

**VILLAGE of SUGAR GROVE  
REGULAR MEETING of the  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of October 21, 2015**

**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 Ochsenschlager in the Village Hall Board meeting room.

**2. ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, Jim Eckert, John Guddendorf, Rebecca Sabo, Heidi Lendi, Gregory Wilson, and Halle Cox

Absent: None

Also present: Mike Ferencak, Village Planner; Walter Magdziarz, Community Development Director; Louis Corsello, Josh & Jennifer Reinert, Wayne & Phyllis Rossbacher, Scott Ladendorf and Wayne Parson

**3. APPROVAL OF MINUTES**

**A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert to approve the minutes of the August 19, 2015 Plan Commission Meeting as presented.**

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

**4. PUBLIC HEARING**

a. Petition 15-015: 1560 Denny Road – Variances (Josh and Jennifer Reinert)

**Chairman Ochsenschlager** called the public hearing to order and swore in those planning to testify. **Mr. Ferencak** gave an overview of the request. The property is located on the north side of Denny Road just east of Bliss Road. It's zoned estate district since 2011 and there's currently a single family home on the lot. They're requesting a variance to add an accessory building 350 SF larger than allowed and not matching the residence's building material as required. Colors would match but not materials. The area is an agricultural area located just north of the Windstone Subdivision. All parcels within 250 feet of the site were notified of this hearing. In order to grant a variance the strict findings of fact which are laid out in the report need to be met. No existing natural features will be impacted. The parcel is over 5 acres and over 3 acres is being farmed. The building proposed is 17' in height at the ridge, but the median height requirement was met. It will meet all setback and easements and be hundreds of feet away from Denny Road, Bliss Road and I-88. One citizen did call and asked for an explanation of the proposal.

Staff notes that it doesn't meet the exact criteria of the standards but staff has provided a recommendation of approval to adopt and with that asks that some eaves and overhangs be added as well as the windows and doors being trimmed out. **Commissioner Sabo** verified with Mr. Ferencak that a building abutting an easement can go right up to that easement.

**Petitioners' Request: None**  
**Petitioner Presentation: None**

**Public Comments/Questions: Resident Louis Corsello** asked for the description of the location of the proposed building. **Petitioner** stated it will be approximately 100' behind their house on Denny Road towards I-88 along the tree line to the east. The future proposed fire station property is located immediately to the east of this parcel. The petitioner asked if there were any further questions. He verified that there would only be one building and it would be behind the house and there would be no changes to the house itself.

**Chairman Ochsenschlager** closed the public hearing on petition 15-015.

**5. OLD BUSINESS**

Petition 15-006: Permitted and Special Uses

**Mr. Ferencak** stated this will be discussed again at a future meeting.

**6. NEW BUSINESS**

- a. Petition 15-015: 1560 Denny Road – Variances (Josh and Jennifer Reinert)

**Commissioner Eckert** verified that the Sugar Grove Fire Protection District owns the property to the east all the way north to I-88, but only annexed the front portion into the Village limits. **Petitioner** stated that the oversize building is being proposed due to the large amount of equipment needed to care for this large parcel. **Staff** confirmed that the proposed materials are in character with the area. **Commissioner Eckert** verified with the petitioner that he was ok with the two staff conditions to the approval of the request. **Petitioner** verified that he's not proposing any electric or pavement to the building.

**A motion was made by Commissioner Sabo and seconded by Commissioner Cox to recommend the Village Board grant the request for variances to allow a single 1,350 SF accessory building that would exceed the maximum size allowed of 1,000 SF or 70% of the footprint of the principal building, whichever is less, and the materials not matching the principal building on the property, pursuant to the Sugar Grove Zoning Ordinance, incorporating the findings of fact and staff conditions in the report as presented.**

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

- b. Petition 15-015: The Landings Office Park – Minor PUD Amendment (Accurate Repro, Inc.)

**Mr. Ferencak** gave an overview of this project. The Landings Office Park is west of Division Drive just east of the Windsor West Subdivision and the PUD for this site was approved back in 2007. This is part of a larger development, The Landings. Two buildings have been constructed on lots 3 and 7. An amendment was granted to allow Cadence Health to have a wall sign on the south end of building 7 for three years. Cadence Health has been renamed to Northwestern Medicine and would like to change the sign and relocate it to the Division Drive side of the building for better visibility. The area for the proposed Northwestern Medicine sign is planned to be smaller than the current Cadence Health wall sign. Changes are also proposed to the ground signs in the office park and to allow for other wall signs. All four property owners in the office park have applied for this amendment together. **Staff** is recommending approval of the amendment with two conditions listed in the Advisory Report.

This will be a very similar situation to the one followed for the Village Hall in the Prairie Glen Office Park, the only difference is that this is probably a little closer to complying with our regular sign ordinance.

There are currently two low ground signs (walls) with lettering on them at the entrance to the office park on Division Drive. The plan is to remove the lettering on the walls and lower them to be just walls and then construct two new signs that would resemble the signs along IL Route 47 which would have multiple tenant panels. It will be up to the owners association to determine how the panel space is divided with the tenants. The village doesn't want to see more than four panels per sign for legibility.

Discussion was held regarding the different types of signs approved for the different office parks in town and what would be allowed for each tenant within this park. Originally wall signage was not anticipated in any of the office parks.

The bank holding the property is anxious to get more signage for the office park to encourage more tenants.

The current sign ordinance doesn't allow for rental advertising signs to be intermixed with the tenant panel signs. That situation is coming up more frequently so staff may review it again.

The larger park signs are proposed to be back lit. The smaller building signs will have a ground light only. The individual buildings can also have wall signage but it's limited to the amount allowed for each building.

**A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert to recommend approval of the Minor PUD Amendment for The Landings Office Park (Ordinance 2007-1218A and Ordinance 2013-0917D) to amend the sign and landscape plans, incorporating the staff recommendations on page four of the advisory report.**

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

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

**Permitted Uses** – will be discussed at the next meeting.

**Drive-thru Facilities and Zoning Variations** – are under legal review before going to the Village Board.

**Sugar Grove Senior Living and American Heartland Bank** – both are getting closer to full occupancy. Senior Living has a temporary CO and is starting to move people in. Bank is stocking but no customers yet.

**769 Heartland Drive (Top Pick Athletics)** – has several issues including lack of easement for utilities that are located on the property and weren't marked so the parking and drive aisle are over it. Reconfiguration of the plan is needed.

**Assisted Living Facility** – will be coming in for permit next spring.

**College Corner** – is across from 769 Heartland and the Commission recommended approval back in 2010, but the developer had not completed the Board's conditions so the plat could not be recorded. Now it is in a rush mode to finalize it. The plat has been recorded, but the PUD's are still open. They're still planning to start this fall. There are different issues that keep coming up and need to be fixed. Staff is trying to handle it administratively in order to help it go faster.

**LA Tan** – is coming to two spaces north of the Jewel Store.

**Prairie Glen** – three lots left.

**8. ADJOURNMENT**

**A motion was made by Commissioner Sabo and seconded by Commissioner Cox to adjourn the meeting at 7:43 p.m.**

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary