

**VILLAGE of SUGAR GROVE  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of June 15, 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, John Guddendorf, Ryan Reuland and Don Meisinger

Absent: Jim Eckert and Mary Heineman

Also present: Mike Ferencak, Village Planner

**3. APPROVAL OF MINUTES of the May 18, 2011 MEETING**

Motion made by Mr. Reuland and seconded by Mr. Guddendorf to approve the minutes of the May 18, 2011 Plan Commission meeting as presented. **The motion carried by unanimous voice vote.**

**4. PUBLIC HEARINGS**

**a. Petition 11-005: Off Street Parking and Loading – Zoning Ordinance Text Amendment (Village of Sugar Grove)**

Chairman Ochsenschlager opened the public hearing and asked if anyone was there to testify. Mr. Ferencak stated no public comment was received and staff is recommending the public hearing be continued to the next regularly scheduled meeting.

**No public comment was made. A motion was made by Mr. Guddendorf and seconded by Mr. Meisinger to continue the public hearing. The motion carried by unanimous voice vote.**

**5. Old Business**

None

**6. New Business**

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

Mr. Ferencak brought back the clean copy prior to presenting it to the Village Board. Only comment that was made was that it looked good as presented.

**b. Petition 11-005: Off Street Parking and Loading – Zoning Ordinance Text Amendment (Village of Sugar Grove)**

No discussion was held. This will be discussed at the next meeting in July 2011.

**c. Petition 11-007: Sugar Grove West Side Industrial TIF (Tax Increment Financing) (Village of Sugar Grove)**

Mr. Ferencak gave an informational update only. The public hearing for this will be at the August 2011 Plan Commission Meeting. The Village did meet with the other taxing bodies and other meetings will be held. Some of the taxing bodies are concerned with not receiving the tax increases from the properties for 23 years. The Interested Parties Registry is also being assembled. It was questioned if there is a road running through the airport that the Village owns. Mr. Ferencak does not believe so, but will confirm and report back.

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

**Scot Industries Building Addition** – They picked up their building permit this past Monday, June 13, 2011. There are still ongoing discussions regarding the costs associated with the water main extension needed for fire flow. The village has been working with Scot Industries to issue the building permit and determine the timeline for construction of the water main. The IEPA permit still needs to be issued for that water main. The Commission asked why Scot Industries is not mowing their grass or updating the landscape. The property looked nice until their requests were granted and now they aren't maintaining the property as well. A weed violation letter has been sent.

**Producers Chemical Building** – They are proposing relocating the loading docks and they will be submitting new drawings. The docks are shown along the south wall in the approved plan. Now they are going to propose a building extension along the east wall and would locate the docks along both the north and south walls of that eastern building extension.

**McDonald's** – Started masonry work today.

**ICSC Show** – Two more fast food restaurants have indicated their interest in coming to the Village and Walgreens has intentions to move forward in the fall.

**West Suburban Bank** – No update has been received.

**Mallard Point Subdivision** – No update received recently.

**8. ADJOURNMENT**

**Mr. Guddendorf made a motion, seconded by Mr. Meisinger, that the meeting be adjourned at 7:16 pm.**

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

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary