

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of JANUARY 16, 2013**

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, Ryan Reuland, Jim Eckert, Don Meisinger, John Guddendorf,
and Rebecca Sabo (she arrived late)

Absent: Mary Heineman

Also present: Mike Ferencak, Village Planner and Richard Young, Community
Development Director

3. **APPROVAL OF MINUTES of the DECEMBER 12, 2012 MEETING**

Motion made by **Commissioner Eckert** and seconded by **Commissioner Meisinger** to approve the minutes of the December 12, 2012 Plan Commission meeting as corrected. On page 4, the third paragraph, Commissioner Eckert stated it should include “When working near energized lines must follow OSHA regulations”.

The motion carried unanimously by voice vote (5-0, Sabo was not yet present).

4. **PUBLIC HEARINGS**

a. Petition 13-001: Sign Ordinance – Text Amendment (Village of Sugar Grove)

Chairman Ochsenschlager opened the public hearing. He then swore in any persons in attendance planning to testify. No public were in attendance.

Petitioner Request/Presentation: Mr. Ferencak stated that staff wanted to reacquaint the Plan Commission with this draft Ordinance and that a new recommendation to the Village Board would be sought at the next Plan Commission meeting, after a little more work to the draft. Any questions or comments from the Plan Commission are appreciated. It is recommended that the public hearing be left open until the next meeting.

Public Comments/Questions: None

Motion made by **Commissioner Reuland** and seconded by **Commissioner Meisinger** to continue the public hearing on Petition 13-001 to the next regularly scheduled meeting on February 20, 2013.

The motion carried unanimously by voice vote (6-0).

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

- a. Petition 13-001: Sign Ordinance – Text Amendment (Village of Sugar Grove)

Commissioner Eckert had several questions. He asked whether the Residential Home Occupation sign maximum size of one square foot was too small. After discussion amongst the Commissioners and staff, the Plan Commission agreed one square foot was an appropriate size.

Commissioner Sabo asked about Projecting Signs on page 18 and whether the Village has a requirement for an insurance policy for these signs. **Mr. Young** responded that the Village does not have any projecting signs that project over a public sidewalk, which is probably what an insurance policy requirement would be necessary for.

Commissioner Eckert pointed out that the office building behind Walgreens has had a large temporary sign on it for a long time. He asked how long temporary signs are allowed to remain up. **Mr. Ferencak** responded 45 days are allowed.

Commissioner Eckert stated that the Residential Holiday Decorations seemed out of place on page 6. **Mr. Ferencak** said staff would review this closer.

Commissioner Eckert asked about the purpose of letter J on page 7. **Mr. Ferencak** explained this is a type of Excluded Sign.

Commissioner Eckert asked for examples of right-of-way signs. **Mr. Young** gave the example of residential garage sale signs and said that signs are generally not allowed in the right-of-way.

Commissioner Eckert asked if the Plan Commission could review the “Chart A” mentioned on pages 13 and 14. **Mr. Ferencak** said this chart is being prepared for the next Plan Commission meeting.

Commissioner Eckert said he thought the “each additional 100 acres” written on page 16 should possibly be “each additional 10 acres”. He gave the example of Windsor West subdivision which has three entrances and will ultimately have four entrances. **Mr. Ferencak** responded that staff will take a closer look at whether a certain number of signs should be allowed based on their location near an arterial or collector road.

Commissioner Eckert pointed out that he believes the Phillips 66 gas station has signs on three sides of the canopy, rather than the two sides that would be allowed by the draft Ordinance.

The Plan Commission agreed to continue petition 13-001, the Sign Ordinance Text Amendment, to the next regularly scheduled meeting on February 20, 2013.

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

Settlers Ridge is still in court because of the bonds.

Hampstead Court is delayed due to their own situation. Mr. Young recently met with a new potential management company for a possible 90 unit building, but no plan has been provided at this time.

Next meeting will be the regular scheduled meeting on February 20, 2013.

8. **ADJOURNMENT**

A motion was made by **Commissioner Guddendorf** and seconded by **Commissioner Sabo** that the meeting be adjourned at 7:30 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary