

**\VILLAGE of SUGAR GROVE
SPECIAL MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of October 22, 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, John Guddendorf, Rebecca Sabo, and Heidi Lendi were in attendance.

Mary Heineman arrived 7:05 p.m.

Absent: Jim Eckert

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

3. **PUBLIC HEARING**

a. **Petition 14-005: Comprehensive Plan – North Land Use Amendment (Village of Sugar Grove)**

Chairman Ochsenschlager called the continued public hearing to order.

Petitioner Presentation: Magdziarz explained the history of this petition and the changes made to the plan since the last review. The Village Board made a determination earlier this year for staff to examine the recommendations on the land use plan at the Interstate 88 corridor and specifically the territory north of Interstate 88 due to several reasons, including moving closer to completing the interchange at State Route 47 and Interstate 88. There's increasing interest in business park uses at this corridor. Buildings and available land for this use to the east is dwindling. The landscape characteristics, utilities, transportation including access, and existing uses including golf course, forest preserve, etc. were used to review and develop these recommendations. The separate colors and spaces were reviewed. Reasons were given for providing the different corridors. The current road plan recommends a connection to the east at Tanner Road, not Seavey, to connect to Orchard Road farther to the east. Other options were reviewed and that connection is being recommended to be shifted from Tanner Road down to Orchard Gateway for a more direct access to Orchard Road at the interchange there. This plan also shows a possible interchange at Bliss Road. The southeast quadrant of State Route 47 and Interstate 88 is being shown as single family uses to match the predominant use in that corridor. Some other features of the plan include retaining the estate or farmstead uses that are on

Seavey, Green and Norris Roads. The road network from the Business Park has been disconnected from Norris, Green and Seavey Roads around Black Sheep Golf Club to maintain the character of the roads to their use. The same text that was attached to the last map will be added here regarding flex land use. The direction from the Village Board to staff was that this is an adjustment to the current land use plan not a re-creation. Mixed use is not a use in the current plan, other than in the town square area but some text will be added here to allow for more diverse housing in an effort to deter transportation issues in the future. Having a balance between workplace, shopping and living was discussed and felt to be important. The example illustrated was multi-family next to a Cracker Barrel restaurant which could be shifted to add another use. This could be corridor commercial with text for high density residential. Norris Road would have a bridge over the tollway providing further access across the tollway

Public Comments/Questions: No comment.

Chairman Ochsenschlager closed the public hearing on petition 14-005.

4. **OLD BUSINESS**

None

5. **NEW BUSINESS**

a. **Petition 14-005: Comprehensive Plan – North Land Use Amendment (Village of Sugar Grove)**

Commissioners discussed the review of the plan.

A motion was made by Commissioner Guddendorf and seconded by Commissioner Heineman to recommend approval of the amendment to the Comprehensive Plan as presented and set forth in the memo dated October 7, 2014 with the addition of text about flex land use which will be shown as Corridor Commercial and the addition of text about mixed use.

The motion carried by unanimous voice vote.

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

75 Railroad Street water tower with Sprint as a user is still waiting for feedback from them regarding the lease prior to being sent forward to the Village Board.

Prairie Pointe Assisted Living Resubdivision was presented to the Committee of the Whole last night. There were a few comments including having berms along Division Drive and Park Avenue. Staff related practices that along collector roads, berms are not usually used due to space issues. The other comment was regarding the trees at the west that were preserved with The Landings development. Staff recommended getting

details regarding which trees are being proposed to be removed for a mitigation plan. Their property will go up to the bike trail on the west of the property.

7. **ADJOURNMENT**

A motion was made by Commissioner Sabo and seconded by Commissioner Lendi that the meeting be adjourned at 7:32 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary