

**VILLAGE of SUGAR GROVE  
PLAN COMMISSION/ZONING BOARD of APPEALS  
SPECIAL MEETING  
MINUTES of September 25, 2013**

**1. CALL TO ORDER**

The special 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 Board meeting room.

**2. ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, Ryan Reuland, Jim Eckert, Mary Heineman, John Guddendorf and Rebecca Sabo

Absent: None

Quorum established.

Also present:

Mike Ferencak, Village Planner; Rich Young, Community Development Director

**3. APPROVAL OF MINUTES of the August 21, 2013 Plan Commission Meeting**

Motion made by **Commissioner Eckert** and seconded by **Commissioner Reuland** to approve the minutes of the August 21, 2013 Plan Commission meeting as presented.

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

**4. PUBLIC HEARINGS**

**a. Petition 13-011: Sugar Grove Center Lot 10 – Final PUD, Major PUD Amendment (Dri Bar Holdings, LLC and Dri Bar Ace, LLC)**

**Chairman Ochsenschlager** opened the public hearing and swore in any present to testify. Quorum present as at roll call.

**Mr. Young** explained that no action can be taken tonight due to the fact that ownership transfer has not been completed and asked that the Public Hearing be continued until the next regular meeting scheduled for October 16th.

No public comment was made.

The Public Hearing was continued to the next regular meeting of the Plan Commission scheduled for October 16<sup>th</sup>, 2013. Motion was made by **Commissioner Sabo** and seconded by **Commissioner Heineman**.

**Motion passed unanimously by voice vote.**

**5. OLD BUSINESS**

**None**

**6. NEW BUSINESS**

**a. Petition 13-011: Sugar grove Cneter Lot 10 – Final PUD, Major PUD Amendment (Dri Bar Holdings, LLC and Dri Bar Ace, LLC)**

**Commissioner Sabo** asked for clarification that the trash enclosure would be four-sided and the propane tank will not be enclosed but be surrounded by bollards. Staff will ask for clarification from the Fire District on the 1,000 gallon tank. Commissioners recommend that the tank be completely fenced. She also asked for clarification that the precedent was set with McDonald's regarding the large subdivision signs in this PUD and a colored background tenant panel is allowed.

**Commissioner Heineman** asked for clarification on the status of the drainage and utility easements. **Mr. Young** stated that the southernmost easement along the north end of the building can be vacated for encroachment of the building due to the fact that there are no utilities in the easement. The utilities and drainage will have enough room within the one remaining easement.

**Commissioner Reuland** commented that the outdoor sales area that is usually utilized at Ace is junky looking and requested that it be moved to the area not along Galena Blvd. A landscape buffer has been requested between the proposed fence and the parking lot along the south side. There is a full roof at the east end of the outdoor sales area but it's open to the west of that area. In Batavia, this area is where Ace places their pumpkins and Christmas trees and they want the sales exposure. Ace is also requesting to place seasonal items out in front (in the west yard), including lawn mowers and snow blowers. Mulch, firewood, pumpkins and other similar items are planned to be in the outside sales area in the south yard, not in front (the west yard). **Mr. Young** explained that the Commission's recommendation can include limitations on what can be placed in the front (west) outside display area. **Mr. Ferencak** asked for them to give any recommendation as to what extent the outdoor sales area (in the west yard) should be display vs. landscaped area. Planters and perimeter landscaping may be a better choice here. **Commissioner Eckert** would like to see the landscape plan proposal prior to making a recommendation. It appears a small amount of the existing landscaping will have to be removed for the construction of the building and parking lot.

**Commissioner Eckert** also asked for clarification that the turn in on the west side is existing and not being added with this construction. The distance between the turn in off Galena Blvd and this turn in into the Ace is approximately 140'. The Sugar Grove Fire Protection District has looked at this plan. They will check the radii for access for their trucks. **Commissioner Guddendorf** asked for clarification that there are no additional offsite improvements being requested from Ace. He was concerned that there will be quite a bit of incoming traffic coming from the east on Galena and a right turn lane should be added. This is right were Galena starts to taper.

**Chairman Ochsenschlager** confirmed that staff has been informed by the applicant and the current land owner that something more definite should be complete by next week.

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

**a. Plan Commission Member**

The Village Clerk has received a few applications for the 7<sup>th</sup> member. The Board should be discussing this in Executive Session next Tuesday night.

**b. Prairie Glen**

Several new permits have been received. Most of the 20 we should have within this month are sold.

**c. Hannaford Farm**

There is a potential for an investment group to buy this subdivision. This would involve selling lots to custom builders. It's not a done deal but would be good to get the public improvements finished. The group would fix some base street work and put in the final lift in Unit 1.

**d. Meadowridge Villas**

There is a contract on this property for the additional 54 units. They're still in their due diligence period so this isn't a done deal either.

**e. Galena Apts.**

The State answer on the tax credit approval should be in by September 30<sup>th</sup>.

**f. Sr. Living Facility**

North of the car wash has not advanced.

**g. American Heartland Bank**

It was approved by Village Board just waiting for the building plans to be submitted.

**h. Metro Lift**

Expansion into the old Gymnasium building was approved by the Village Board.

**i. Cadence Health**

Also approved by the Village Board.

**j. Full I-88 interchange**

The Village is working with IDOT, the toll authority and the county to move it forward with a phase I environmental. There is still appropriation needed to make up a shortfall of \$2.5 million that hopefully, the developer, Village and County will all contribute into. East bound off ramp will not have a toll booth. West bound off ramp will have IPASS only. There's a PTZ (pan, tilt and zoom) camera at Bliss Road and 88 that can see 2 miles each way. They also aid in snow falls.

**8. ADJOURNMENT**

**Commissioner Guddendorf** made a motion, seconded by **Commissioner Eckert**, that the meeting be adjourned at 7:33 p.m.

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

**Next Meeting is October 16, 2013**

Respectfully submitted,

Village of Sugar Grove  
Plan Commission/ZBA Meeting  
Minutes of September 25, 2013

Holly Baker  
Substitute Recording Secretary