

May 26, 2015

Village of Sugar Grove - Special Meeting

4:30 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee x lead the Pledge. The roll was then called.

Present: President Michels, Trustee Montalto, Trustee Geary, Trustee Herron, and Trustee Johnson.

Absent: Trustee Paluch

Quorum Established.

Also Present: Village Clerk Clerk Galbreath, Community Development Director Magdziarz.

Approval of an At-Risk Building Permit – 769 Heartland

Trustee Johnson **moved to approve an at-risk building permit for 769 Heartland.** Trustee Montalto seconded the motion. Community Development Director Magdziarz explained that the owner of the property at 769 Heartland Drive desires to expand the current building 15,000 square to accommodate a prospective new tenant. The expansion will be similar in character, construction and appearance with the present building. The new tenant is a sports-related enterprise and its operation is related to the sport seasons.

The proposed building addition is the maximum the site can accommodate along with required parking and setbacks established with the existing building and parking setbacks. The proposed addition is consistent with the original plan for development of the property. Given that the property was improved prior to adoption of the current M-1 District lot development regulations it is non-conforming in several respects which necessitated the need to approach the development of the property as a PUD.

The property owner is working with staff to complete an application for a PUD in order to proceed with development of the property and desires to begin construction in advance of the final approval of the PUD application in order to meet the prospective tenant’s occupancy schedule. Sstaff is expediting the PUD application but in order to satisfy the tenant’s needs the owner is asking for permission, at his sole risk, to proceed with construction of the building addition foundation and slab. The building permit will be limited to foundation and slab only.

The Board discussed the building and the need to amend zoning code to accommodate some changes to an existing structure so that this type of expansion could be allowed in a more expedited in the future.

President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Paluch
	Herron				
	Johnson				
	Geary				

Motion Carried.

Meeting was adjourned at 4:45 p.m. by motion made by Trustee Geary seconded by Trustee Montalto, all in attendance voted Aye in a Voice Vote.

Respectfully submitted, Cynthia L Galbreath, Clerk