
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: FINAL PUD APPROVAL SUGAR GROVE CENTER LOT 7
(AUTO ZONE)
AGENDA: AUGUST 2, 2016 VILLAGE BOARD REGULAR MEETING
DATE: JULY 29, 2016

ISSUE

Shall the Village Board consider approval of a final PUD plan for Lot 7 in Sugar Grove Center.

DISCUSSION

The Village Board adopted the establishing ordinance for the Sugar Grove Center PUD (Ordinance Number 2004-0921C) on September 21, 2004. Among other things, the Ordinance granted Preliminary Plan approval for the subject property (Lot 7) with the condition that prior to improving this site, Final PUD Plan approval must be granted by the Village Board.

The Applicant has prepared a final development plan that complies in all respects with the Zoning Ordinance and the Preliminary PUD Plan for Sugar Grove Center. The site plan features include a future vehicular connection to Lot 6 immediately to the south; pedestrian connections to the bike path along Sugar Grove Parkway; extending pedestrian circulation network in Sugar Grove Center along the internal driveway (east lot line); and, landscaping exceeding requirements. The Planning Commission asked for, and the Applicant agreed, to remove two trees along the entrance drive (north lot line) and add three groups of shrubs (3-5 plants, each) along the south elevation of the building.

Auto Zone responded to the ARG's comments and suggestions for the appearance of the building. The original color scheme and exterior building materials have been replaced with brick and masonry with architectural accents. Faux windows were added to break-up the long expanses of blank walls on the entrance and street elevations. Despite requests to use an alternate material, the EFIS material remains on the entry feature at the corner of the building. Auto Zone also accommodated the Village's desire to provide foundation planting along the entrance and street elevations.

Note: The building elevations attached to the Ordinance are not accurate representations of what Auto Zone has committed to do. Corrected elevations are expected to be delivered prior to the Board meeting. Likewise, the landscape plan attached to the Ordinance does not represent the change requested by the Planning Commission and agreed to by Auto Zone and corrected plans will be provided prior to the Board meeting.

The outdoor illumination will be of the LED type and Auto Zone is committed to using a fixture type matching that used in Sugar Grove Center and can accommodate LED technology.

ATTACHMENTS

- Planning Commission Recommendation PC16-11
- Ordinance 2016-080216_ Approving the final PUD plan for Sugar Grove Center Lot 7 (Auto Zone)

COST

There are no costs to the Village associated with the requested action.

RECOMMENDATION

That the Village Board approve Ordinance 2016-080216_ Approving the final PUD plan for Sugar Grove Center Lot 7 (Auto Zone).

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Kevin Geary
Sean Herron
Mari Johnson
Ted Koch
Rick Montalto
David Paluch

R E C O M M E N D A T I O N **PC16-11**

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of July 27, 2016
CASE FILE: 16-009 Final PUD
451 N Sugar Grove Parkway
Auto Zone

PROPOSAL

The Applicant, Auto Zone, is requesting Final Planned Unit Development approval for Lot 7 of Sugar Grove Center. This property is currently vacant and is located on the east side of Sugar Grove Parkway immediately south of Chase Bank. The anticipated business operation is an Auto Zone retail establishment.

BACKGROUND & HISTORY

The Village Board adopted the establishing ordinance for the Sugar Grove Center PUD (Ordinance Number 2004-0921C) on September 21, 2004. Among other things, the Ordinance granted Preliminary Plan approval for the subject property (Lot 7) with the condition that prior to improving this site, Final Plan approval must be granted by the Village Board.

EVALUATION

ZONING COMPLIANCE

The applicant is proposing construction of an approximately 7,000 square foot single tenant retail space with accessory off-street parking. The building will be used as a retail automotive parts establishment. This use is a permitted use in the underlying B-3 Regional Business District and is a permitted use as established by the original Sugar Grove Center Planned Unit Development Ordinance.

SITE DEVELOPMENT

The proposed site development plan incorporates advice and direction from Village staff, consultants and the Fire Protection District. The proposed site plan complies with the Sugar Grove Center PUD and minimum setback, parking and landscaping requirements in the Zoning Ordinance.

The applicant is proposing more off-street parking than required by the Zoning Ordinance. Staff and the applicant are working to ensure that the proposed landscape plan contains plant material that is consistent with the landscape materials used at the nearby Chase Bank and McDonalds.

The Planning Commission recommended the Applicant reduce the number of shade trees along the Sugar Grove Center entrance drive by 2 and add three groups of shrubs (3-5 each) along the south side of the proposed building. Auto Zone agreed to make this change.

Auto Zone will be extending the internal sidewalk system along the west side of the internal driveway across the east frontage of Lot 7, and a sidewalk connection to the bike path along Sugar Grove Parkway also is provided. A bike rack is included on the plan.

Lastly, the applicant is proposing to install LED parking lot lighting. The Applicant is working with Village staff to find a fixture that matches or compliments those used in Sugar Grove Center and can accommodate LED technology.

BUILDING APPEARANCE

The proposed building was reviewed by the ARRG on May 23, 2016. The ARRG supported the 360-architecture but had several issues with the building's appearance, including:

- Building should be brick, not painted split-faced block. (*The material was changed to brick*).
- Building should add windows on both the North and West elevations. (*Faux windows were added to the West and North elevations*).
- Eliminating the racing stripe color scheme around the building. (*Removed*).
- The applicant should consider a different corner treatment for the building entrance.

The corner treatment and use of a corrugated, painted metal pipe for the column at the entrance to the building were not addressed. But Auto Zone indicated they will add a different building material at the base of the building, similar to Chase Bank and the Landings Commercial Center, as suggested by the ARRG.

PUBLIC COMMENT

The Planning Commission held a public meeting on July 27, 2016 concerning the proposed PUD plan approval. No objectors were present.

RECOMMENDATION

The Plan Commission recommends the Village Board approve the final planned unit develop plan for Lot 7 in Sugar Grove Center.

AYES: J. Gudendorf, G. Wilson, J. Ekert, L. Jones, H. Lendi, and
I. Oschenshlager

NAYS: None

ABSENT: B. Sabo

ATTACHMENTS: Site Plan,
Landscape Plan,
Building Elevations, color



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2016-0802_

**AN ORDINANCE
GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL FOR
SUGAR GROVE CENTER LOT 7
(AUTO ZONE)**

Adopted by the
Board of Trustees and President of the Village of Sugar Grove
this 2nd day of August, 2016

Published in pamphlet form
by authority of the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois,
this 2nd day of August, 2016

ORDINANCE NO. 2016-0802_

**AN ORDINANCE
GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL FOR
SUGAR GROVE CENTER LOT 7
(AUTO ZONE)**

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, Auto Zone has requested approval of a Final Planned Unit Development for Lot 7 in Sugar Grove Center, as required by the Village Zoning Ordinance; and,

WHEREAS, the Plan Commission recommended in their Recommendation PC16-11 that the Village Board approve the requested Zoning Ordinance amendments.

WHEREAS, the Village Board has reviewed the request and has deemed that the approval would be in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: FINAL PLANNED UNIT DEVELOPMENT

That the Final Planned Unit Development (PUD) for the subject property described in **Exhibit A** is hereby approved. Said approval is conditioned upon compliance with the conditions enumerated on **Exhibit B** which are attached and made a part of this ordinance.

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 2nd day of August, 2016.

P. Sean Michels
President of the Board of Trustees
of the Village of Sugar Grove,
Kane County, Illinois

ATTEST:

Cynthia L. Galbreath
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Kevin M. Geary	—	—	—	—
Trustee Sean Herron	—	—	—	—
Trustee Mari Johnson	—	—	—	—
Trustee Ted Koch	—	—	—	—
Trustee David Paluch	—	—	—	—
Trustee Ron Montalto	—	—	—	—
President P. Sean Michels	—	—	—	—

EXHIBIT A

Legal Description

LOT 7 IN THE LANDINGS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE EAST ½ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT OF RESUBDIVISION RECORDED DECEMBER 18, 2007 AS DOCUMENT NO. 2007K122721, IN KANE COUNTY, ILLINOIS

EXHIBIT B

Conditions of Approval

1. That the Final PUD and Special Use shall substantially conform to the Site and Engineering Plans, titled “AutoZone Store Development Final Engineering Plans Submission for AutoZone Store No. 6165”, prepared by Kimley-Horn, Inc., dated June 30, 2016, except as such plans will be revised to address the reviews and conform to Village codes and ordinances and the conditions below.
2. That the property owner of Lot 7 shall post signs on the property notifying customers that auto repairs are prohibited on the premises.
3. That the property owner of Lot 7 shall remove two shade trees along the north property line and add three groups of shrubs (each having 3 to 5 shrubs) along the south façade of the building.
4. That a bicycle rack be provided on the premises.