

**VILLAGE of SUGAR GROVE  
REGULAR MEETING of the  
PLAN COMMISSION / ZONING BOARD of APPEALS  
MINUTES of JANUARY 15, 2014**

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, Mary Heineman, John Guddendorf, Rebecca Sabo, and Heidi Lendi

Absent: None

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Interim Community Development Director

3. **APPROVAL OF MINUTES of the October 16, 2013 MEETING**

Motion was made by **Commissioner Eckert** and seconded by **Commissioner Sabo** to approve the minutes of the October 16, 2013 Plan Commission meeting as presented.

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

4. **PUBLIC HEARINGS**

a. Petition 13-015: 155 Meadows Ct. Variance – (William and Marilyn Biles)

**Chairman Ochsenschlager** opened the public hearing. No public was in attendance. Mr. Ferencak gave an overview of the request. It's for a variance for 155 Meadows Court, located in the Sugar Creek Subdivision. The rear yard of this property abuts Volunteer Park. The request is to construct an addition to the home in the form of a sunroom that would extend into the rear setback and would leave an 18' rear yard instead of the minimum 30' required by ordinance. The lot coverage still needs to be verified but is anticipated to be under the required percentage. Other options for the addition were suggested by staff and considered by the applicant, such as an addition into the side yard, but the applicant chose to proceed with the request.

**Petitioners' Request:** **Mrs. Biles** spoke on behalf of the petitioner stating that they would like to add a three season room next to the existing porch. She asked for a positive recommendation.

**Petitioner Presentation: None**

**Public Comments/Questions: None**

**Chairman Ochenschlager** closed the public hearing with no comment from the public.

5. **OLD BUSINESS**  
**None**

6. **NEW BUSINESS**

- a. Petition 13-015: 155 Meadows Ct. Variance – (William and Marilyn Biles)

**Commissioner Sabo** stated that she's ok with the request being approved because it doesn't appear to come close to the utility easement.

**Commission Guddendorf** just wanted to verify that the sanitary hook up was not going to be affected. Staff will confirm.

**Commissioner Heineman** said she looked at Google Earth and she felt it is a good proposal that won't impact any neighbors.

**Commissioner Lendi** expressed concern that this would set a precedent of ignoring the setback since the whole room would be in the setback. She asked if they had considered replacing the existing deck with the room instead, which would minimize the encroachment into the setback. Mrs. Biles said they had but would rather have the room where it's being proposed so it's right off their dining room.

A motion was made by **Commissioner Guddendorf** and seconded by **Commissioner Eckert** to recommend approval of the requested variance to allow a reduction to the rear yard setback from 30' to 18' for the proposed sunroom subject to the findings of fact on pages 3&4 of the staff report with the above changes.

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

**This will go forward to the February 4<sup>th</sup> Village Board meeting.**

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

**Ace Hardware** – Should be coming in for permit soon.

8. **ADJOURNMENT**

**A motion was made by Commissioner Heineman and seconded by Commissioner Sabo that the meeting be adjourned at 7:13 p.m.**

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

Village of Sugar Grove  
Plan Commission/ZBA Meeting  
Minutes of January 15, 2014

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary