

**VILLAGE of SUGAR GROVE  
SPECIAL MEETING of the  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of May 28, 2014**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:03 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, Rebecca Sabo and Heidi Lendi were in attendance.

Absent: Mary Heineman, Jim Eckert and Ryan Reuland

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Community Development Director, Kirk Albinson of Cordogan, Clark and James White-Attorney for the Petitioner,

3. **APPROVAL OF MINUTES OF THE March 19, 2014 PLAN COMMISSION MEETING**

**Commissioner Guddendorf** made a motion to approve the minutes of the March 19, 2014 Plan Commission Meeting as presented and it was seconded by **Commissioner Sabo**. Motion carried unanimously.

4. **APPROVAL OF MINUTES OF THE March 26, 2014 SPECIAL PLAN COMMISSION MEETING**

**Commissioner Guddendorf** made a motion to approve the minutes of the March 26, 2014 Special Plan Commission Meeting as presented and it was seconded by **Commissioner Lendi**. Motion carried unanimously.

April minutes are not ready yet due to the high number of permits coming in for staff.

5. **PUBLIC HEARING**

**a. Petition 14-008: Commercial and Trade Schools in the M-1 District – Text Amendment (Village of Sugar Grove)**

**Chairman Ochsenschlager** called the continued public hearing to order. He then swore in those persons in attendance planning to testify.

**Petitioner Presentation: Ferencak** explained the request is for an amendment to the M-1 District to add Commercial and Trade Schools such as dance, music or martial art schools as a permitted use. These are already a permitted use in the B-2 and B-3 Districts and similar uses are already either permitted or a special use in other districts in the Village. The non-profit that prompted this request for a text amendment wasn't able to come to an agreement with the landlord at the building they were considering moving into, but this amendment had already been published so the Village is moving forward with it.

**Public Comments/Questions:** No comment.

**Chairman Ochenschlager** closed the public hearing on petition 14-008.

**b. Petition 13-004ALT: Senior Housing Resubdivision – Rezoning to SR, Preliminary / Final PUD, Preliminary / Final Plat (Sugar Grove Seniors LP)**

**Chairman Ochenschlager** called the continued public hearing to order. He then swore in those persons in attendance planning to testify.

**Petitioner Presentation: Ferencak** explained that the senior apartment project was reviewed under the current B-3 zoning and it was recommended by the Plan Commission and went on to the Village Board. Part of that petition was to rezone it to the SR, Senior Residential District but at that time the new district had some last minute edits and staff felt that it wasn't in a form ready for the Village Board to approve. The intention is still to rezone the senior apartment project to the SR, Senior Residential District but at this time it's not ready. Staff is recommending continuation of the Public Hearing at this time.

**Public Comments/Questions:** No comment.

**Chairman Ochenschlager** asked for a motion to continue the public hearing on petition 13-004 ALT to the next regular meeting. **Commissioner Sabo** made a motion and it was seconded by **Commissioner Lendi**. Motion carried unanimously.

6. **OLD BUSINESS**  
None

7. **NEW BUSINESS**

**a. Petition 14-008: Commercial and Trade Schools in the M-1 District – Text Amendment (Village of Sugar Grove)**

**Commissioner Guddendorf** posed the question if the students are kept on site and from roaming in the manufacturing district. Nothing is in place except individual fences outside. Separation is inside.

**Commissioner Sabo** requested that the definition be expanded similar to the OR2 District but with specialty schools, not limited to dance, music or martial arts, subject to attorney concurrence.

**A motion was made by Commissioner Guddendorf and seconded by Commissioner Sabo to recommend approval of a text amendment to the Zoning Ordinance to add Commercial or Trade Schools as a permitted use in the M-1 Limited Manufacturing District, pursuant to Section 11-13-11 of the Sugar Grove Zoning Ordinance as described in the staff report dated May 28, 2014 and possibly expand it to the OR2 District definition and add Specialty Schools subject to Attorney concurrence expanding beyond the original notice.**

**The motion carried by unanimous voice vote.**

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

**American Heartland Resubdivision 2<sup>nd</sup> Minor PUD Amendment** that simply extended the temporary use for the lighted sign was approved by the Village Board. So they can leave the sign for another year before it gets moved to the new location on Wheeler Road.

**Senior Housing Resubdivision** was approved by the Village Board subject to less conditions than the Plan Commission saw due to the applicant addressing more of the conditions prior to the Village Board meeting. The Village Board pressed for entirely cement board, no vinyl siding. A public sidewalk along Galena Boulevard between Walgreens and this building will be added and was approved.

**Ace Hardware** is starting to build.

**Dunkin' Donuts** submitted a concept plan and staff reviewed it internally. They want a second tenant before starting and don't want to be in process in December.

**Staff work load** is heavy right now. There are a lot of permits coming in and a lot of weed letters going out, property maintenance inspections were at 51 recently.

**Property maintenance** is handled by complaint.

9. **ADJOURNMENT**

**A motion was made by Commissioner Lendi and seconded by Commissioner Sabo that the meeting be adjourned at 7:20 p.m.**

**The motion carried unanimously by voice vote.**

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary