

**VILLAGE of SUGAR GROVE  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of MARCH 30, 2011**

**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, Don Meisinger, Ryan Reuland, John Guddendorf, and  
Dave Paluch

Absent: Mary Heineman and Jim Eckert

Also present: Mike Ferencak, Village Planner; Richard Young, Community  
Development Director; Mr. Wilmeth, President of Scot Industries

**3. PUBLIC HEARINGS**

**a. Petition 11-003: 1961 W US Highway 30-Variances (Scot Industries)**

Chairman Ochsenschlager called the public hearing to order and swore in anyone there to testify. Mr. Ferencak introduced Mr. Wilmeth, the President of Scot Industries who gave a history of the company. The company is a family owned and operated honing tube company that basically sizes, polishes and finishes tubes used mostly for hydraulic and pneumatic purposes. They've expanded into designing and building their own machines and tools for these purposes as well. They currently have 11 plants throughout the United States. Mr. Ferencak presented an overview of the staff report previously distributed and the requests. After Village Board approval of requested variances, Scot plans to submit for a building permit quickly. Scot is proposing to add on to the rear of the building to the north expanding from 150' to approximately 250'. There are several variances that relate to the aesthetics of the site and parking as well as a change to the east side building setback from the required 75' to proposed 60'.

**No other public comment was made. The Public Hearing was closed.**

**b. Petition 10-005: Accessory Uses and Temporary Uses – Zoning Ordinance Text Amendment (Village of Sugar Grove)**

Chairman Ochsenschlager called the public hearing to order and swore in anyone there to testify.

**A motion was made by Mr. Meisinger, seconded by Mr. Guddendorf to continue the public hearing on petition 10-005: Accessory Uses and Temporary Uses – Zoning Ordinance Text Amendment to April 20, 2011 which will be a regular meeting for the Plan Commission and Zoning Board of Appeals as recommended by staff. Motion carried by voice vote.**

4. **Old Business**

5. **New Business**

**a. Petition 11-003: 1961 W US Highway 30-Variances (Scot Industries)**

Chairman Ochsenschlager asked for the Commissioner's questions and comments prior to voting. It was verified that there are 67 employees at this location, three shifts, two of which will be on site at one time. Mr. Meisinger requested more light be added to the rear door area. Future landscaping intentions were reviewed. The petitioner stated that the current landscaping on site to the south would remain as is and that the landscaping along the west would be extended north. 45 trees will be added along Dugan Road for a total of 143 on site. It was clarified that if any of the newly planted trees die, they would be replaced rather timely. EEI will review the site and work out any drainage issues with Scot Industries. Both engineers feel any issue can be worked out. The intention of the 75' setback was read from the code. The current setback of 60' is what is trying to be maintained. This facility is on city water but not sewer; they are on a septic system. They're planning for increased truck traffic but not on Dugan Road, off of US Highway 30. Mr. Paluch asked and encouraged the use of any local contractors for the construction project. The fleet size was reviewed. Increasing it has not been discussed yet. They do park in front, not in back. The trucks are loaded by overhead cranes when they drive into the warehouse.

**A motion was made by Mr. Guddendorf, seconded by Mr. Meisinger to recommend to the Village Board approval of the variance request to waive the requirement of wall material to allow for metal siding according to the standards as set forth on pages 4, 5, 6 and 7 of the staff report dated March 30, 2011 and the recommendations of the staff as contained on pages 11, 12, 13 and 14 of that same staff report. One change to condition 5 on page 14; it should read, "The Van ADA space shall be changed to a standard ADA space with striping and this means 1 less regular space, resulting in 3 ADA spaces and 70 total spaces." And the addition of a condition that proposed landscaping along Dugan Road be placed at the south end of the site. The motion carried unanimously by voice vote.**

**A motion was made by Mr. Paluch seconded by Mr. Reuland to recommend to the Village Board approval of the variance request to waive the building wall articulation requirement thereby allowing unarticulated walls on the addition according to the standards and staff recommendations as set forth in the previous motion in the staff report dated March 30, 2011. Motion carried unanimously by voice vote.**

**A motion was made by Mr. Meisinger and seconded by Mr. Reuland to recommend to the Village Board approval of the variance request to reduce the interior side building setback from 75 feet to 60 feet along the east property line for the addition according to the standards and staff**

**recommendations as set forth in the previous motion in the staff report dated March 30, 2011. Motion carried unanimously by voice vote.**

**A motion was made by Mr. Paluch and seconded by Mr. Guddendorf to recommend to the Village Board approval of the variance request to reduce the parking space quantity requirement for the existing building with proposed addition from 160 spaces to 70 spaces according to the standards and staff recommendations as set forth in the previous motion in the staff report dated March 30, 2011. Motion carried unanimously by voice vote.**

**A motion was made by Mr. Meisinger and seconded by Mr. Paluch to recommend to the Village Board approval of the six variance requests to reduce six landscape screening requirements of the M-1 District for the addition according to the standards and staff recommendations as set forth in the previous motion in the staff report dated March 30, 2011. Motion carried unanimously by voice vote.**

**A motion was made by Mr. Guddendorf and seconded by Mr. Meisinger to recommend to the Village Board approval of the variance request to waive or reduce the parkway tree requirement for the addition according to the standards and staff recommendations as set forth in the previous motion in the staff report dated March 30, 2011. Motion carried unanimously by voice vote.**

Scot Industries plans to submit for building permit right away after Board approval. Mr. Paluch suggested the petitioner contact Harter Middle School for possible Arbor Day planting with student assistance.

- b. Petition 10-005: Accessory Uses and Temporary Uses – Zoning Ordinance Text Amendment (Village of Sugar Grove)**  
None

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

**769 N Heartland Drive** – Division One Fitness will be before the Village Board on Tuesday, April 5, 2011 as will 1960 Bucktail Lane – Producer’s Chemical and 1961 W. US Highway 30 – Scot Industries.

**7. ADJOURNMENT**

**Mr. Reuland made a motion, seconded by Mr. Guddendorf, that the meeting be adjourned at 7:41 pm.**

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

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary