Main Street next to the railroad tracks to measure out the square footage of the area. On the day of hunt we will grid the area, similar to an archaeological site. We then will have the a handful of detectorists on site to hunt each grid square. Once a detectorist is complete with his or her grid, they will bring all finds to the "Find Table" where EVERY item will be documented by log, video and photos, even the trash.

**** The finds***

The items will then be divided into the following categories; artifacts, owner identifiable jewelry, jewelry and coins. Our process is as follows for artifacts and unidentifiable jewelry, these items will go to the SGHS for display and we ask that the person who unearthed the find gets credit at that display.

The identifiable jewelry would go to the Sugar Grove Historical Society to investigate any living family members or proper owners of that item. The "junk or recyclable" finds will also go to SGHS for its intentness.

**** What we'd like to keep***

The members of MHRS, Midwest Historical Research Society are interested in keeping any coinage unearthed during the dig after all the items are logged.

To further any possible information about unique items found, I have 2 personal friends that will be coming to the dig as well. They are Dr. John Tandrich a Dr. of Anthropology; Adjunct Professor at Wilbur Wright City College of Chicago, Adjunct Professor of Anthropology and Geography at Triton College and a colleague.

Depending on the size of the lot, the dig may take more than one day to complete. We'd like to get started as soon as possible for a pre and during construction hunt.

All MHRS members will have a signed liability form in agreement to release the Village of Sugar Grove and SGHS from all liability for personal injury that may occur as the result of my searching said property.

If you should have any questions about our process or would prefer a one on one meeting to clarify any issues please do not hesitate to contact me.

Thank you for your time and consideration,
John Ramoska
MHRS

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: CYNTHIA L. GALBREATH, VILLAGE CLERK
SUBJECT: APPROVAL: TASTING PERMIT – JEWEL OSCO
RESOLUTION: SETTING THE NUMBER OF LIQUOR CLASSES
AGENDA: OCTOBER 15, 2013 REGULAR AGENDA
DATE: OCTOBER 11, 2013

ISSUE

Should the Village of Sugar Grove approve a Tasting Permit.

DISCUSSION

Village Code allows for product tastings of liquor and wine as a promotional event on a weekly basis for a period not to exceed two (2) consecutive days each week for establishments that hold a Package, Club, Specialty Basket, or Wine and Beer Specialty Shop liquor license.

A request was received for annual licensing for liquor tasting events by American Drug Stores LLC d/b/a Osco Drug (Jewel-Osco). The application and the calendar of events as required are attached. They current hold a Class B – Package License. The resolution setting the number of licenses per class/permit also needs to reflect the issuance of the tasting permit. It should be noted that fee for a tasting permit is \$200.00 per year and as the permit is for a six month period, it shall be prorated.

This item was discussed at the October 1, 2013 meeting.

COSTS

The are no costs for this item.

RECOMMENDATION

That the President and the Board of Trustees acting in their capacity as the Liquor Commissioner and Commission approve a tasting permit for American Drug Stores LLC d/b/a Osco Drug 3374

And

That the President and the Board of Trustees by consensus adopts Resolution R20131015A, A Resolution Setting Liquor Classes and Fees.

RESOLUTION NO R20131015A

Setting the Number of Liquor Classes for the 2013-2014 Licensing Year

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

WHEREAS, Village Code Chapter 2, Section 3-2-7: Number of Licenses, provides that the cost and fees for obtaining and maintaining liquor licenses within the Village of Sugar Grove shall be set from time to time by the Board of Trustees of the Village of Sugar Grove by resolution of said Board of Trustees; and;

WHEREAS, Village Code Chapter 2, Section 3-2-7: Number of Licenses provides that maximum number of allowable per Class Licenses shall be determined by resolution by the Board of Trustees. In addition, the Board of Trustees may regulate the number of licenses by geographical area within the Village of Sugar Grove;

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

1. That the annual fee for each class of liquor license and the number of licenses per Class within the Village of Sugar Grove shall be as follows:

	CLASS	ANNUAL FEE	#	ESTABLISHMENT
A	TAVERN	\$1,900.00	0	
B	PACKAGE LIQUOR	\$1,250.00	7	Aldi, Amoco, Embassy, Jewel / Osco Village Liquor, Phillips 66, Walgreens
C	TEMPORARY LICENSE	\$ 50.00	0	
D	CLUB LICENSE	\$ 750.00	1	American Legion
E	RESTAURANT	\$1,450.00	2	Open Range Runway to Galloway
L	RESTAURANT w/ TAVERN	\$1,850.00	1	Fireside
F	BEER AND WINE RESTAURANT	\$1,950.00	0	
G	GOLF COURSE	\$ 900.00	1	Open Range
H	HOTEL	\$2,200.00	0	
J	SPECIALTY BASKET LICENSE	\$ 575.00	0	
K	CATERING LICENSE	\$1,150.00	0	
M	FARMERS MARKET LICENSE	\$200.00	0	
N	PRIVATE COUNTY CLUB	\$2,400.00	1	Rich Harvest
O	TEMPORARY GOVERNMENTAL SPECIAL EVENTS	\$ 50.00	0	
P	WINE AND BEER SPECIALTY SHOP	\$1,200.00	0	
TP	TASTING PERMIT	\$200.00	0	Jewel / Osco

PASSED AND APPROVED, by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 15th day of October, 2013.

	Aye	Nay	Absent
Bohler	_____	_____	_____
Herron	_____	_____	_____
Johnson	_____	_____	_____
Montalto	_____	_____	_____
Geary	_____	_____	_____
Paluch	_____	_____	_____

BY: _____
P. Sean Michels, President of the Board of Trustees

Attest: _____
Cynthia L. Galbreath, Village Clerk



2013 Pro Bono Week

Whereas, the promise of equal justice under law is the most fundamental tenet of our justice system, and

Whereas, the bench and bar face a crisis of unmet need for legal representation for citizens with civil legal problems in many areas, including family law issues such as dissolution, child support, and domestic violence; housing issues such as foreclosure and eviction; and consumer issues, and

Whereas, a myriad of citizens in the State of Illinois and in this circuit and county continue to lack access to legal assistance that is often critical to their independence and safety, compelling them to resolve complex legal issues on their own, and

Whereas, many members of the legal community throughout the State of Illinois and in this circuit and county donate thousands of hours in free legal services and make generous financial contributions to legal aid organizations, there is still an unmet need for legal assistance, and

Whereas, the Illinois Rules of Professional Conduct in its Preamble underscores that lawyers have a special responsibility to use their training, experience, and skills to provide services in the public interest, and

Whereas, the ABA, the Illinois State Bar Association and its Standing Committee on the Delivery of Legal Services, the Kane County Bar Association and its Delivery of Legal Services Committee and others support the celebration of Pro Bono Week to educate the public about the good work lawyers are doing to improve the lives of the vulnerable citizens of our community and to encourage more individuals in the legal community to get involved in pro bono support of the legal system, and

Whereas, this organization supports the goal of educating the public about the extensive work local lawyers are doing and to encourage more support both by volunteering and by donating financially to support pro bono work and the legal aid community,

NOW THEREFORE BE IT RESOLVED that I, President P. Sean Michels and the Board of Trustees of the Village of Sugar Grove, do hereby commend the lawyers of the local bar association and of the state for their work in providing legal services in our society and does hereby recognize and proclaim October 20 through October 26, 2013 as PRO BONO WEEK and further urge all residents to recognize the contributions of our legal community to help those most in need.

President, P. Sean Michels

Trustees:

*Robert Bohler, Kevin Geary, Sean Herron
Mari Johnson, Rick Montalto, David Paluch*

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESIDENTIAL STIMULUS PROGRAM CAP FEE
AGENDA: OCTOBER 15, 2013 REGULAR VILLAGE BOARD MEETING
DATE: OCTOBER 11, 2013

ISSUE

Should the Village Board approve the Residential Stimulus Program Cap Fee for the next 12 months.

DISCUSSION

On October 1, 2013 the Village Board discussed and agreed on approving a Residential Stimulus Program for the next 12 months that would place a cap on all residential building permits not to exceed \$16,500 each per dwelling.

ATTACHMENTS

Sample Resolution for the Residential Stimulus Program Cap Fee

COSTS

There is no direct cost associated with this request.

RECOMMENDATION

That the Village Board approve Resolution No. 20131015B, A Residential Stimulus Program Cap Fee

RESOLUTION NO. 20131015B

A Resolution Instituting an Impact Fee/Transition Fee Rebate Program in the Village of Sugar Grove, Kane County, Illinois

WHEREAS, the Village of Sugar Grove, has for many years, been imposing impact fees through its annexation agreements and development agreements, special uses and Planned Unit Developments where appropriate; and

WHEREAS, due to the difficult economic conditions, development in the Village has been substantially reduced or halted; and,

WHEREAS, the Village finds that attempts to stimulate development are in the best interests of the citizens of the Village of Sugar Grove.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Sugar Grove as follows:

1. That, pursuant to various annexation agreements, development agreements, Planned Unit Development Ordinances, and similar documents granting entitlements to property and developers of property, the Village imposes permit, impact and transition fees on units in the Village of Sugar Grove.
2. That, certain units pay no such impact fees or transition fees, due to their not being subject to any such entitlement documents as outlined in Paragraph 1 above.
3. That, only to the extent that a given unit would be assessed fees in an amount greater than \$16,500 shall the provisions of this program applies.
4. Staff is hereby delegated the power to determine the appropriate fees due to the Village.
5. As certain fees are currently due at building permit and certain applicable fees are due at issuance of the certificate of occupancy. Staff is further hereby delegated the power to defer payment of fees from building permit application to issuance of the certificate of occupancy in their discretion.
6. All applicable fees shall be paid at issuance of building permit by the individual/entity wishing to participate in this program.
7. This resolution shall expire on October, 31, 2014 at 4:30 P.M. In order to be entitled to participate in this program, the individual/entity must apply for and receive a building permit by the above date/time along with payment of any fees due at building permit.
8. Any permit applications/payments not actually received (regardless of delays in mailing or other delays) by Village staff by said date/time shall not qualify for these rebates.

9. However, some of the fees that may be assessed are not due until the certificate of occupancy is applied for. If the individual/entity wishing to participate has timely applied for its building permit as required above, fees due at certificate of occupancy shall be considered timely, if the certificate of occupancy is issued and paid for by October 31, 2015 at 4:30 P.M. Additionally, the certificate of occupancy must be issued and paid for by October 31, 2015 at 4:30 P.M. or said participation in the program shall be automatically revoked and the amount previously credited shall be due prior to issuance of the certificate of occupancy for said unit.

10. Regardless of the above expiration date, the maximum number of single family or multi-family units (i.e. a single family house is one unit and one residence of a multi-family structure is one unit) that shall be entitled to participate in this program shall be 35 (on a first come first served basis).

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 15th day of October, 2013.

P. Sean Michels
President, Village of Sugar Grove

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

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

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All Berridge colors are completely processed and finished on Berridge's continuous coil coating line and are proprietary finishes of Berridge Manufacturing Company which are available on all Berridge Products. These finishes are also available in sheet and coil form to all Sheet Metal Companies for local fabrication if the architect prefers special profiles, shapes or flashing. Berridge Metallic & Premium Colors require a nominal surcharge. 22-Gauge material is stocked in 48" master coils in [popular colors](#).

GENERAL

- [Berridge Color Chart](#)
- [Paint Specifications](#)
- [Finish Warranty Sample](#)
- [Finish Warranty Request Form](#)
- [Custom Color Info](#)
- [Chart of SRI Values](#)
- [LEED Documents](#)
- [Energy Star](#)
- [Energy Tax Credit](#)
- [Maintenance & Care of Painted Finishes](#)
- [Touch-Up Paint Techniques](#)

RELATED TOPICS

- [Galvalume Data Sheet](#)
- [Acrylic Coated Galvalume Info](#)
- [Galvalume Substrate Warranty](#)
- [Coil & Flat Sheet Info](#)

REQUEST A SAMPLE



*Proposed
← Roof Color*

STANDARD COLORS

Due to limitations in the printing process, please request actual color chips for accurate color viewing.

BUCKSKIN	PARCHMENT	ALMOND		
AGED BRONZE	SHASTA WHITE	FOREST GREEN	PATINA GREEN	SIERRA TAN
MEDIUM BRONZE	CHARCOAL GREY	HEMLOCK GREEN	BRISTOL BLUE	TERRA-COTTA
DARK BRONZE	ZINC GREY	HARTFORD GREEN	ROYAL BLUE	COLONIAL RED
COPPER BROWN	MATTE BLACK	TEAL GREEN	BURGUNDY	DEEP RED

PREMIUM COLORS

Berridge premium colors require a nominal surcharge.

NATURAL WHITE	AWARD BLUE

METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.

CHAMPAGNE	COPPER-COTE™	ANTIQUÉ COPPER-COTE

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Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.

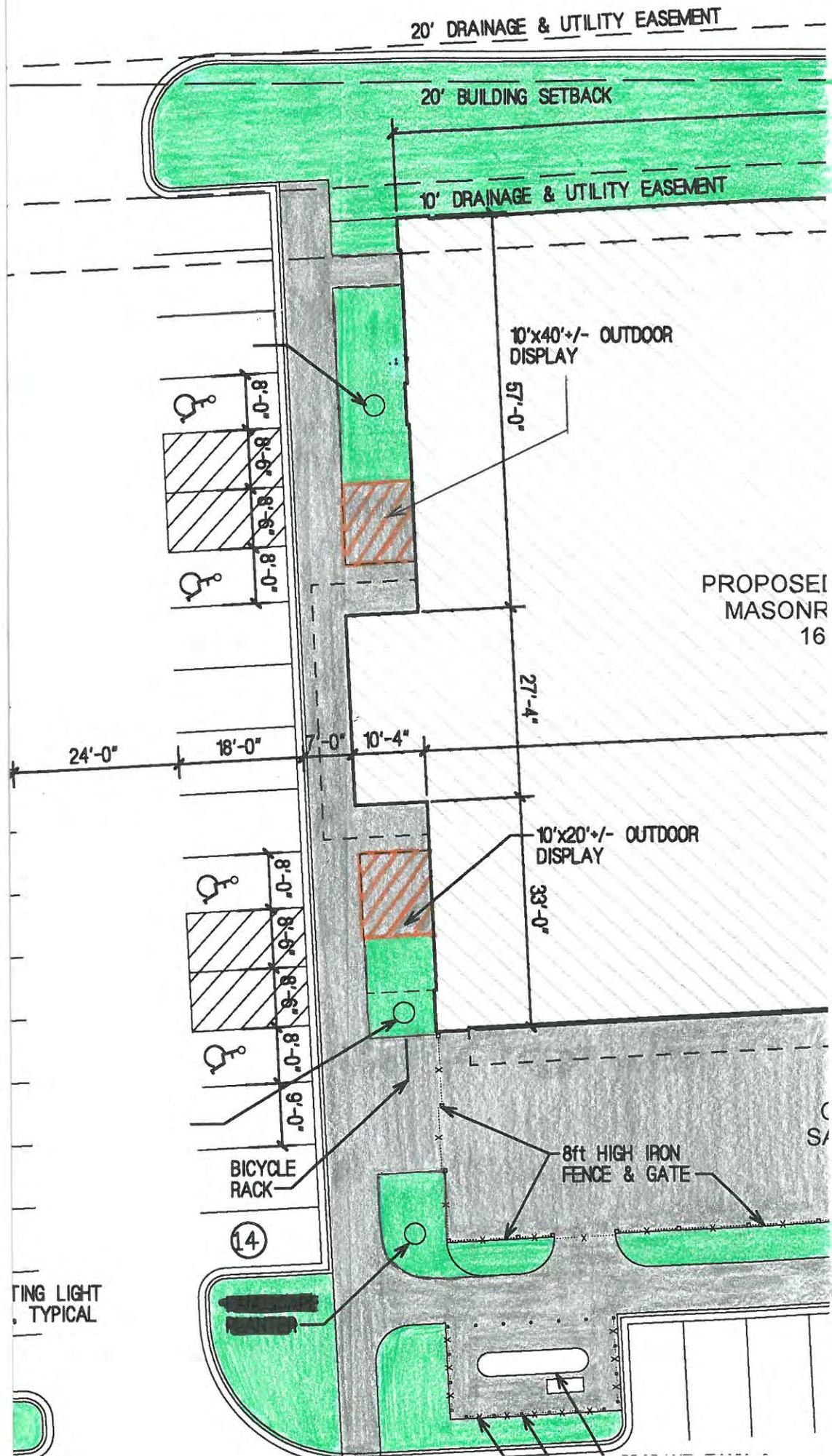
ACRYLIC-COATED GALVALUME®

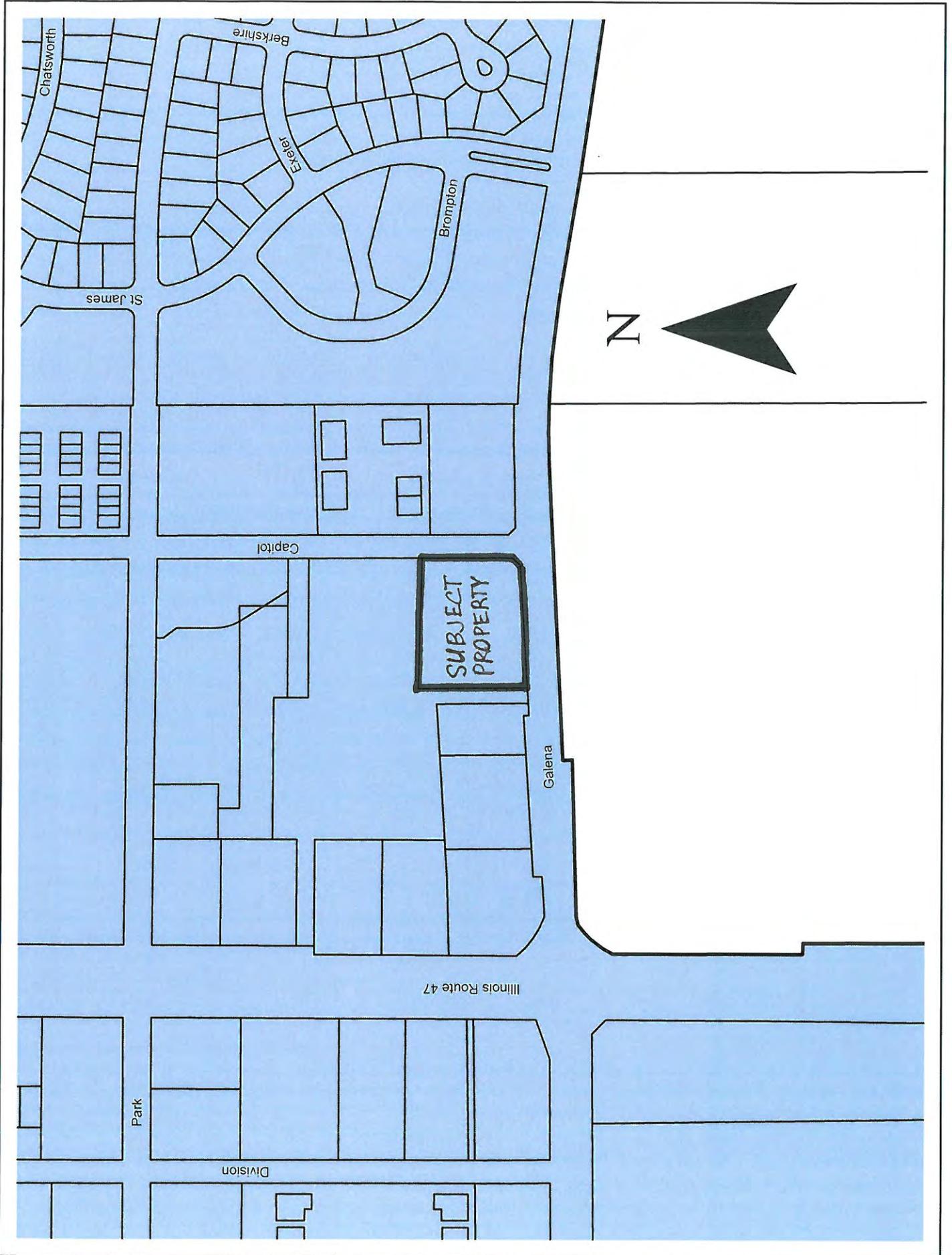
ZINC-COTE™	LEAD-COTE™	PREWEATHERED GALVALUME®



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12. Almond complies with LEED® v3 requirements for low slopes. Natural White complies with LEED® v3 & Energy Star requirements for low slopes.

Staff's
Plan for
West side
of building





**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICH YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: DISCUSSION: REQUEST FOR A FINAL PUD AND MAJOR PUD
AMENDMENT FOR A PROPOSED HARDWARE STORE IN THE
B-3 REGIONAL BUSINESS DISTRICT PUD AT THE
NORTHWEST CORNER OF GALENA BLVD. & CAPITOL DRIVE
AGENDA: OCTOBER 15, 2013 COMMITTEE OF THE WHOLE MEETING
DATE: OCTOBER 11, 2013

ISSUE

Should the Village Board consider a Final PUD to develop a hardware store with outdoor sales area, outdoor display areas, and propane refilling and dispensing tank in the Sugar Grove Center PUD, as well as a Major PUD Amendment for changes to the approved preliminary plan and including deviations for this lot.

DISCUSSION

The applicant, Dri Bar Holdings, LLC and Dri Bar Ace, LLC, is proposing to develop a hardware store on Lot 10 of Sugar Grove Center, a 2.42 acre lot. A hardware store is a permitted use according to the Sugar Grove Center PUD.

Also proposed are an outdoor sales area, outdoor display areas, and a propane refilling and dispensing tank (1,000 gallon). These accessory uses and structures are allowed as **Special Accessory Uses** by the Zoning Ordinance, but with certain yard location, pavement, or screening requirements. They also must be identified in a specific location on a plan.

The Sugar Grove Center was approved on September 21, 2004. Lot 10 was planned to be an L-shaped multi-tenant retail building. The Final PUD approval for Lot 10 has expired and a new Final PUD approval is needed to develop this lot.

Also requested by the applicant is a Major PUD Amendment for changes to the approved preliminary plan (the change from a multi-tenant retail building to a hardware store) and certain deviations from the PUD for this lot. Staff notes that the review of the most recent plans (Site, Engineering, Landscaping, Lighting) is

ongoing. The known **deviations** at this time include the following:

1. Exceeding the maximum lot coverage requirement by about 5%.
2. Propane refilling and dispensing tank proposed in the front yard.
3. Exceeding the maximum fence height in the front yard (both the fence around the outdoor sales area and the fence around the propane fuel tank exceed 3 feet in height).
4. Propane fuel tank not screened by a fence on four sides (only 3 sides).
5. Parking requirement not met (parking for 99 vehicles provided, one short of the required 100 spaces).

Staff would like to highlight **two items for the Committee's consideration**:

1) While the signs and canopies appear orange on the Building Elevation Plan, they will actually be red. With the outdoor sales area canopy red color (attached) essentially matching the Ace sign red color (attached) the canopies could be considered an extension of the Ace sign. If the canopy is considered an extension of the sign, then the maximum sign area requirement would not be met. There would be:

- a) a total of 327 square feet of signage on the south elevation, while 145 square feet is allowed.
- b) a total of 236 square feet of signage on the east elevation, while 147 square feet is allowed.
- c) a total of 264 square feet of signage on the west elevation, while 147 square feet is allowed.

In the only other known instance in the last ten years where canopy color matched sign color (McDonald's), the canopies were counted against the maximum signage requirements and a variance was granted.

If the canopies are not considered part of the signage, sign area requirements are met.

The Village can either:

- a) Grant a variance allowing the deviations.
- b) Determine that the canopies are not part of the signage.
- c) An alternative, which has not been discussed with the petitioner, would be to change the canopy color to black, a neutral color, or deeper color for a more understated look so that the canopy would not be considered part of the sign area and the sign area requirements would be met.

Staff suggests either option a or c, but does not recommend option b.

2) As designed there will be a 17' wide concrete area on the west side of the building (near the front doors). The 7' closest to the parking spaces will be reserved for pedestrian access. The remainder of the area (10') is shown as a concrete outdoor display area, with three small landscape planters. The Board may want to consider increasing the landscaped areas up to roughly an even split between landscaping and concrete outdoor display area. The current plan and a Staff drawn concept are attached.

REQUEST

The specific requests are as follows:

1. Final PUD for a proposed hardware store with outdoor sales area, outdoor display areas, and propane tank on 2.42 acres (Lot 10), pursuant to Sugar Grove Center PUD Ordinance 2004-0921C and Section 11-11-6-D of the Sugar Grove Zoning Ordinance.
2. Major PUD Amendment for changes to the plans, including deviations, pursuant to Sugar Grove Center PUD Ordinance 2004-0921C and Section 11-11-7 of the Sugar Grove Zoning Ordinance.

A public hearing was opened on this request on September 25, 2013 at the Plan Commission meeting. There was no public comment. **Plan Commission members commented on** the propane tank (and whether it would be a safety hazard in the location proposed), the outdoor sales area location (and whether it should be moved to the north side of the building), and the less pleasing aspects of outdoor display (near the front doors of Ace Hardware buildings). They also asked about traffic patterns on the site.

Staff did not make a recommendation to the Plan Commission as the majority of the submittal was not complete at that time. A second Plan Commission meeting (and the continuation of the public hearing) will be held on Wednesday, October 16, 2013 where staff intends to provide a complete evaluation and recommendation (with broad conditions) of the plans to the Plan Commission.

A complete evaluation and final recommendation on all plans will be provided at a future Board meeting.

The following items are attached for your information:

1. Staff Report to the September 25, 2013 Plan Commission
2. Color references for "Ace" sign and canopy
3. Applicant and staff designs for west side of building
4. Area Map

5. Site / Engineering / Landscape / Lighting Plan Set dated October 8, 2013
6. Building and Trash Enclosure Elevation / Wall Signage Plan last revised September 24, 2013
7. Floor Plan last revised September 24, 2013

COSTS

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

RECOMMENDATION

That the Committee of the Whole review the Final PUD and Major PUD Amendment requests and provide any comments in anticipation of a recommendation from staff at a future Board meeting.