

**VILLAGE of SUGAR GROVE  
SPECIAL MEETING of the  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of March 26, 2014**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:02 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, Jim Eckert, Rebecca Sabo, and Heidi Lendi were in attendance.

Mary Heineman arrived late.

Absent: Ryan Reuland

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

3. **PUBLIC HEARING**

- a. Petition 14-003: Senior Residential District – Text Amendment (Village of Sugar Grove)

**Chairman Ochsenschlager** called the continued public hearing to order. Attorney James White was in attendance. **Mr. Ferencak** explained the revisions to the document, green highlights were from the last Commission meeting and other staff recommendations. Certain pages from the current document were distributed tonight with yellow highlights. Some wording changes were made in the definition section. The facility name was changed from Alzheimer's to Memory Care. The accessory use section 11-4-7 was added with its various accessory use structures and buildings listed for this district. The letter 'D' appears but needs to be expanded upon. Some of these uses will vary on their allowance. The 'P' is supposed to be an 'A' for dispensing cabinets. The fence requirements were updated to accommodate this district as well as the wind energy ordinance. There were no changes to the other zoning districts since the last meeting. Some changes were made to the lighting section and to the Senior Residential District itself.

Accessory structures and their classifications on allowance were reviewed. These are all outside the building. **Commissioner Eckert** brought up 11-4-7 uses and asked for clarification on the term drive thru; this use is similar to a restaurant or bank type. Commercial communications and satellite dishes are listed as a special accessory use in the light industrial district. An 'N' means that a variance would be needed by the Village Board and an 'S' means that a request has to come before the Plan

Commission. Whenever something listed as an accessory use is part of their business it's treated as an accessory to their principal use. The I1 District accessory use classification were also added to the table as they were not added when the I1 District was completed.

**Commissioner Guddendorf** confirmed that a gas grill would be allowed in the senior district since fuel and gas tanks are not allowed. **Mr. Ferencak** confirmed it would since a grill would be under the size which qualifies it as an accessory use. Recreational Courts will be reviewed further to see which allowance makes the most sense, they may be allowed.

**Commissioner Lendi** pointed out that guard shacks may need to be allowed or at least a special use due to being used in gated communities.

The term guest home was reviewed and the definition will need to be reviewed to make sure that it's not a second principal structure, only a single room structure, which should match up with the second dwelling unit structure idea discussed previously.

Vending machines should be allowed for seniors.

**Commissioner Heineman** requested that the word 'older' be removed from the definition of Adult Day Care Center under section 11-3-2.

**Commissioner Eckert** questioned section 11-17-18, 48 sets being requested for the number of drawings for submittal. That many are needed because these plans will need to go to the Architectural Review Board, Plan Commission and Village Board for review. The developer is responsible for providing these to the Village.

11-17-9 - 360 degree architecture means that all sides of the building are reviewed and held to certain design/architectural standards.

**Commissioner Eckert** requested that provisions for property under contract be added to section 11-17-18-A-5.

**Commissioner Guddendorf** asked about offsite adjacent areas and bringing them up to current ADA standards and who would pay for it. It depends on the situation. Very hard to have a developer pay for improvements not located on their property.

There's concern if one of these senior housing facilities fails or goes out of business what happens with the building. That's why staff is recommending a specific district for senior housing so the neighborhood has a say in what it becomes, plus parking requirements in this type of district are less than what they would be in regular multi-family residential. This district is being established for senior residential uses so any

other use would have to be reviewed for the requirements under a different district and require rezoning, if a change is proposed.

**Commissioner Lendi** asked if an ADA matrix would be on the list of required submittals. She also suggested that slate and metal roofs be added to allowable materials in section 11-17-9 E. Building colors were discussed. Staff is still evaluating the criteria; it may end up being just bright, brilliant fluorescent and neon colors which are not permitted. The intensity of the color is the issue.

A site of three acres or more in a business district requires a PUD, among other things triggering the PUD processing requirement.

**Petitioner Presentation: Mr. White** brought up the permitted uses in 11-17-2, Type 1 and Type 2. Senior apartment buildings are listed under Type 2 #1. Their building's use is generally independent but type 2 is shown as generally dependant. This will be reviewed further with staff. 11-17-4, B Type 2, building setbacks and 11-17-7 pavement setbacks and whether they match up will also be reviewed with staff. 11-17-6 structure height that exceeds the maximum requires a variance or is a special use? 11-17-17, should site plans be changed to uses? Staff will review these closer.

**Public Comments/Questions: None**

**Chairman Ochsenschlager** closed the public hearing on petition 14-003.

4. **OLD BUSINESS**  
None

5. **NEW BUSINESS**  
a. Petition 14-003: Senior Residential District - Text Amendment (Village of Sugar Grove)

**A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert to create section 11-17 Senior Residential District in the Zoning Ordinance and to make amendments to the other sections of the zoning ordinance to achieve the goal of making everything consistent as set forth in the Staff Report.**

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

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

The **Hotel Study** was completed last month and the consultant is of the opinion that hotel development in Sugar Grove today is premature. There are currently nightly vacant rooms in the tollway corridor and too much supply for the demand. The sites that are being looked at within the Village are good sites and may eventually have hotels.

The **Interchange Improvement at I-88 and Route 47** phase 1 hasn't started yet due to negotiations with the engineer. It should be rectified by next month.

**Ace Hardware** made a complete building permit submittal last Thursday. The permit will be issued soon, but some items have come up that need to be rectified.

Village Board approved an economic incentive for a **Dunkin Donuts** franchise to go on Lot 7 of Sugar Grove Center, just south of Chase Bank. They are planning to start construction this season. They will be a tenant in a multi-tenant building. This location will be of a unique design for Dunkin Donuts in this area with wi-fi, soft seating, and direct lighting.

**Meadowridge Villas** has a newly approved annexation agreement amendment with K. Hovnanian Homes to start building out that subdivision. They're using the same architect of record so the units should be pretty similar to what is already built. Some may be larger.

**Prairie Glen** is continuing to build. Orleans Homes did 20+ new homes last year and will be continuing to build this year. They have a backlog of sold lots/homes that still need to be submitted for building permit. They are working on a grading change for the houses that back up to the detention area.

**Lots of calls** coming in with interest in possible commercial, industrial and residential development.

**Next meeting will be a Special Meeting April 23, 2014.**

7. **ADJOURNMENT**

**A motion was made by Commissioner Heineman and seconded by Commissioner Lendi that the meeting be adjourned at 7:59 p.m.**

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

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary