

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-466-4507 Fax: 630-466-4521</p>	<p>Village Trustees</p> <p>Robert Bohler Kevin Geary Mari Johnson Rick Montalto David Paluch Thomas Renk</p>
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August 02, 2011
Regular Board Meeting
6:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearings
 - a. None
5. Appointments and Presentations
 - a. Appointments: Sugar Grove Police Commission and Police Pension Fund
6. Public Comment on Items Scheduled for Action
7. Consent Agenda
 - a. Approval: Minutes of the July 19, 2011 Meeting
 - b. Approval: Vouchers
 - c. Approval: Treasurer's Report
8. General Business
 - a. Ordinance: Approving a Variance for a Front Yard Setback – 104 Maple St. *STAR
 - b. Resolution: Intent to Continue Participation in the Suburban Tree Consortium and Authorizing Purchases
 - c. Discussion: Departmental Accomplishments & Action Plans (Finance, Police, & Public Works)
9. New Business
10. Reports
 - a. Staff Reports
 - b. Trustee Reports
 - c. Presidents Report
11. Public Comments
12. Airport Report
13. Closed Session: Land Acquisition, Personnel, Litigation
14. Adjournment

*Subject to Attorney Review

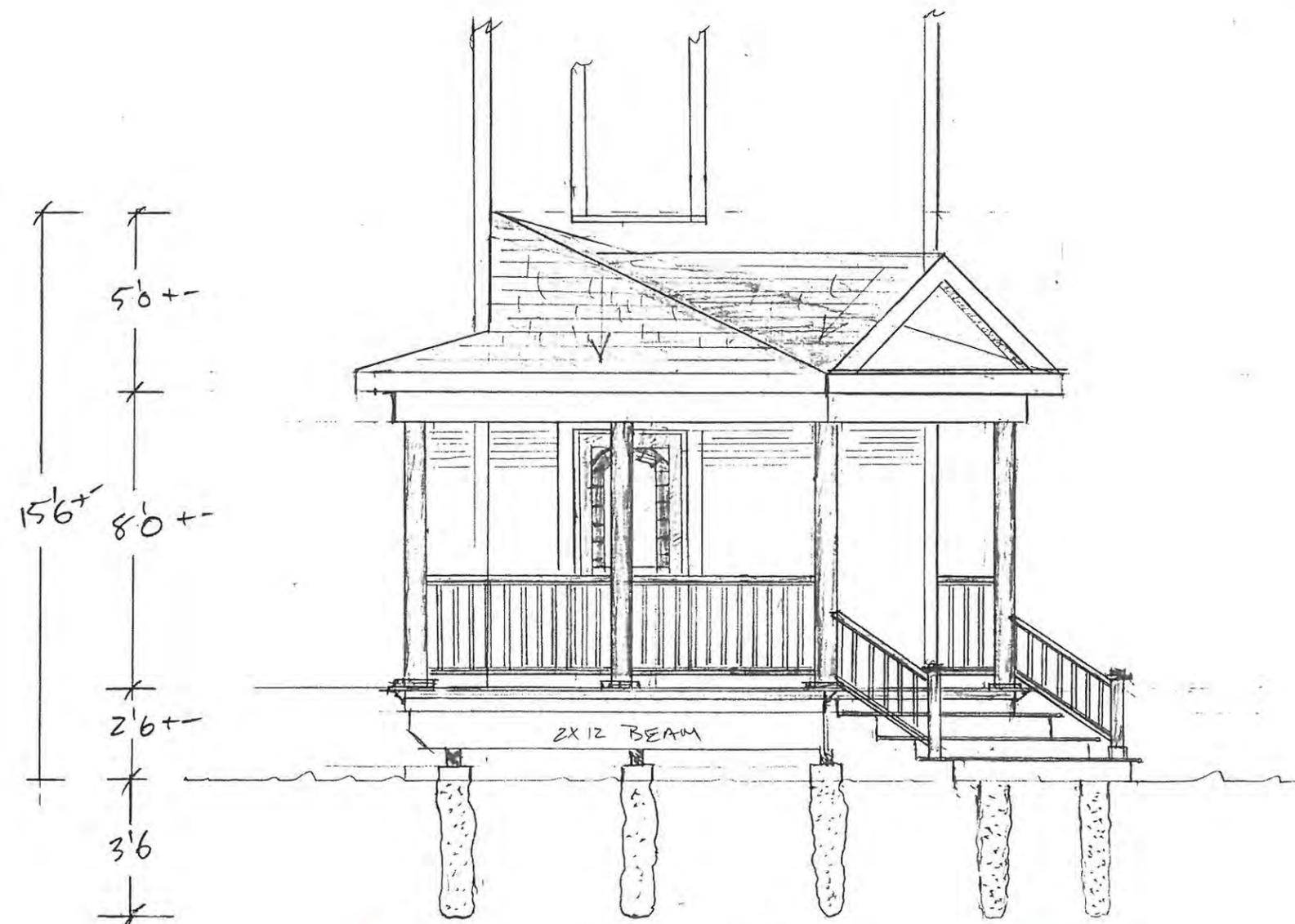
Committee of the Whole - Cancelled

BOB & LORI McCAFFREY

FRONT PORCH.

104 MAPLE AVE
SUGAR GROVE IL.

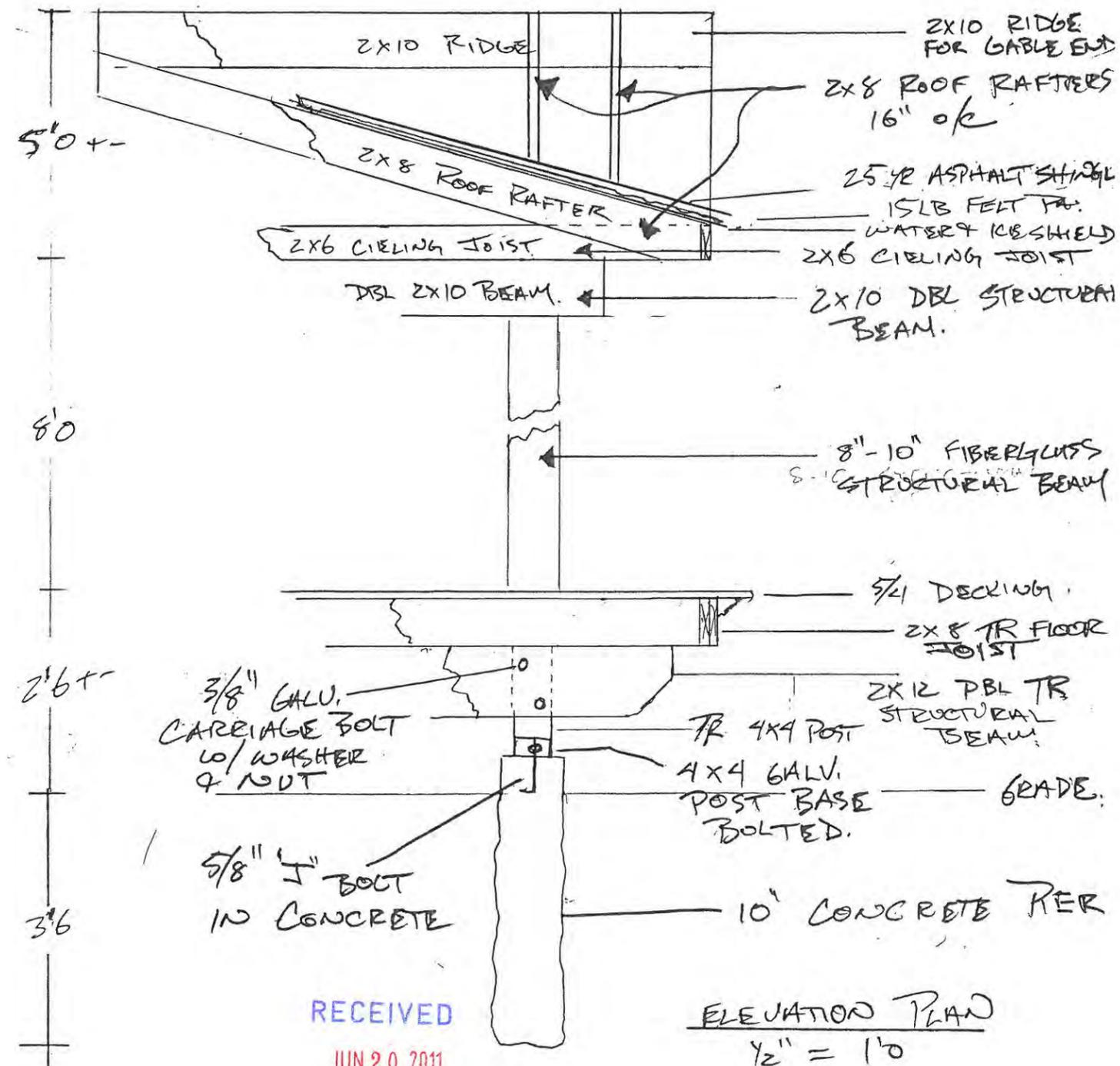
NEW PLAN



19'6"
(shown as 19')

EAST ELEVATION

1/4" = 1'0"



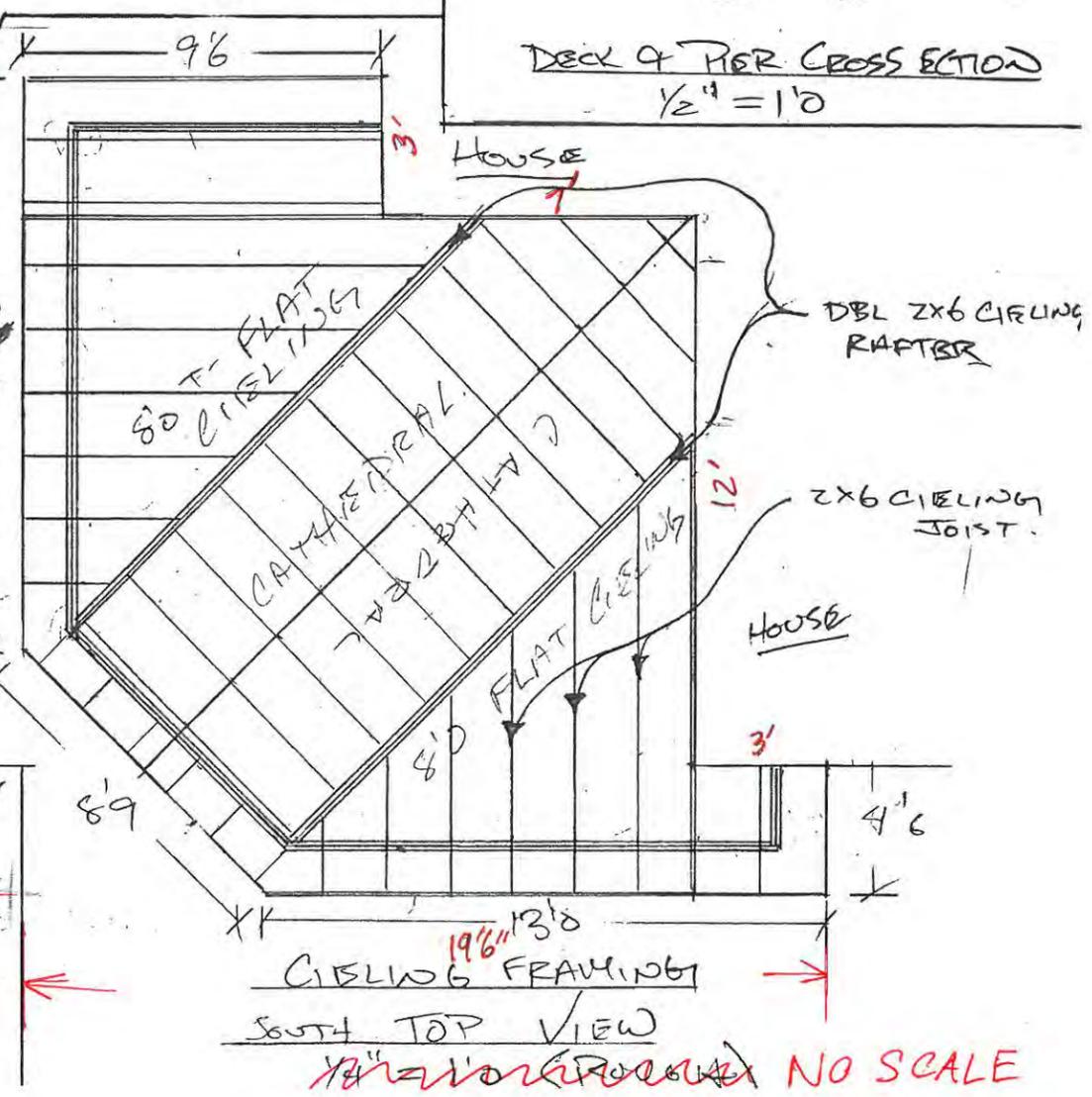
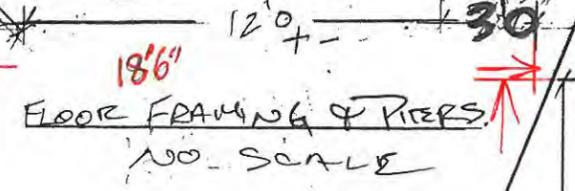
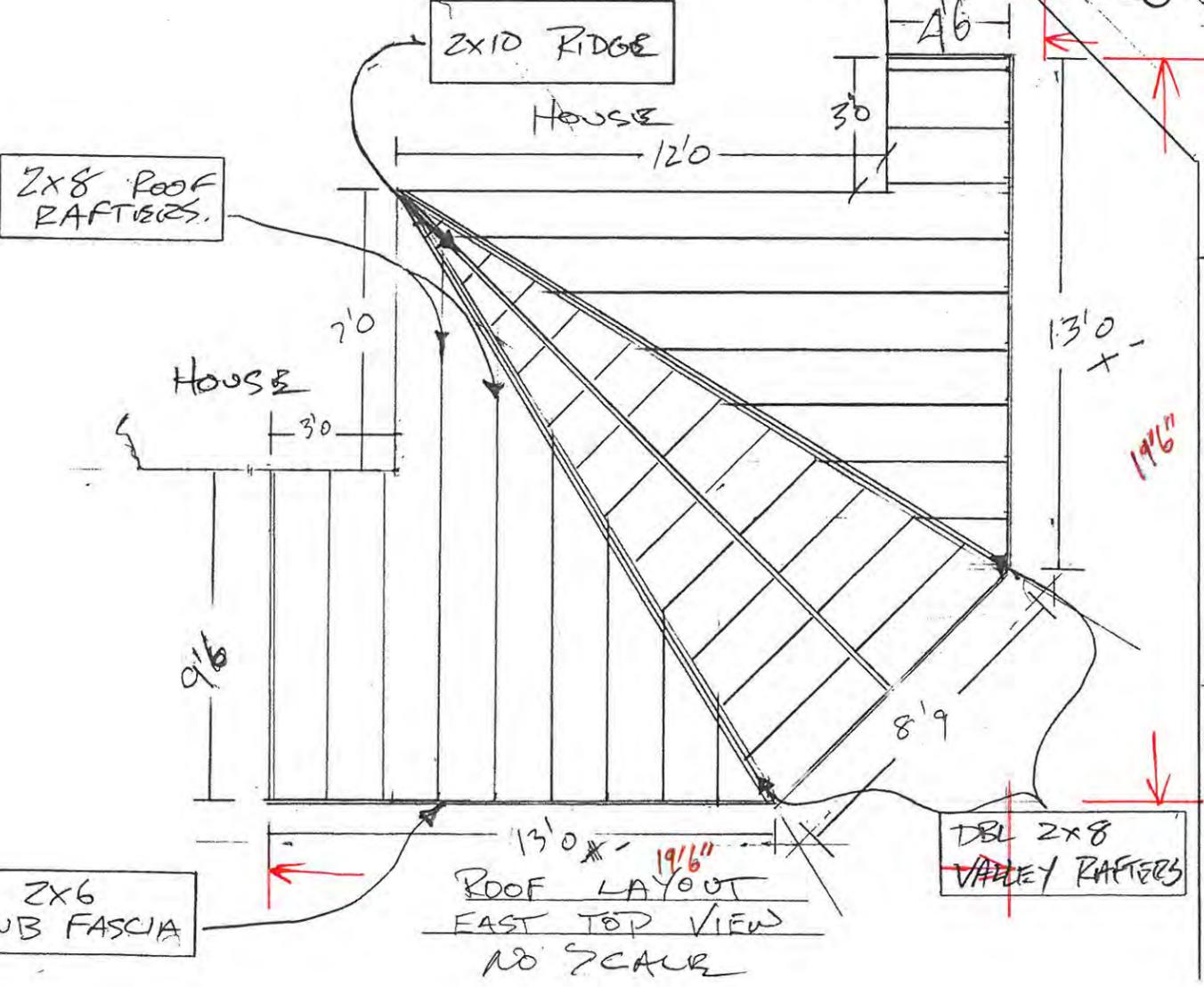
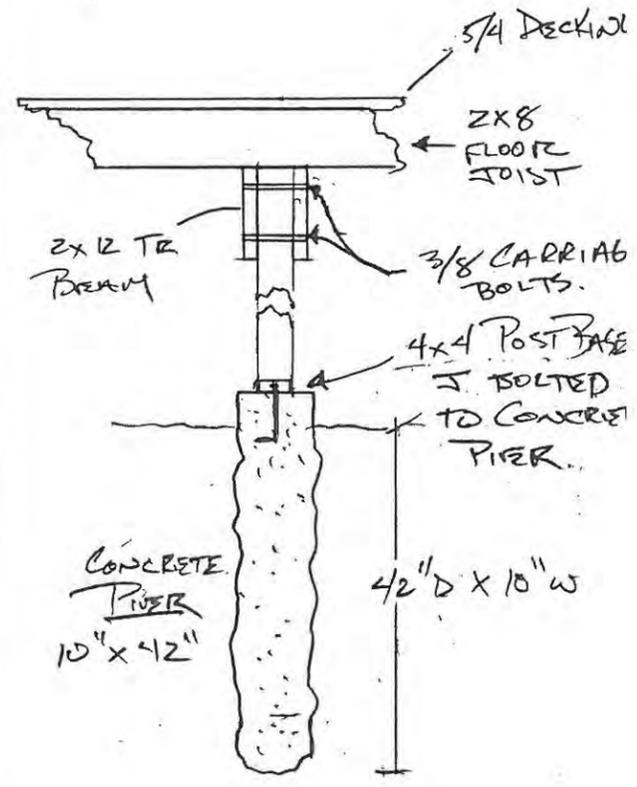
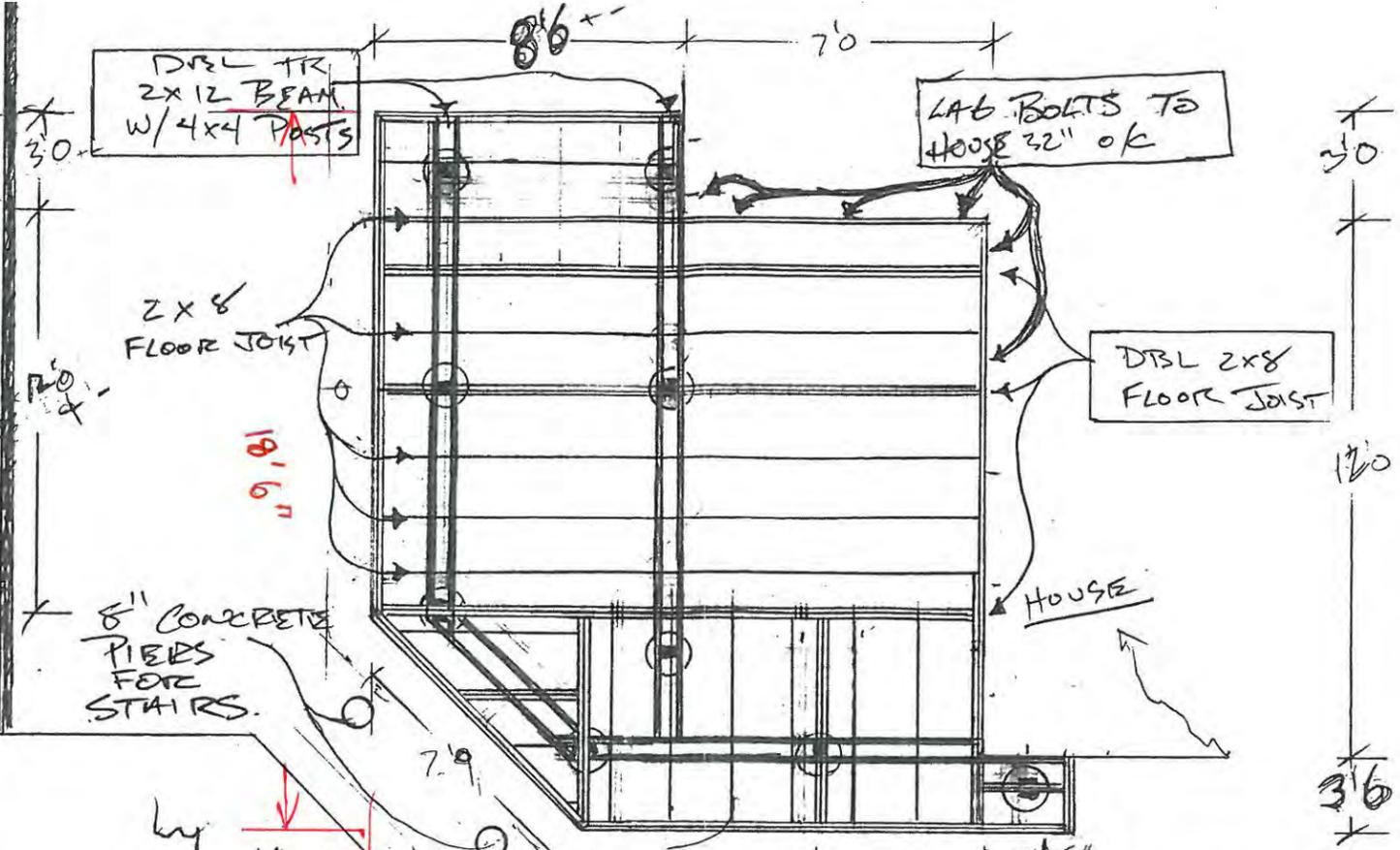
RECEIVED
JUN 20 2011

ELEVATION PLAN
1/2" = 1'0"

NOTES.

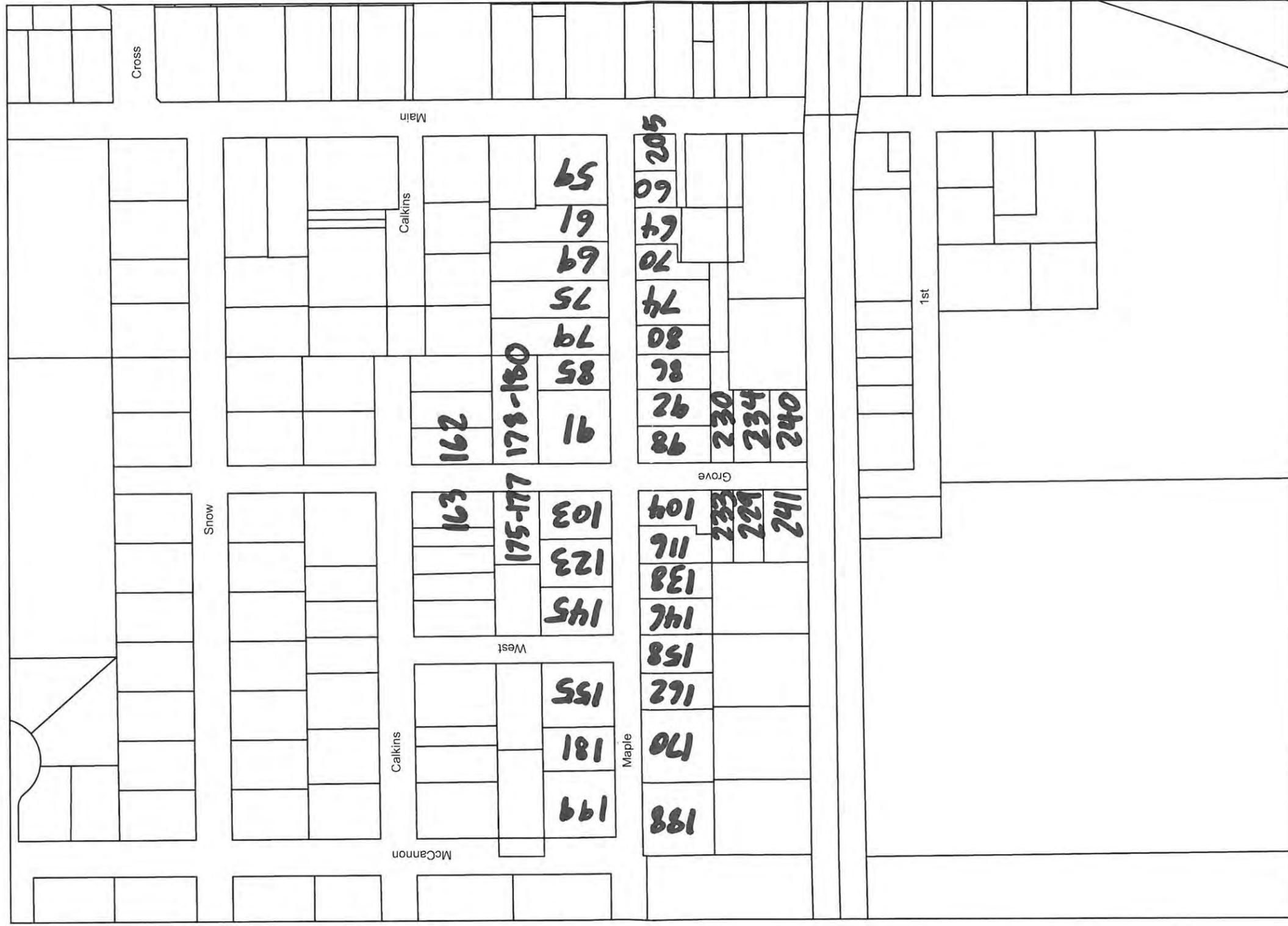
1. ALL JOIST WILL BE HANGERED TO HOUSE AND OR FIN JOIST.
2. CONCRETE PIERS 10" X 42" (X9)
3. STRUCTURAL BEAMS DBL 2X12
4. ROOFING - 25 YR ARCHITECTURAL (TO MATCH EXISTING)
5. WATER & ICE SHIELD-VALLEYS AND PERIMETER. 15LB FELT PAPER
6. CONCRETE PIERS 8" X 42" (X2) - FOR STAIRS.

NEW PLAN



BOB & LORI McCAFFREY
 FRONT PORCH
 104 MAPLE
 SUGAR GROVE, IL.

N ↑



Nearby Home Setback Comparison Chart

South side of Maple Street, West to East

	Field house setback	Plat house setback	Measured porch setback	Plat porch setback
188 Maple Street		30.33		
170 Maple Street		19.42	18.00	
162 Maple Street		19.50	14.75	
158 Maple Street		28.00	21.83	
146 Maple Street		28.92		
138 Maple Street		18.00	17.80	
116 Maple Street		36.00		
104 Maple Street		24.25	23.92	
98 Maple Street	No Building			
92 Maple Street		23.00		15.25
86 Maple Street		23.50		18.42
80 Maple Street		23.67		15.33
74 Maple Street		25.42		
70 Maple Street		15.92		9.83
64 Maple Street		17.00		
60 Maple Street		15.50	16.10	
205 Main Street		1.00	0.90	
Average		21.84	19.57	16.20

North side of Maple Street, West to East

	Field house setback	Plat house setback	Measured porch setback	Plat porch setback
199 Maple Street		21.25	20.74	
181 Maple Street		34.25		28.33
155 Maple Street		29.75	30.86	22.00
145 Maple Street		29.50	30.90	28.83
123 Maple Street		28.75		21.00
103 Maple Street		26.42		28.92
91 Maple Street		34.67	33.00	
85 Maple Street		23.17		16.58
79 Maple Street		38.50		32.50
75 Maple Street		23.83		
69 Maple Street		24.00	23.61	
61 Maple Street		30.17	30.63	21.75
59 Maple Street		33.83	35.80	22.00
Average		29.08	29.36	24.66

East side of Grove Street, South to North

	GIS house setback	Plat house setback	GIS porch setback	Plat porch setback
240 Grove Street	No Building			
234 Grove Street		25.00		
230 Grove Street	No Building			
98 Maple Street	No Building			
91 Maple Street		24.10		
178 / 180 Grove Street		24.50	23.40	24.50
162 Grove Street		25.40		23.40
Average		24.75	23.40	24.50

West side of Grove Street, South to North

	GIS house setback	Plat house setback	GIS porch setback	Plat porch setback
241 Grove Street		21.00	21.45	
229 Grove Street		17.00		
233 Grove Street		26.00		
104 Maple Street		20.50	24.55	
103 Maple Street		27.20	25.30	
175 / 177 Grove Street		39.00	39.00	
163 Grove Street		23.20		
Average		24.84	27.58	

**STAFF REPORT TO THE SUGAR GROVE PLANNING COMMISSION
FROM MIKE FERENCAK, PLANNER**

GENERAL CASEFILE INFORMATION

Commission Meeting Date: July 20, 2011

Petition Number: 11-008

Project Name: 104 Maple Street

Petitioner: Robert and Lori McCaffrey

Request: 1. Variance to allow a porch that would encroach approximately 10.58' into the required 30.00' front yard setback and approximately 14.04' into the required 30.00' corner side yard setback, pursuant to Sections 11-13-10 and 11-7-4-F-1 of the Sugar Grove Zoning Ordinance.

Location: 104 Maple Street

Parcel Number(s): 14-21-181-008

Size: 8,955 square feet or 0.21 acres

Street Frontage: 66.00 feet on Maple Street
132.00 feet on Grove Street

Current Zoning: R-2 Single-Family Detached Residential District

Contiguous Zoning: NORTH: R-2 Single-Family Detached Residential District
SOUTH: R-2 Single-Family Detached Residential District
EAST: R-2 Single-Family Detached Residential District
WEST: R-2 Single-Family Detached Residential District

Current Land Use: Single-Family Residential

Contiguous Land Use: NORTH: (across Maple Street) Single-Family Residential
SOUTH: Single-Family Residential
EAST: (across Grove Street) Open Lot
WEST: Single-Family Residential

Comp Plan Designation: Single Family Residential

Exhibits: Variance Application
Proof of Ownership (available in CD Dept.)

Responses to Variance Standards
Public Notice
Publication confirmation
Mailing confirmation (applicant to bring to meeting)
Sign confirmation
Site photo
Area Map (with addresses of nearby properties)
Nearby Home Setback Comparison Chart
Nearby Home Photos (staff will bring to meeting)
Plat of Survey / Proposed Site Plan
Proposed Elevations

CHARACTER OF THE AREA

This area is primarily single-family residential. This lot is located in Assessor's subdivision, in downtown Sugar Grove.

DEVELOPMENT PROPOSAL

The Planning Commission will consider a request for a:

1. Variance to allow a porch that would encroach approximately 10.58' into the required 30.00' front yard setback and approximately 14.04' into the required 30.00' corner side yard setback, pursuant to Sections 11-13-10 and 11-7-4-F-1 of the Sugar Grove Zoning Ordinance.

HISTORY

This lot was developed in the 1800's, well prior to Village incorporation in 1957. The Village adopted a Zoning Ordinance with Ordinance #8 in 1957 and it has since been amended over 35 times (whether in whole or in part). At some point during this time the more modern R-2 zoning district was applied to the downtown area. The R-2 district standards are not particularly appropriate for this area. The need for this Variance request could be viewed as resulting from these past zoning decisions.

The application for this Variance was submitted on June 20, 2011 by Bob and Lori McCaffrey as a result of staff review of a proposed permit plan for the proposed porch. The existing home on this property encroaches into both the front and corner side yard setbacks by about 4 to 6 feet. The proposed porch would be considered part of the house since it would have a roof. The addition of the porch would make the home further encroach into the required minimum 30' setbacks.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Comprehensive Plan designates the site as Single Family Residential. The use of the property would not change with this project.

ZONING ORDINANCE

The proposed Variance is being requested pursuant to Section 11-7-4-F-1 of the Sugar Grove Zoning Ordinance.

In order to grant the Variance proposed, the petitioner has to meet certain standards listed in Section 11-13-10-E of the Sugar Grove Zoning Ordinance. Staff has reviewed the variance request regarding each of the standards. These standards, and the disposition of each are listed as follows:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district: The proposed covered wood porch would be replacing a concrete slab which was not an original structure and has already been removed from the property. The proposed wood porch would be a little larger than the concrete slab. It could be argued that the concrete slab did not fit the home aesthetically and could affect the value of the home.
- b. Plight of the owner is due to unique circumstances: The plight of the owner is not necessarily due to unique circumstances with this lot, but there are unique circumstances in this, the oldest portion of Sugar Grove. Many of the nearby homes and porches encroach upon the required setback.
- c. The Variation, if granted, will not alter the essential character of the locality: This variation would not alter the essential character of the locality since the porch would encroach less into the front yard than several of the homes on Maple Street. The porch would encroach into the Grove Street corner side yard more than other homes along Grove Street. However, Grove Street has narrow pavement and is only about three blocks in length. The south end of Grove Street terminates at the BNSF Railroad, just a little past this property. The concern for maintaining the viewshed on Grove Street is probably not as great as other streets in the Village.

The Plan Commission/Zoning Board of Appeals also needs to consider the following in making the above determination:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out: Essentially, no roofed front porch can be added to this property without the Variance, while many other homes in the area have front porches.
2. The conditions upon which the petition for variation is based would not be generally

applicable to other property within the same zoning district: The conditions are not generally applicable to all property in the R-2 zoning district, but they are applicable to many of the properties in this downtown area that are zoned R-2.

3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property: The proposed variance is not based on a desire to make more money, but to restore the home in tune with the original 1800's style.
4. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant: The difficulty of not being able to install a porch without a Variance was created by the Village applying modern zoning requirements to the oldest area of the Village. A new Downtown Zoning District with reduced setbacks is likely justified in the future.
5. The granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located: The granting of such a variation would not be detrimental to the neighborhood. It would fit within the neighborhood.
6. The variation will not:
 - a. Impair an adequate supply of light and air to adjacent properties: It will not as it is located in the front and corner side yards.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent properties: It will not.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of Sugar Grove: It will not.
 - d. Diminish or impair property values in the neighborhood: It may add value to the neighborhood.
 - e. Unduly increase traffic congestion in the public streets and highways: It will have no effect on traffic.
 - f. Create a nuisance: It will not.
 - g. Result in an increase in public expenditures: It will not.
7. The variation is the minimum variation necessary to make possible the reasonable use of the land, building or structure: The porch could be made smaller and still make possible the reasonable use of the land. It could also be shifted more towards the Maple Street side where there is greater setback than along Grove Street. However, the porch may be more aesthetically pleasing where it is proposed.

EVALUATION

The existing home would essentially be expanded by the addition of the roofed porch. The porch

would be considered part of the building footprint. The lot is 8,955 square feet in size. The maximum lot coverage allowed is 45% or 4,030 square feet. Staff will provide the proposed lot coverage calculation at the meeting.

The attached Nearby Home Setback Comparison Chart shows the field measured actual setbacks of homes on Maple Street and the GIS measured actual setbacks of homes on Grove Street. It also shows the Plat of Survey actual setback in instances where the Village has a Plat of Survey for that property. Sometimes there are small discrepancies, but overall one should be able to get a feel for the setbacks along the street. Finally, it also shows similar numbers for any porches.

(Please note that the only open porch is at 181 Maple Street. All other porches are considered part of the home and are required to meet the building setback, while open porches may encroach 5 feet into the required yard.)

Please refer to the Proposed Site Plan for the location of the encroachments and the Proposed Elevations to see how the porch would look.

Staff believes that in general the Variance standards have been met. It is true that the Variance to the Maple Street front yard would be more consistent with other existing structures along that street (as compared to along Grove Street), though there is one garage on Grove Street that is setback only 4.3 feet.

Looking into the future, as an example, a Downtown Zoning District could potentially require 20' building setbacks and 15' setbacks for both open porches and roofed porches with open sides, in which case this porch would meet all requirements.

PUBLIC RESPONSE

Staff has had no input from the public regarding this proposal at this time. Staff confirmed that a public hearing sign was posted on the site and the publication in a local newspaper was made. The applicant will bring mailing confirmation to the meeting.

STAFF RECOMMENDATION

Staff recommends approval of this proposed Variance for 104 Maple Street.

Variance Petition for front porch at 104 Maple Street – Lori and Bob McCaffrey

E. Standards:

1)

- a) A porch within the current regulations would not, in our opinion, fit the house. The covered wood porch we desire would be replacing an uncovered concrete porch (not an original structure) and will be approximately the same size. We feel a front porch that didn't fit the house in both size and aesthetics could affect the value of the home.
- b) We have one of the few 1800's homes and live in an area with unusual lots and property placements (see location of our garage on plat). The front of our house is already encroaching by 6 feet on the Maple Street side, as are many of the homes and front porches in our area(see attached photos).
- c) We feel it will enhance the character of the locality.

2)

- a) A very basic porch (landing) would look odd considering the style and size of the home.
- b) Our home is unique and the porch we are requesting would be unique to our home.
- c) We have been gradually restoring this house since we purchased it in 1999. We have tried to remain true to the period(1880's) and feel the porch would represent that period.
- d) We currently don't have a front porch. The concrete porch added in the 40's or 50's was installed incorrectly and caused water to flow towards the house instead of away from the house. The porch was crumbling away which is why we removed it.
- e) The neighbors seem to be overwhelmingly in favor of the plans for a new porch. They feel it will improve the overall look of the block.
- f) (i) The porch will only be one-story and should not affect the neighbors in a negative way.

(ii) I can't think of any reason for there to be an increased fire hazard from the porch.

(iii) The front porch would not affect the public health, safety, comfort, morals or general welfare in any way. We feel it would only be viewed as a positive addition to the historic area.

(iv) We only see the porch adding value to the neighbor's homes.

(v) It will have no affect on traffic.

(vi) It will not create a nuisance.

(vii) We can't imagine any public expenditures that would result from our porch.

g) We feel we have come up with a modest yet attractive front porch that will not be too big for the lot, house or neighborhood. It is no exaggeration that a dozen or so people who live in the area have told us that they can't wait to come over break in our new porch with us when it gets built.



07/14/2011 15:35



59 Maple



60 Maple



07/14/2011 15:49

61 Maple



07/14/2011 15:51

64 Maple



69 Maple



70 Maple



74 Maple



75 Maple



07/14/2011 15:43

79 Maple



07/14/2011 15:42

80 Maple



85 Maple



86 Maple



91 Maple



92 Maple



103 Maple



116 Maple



123 Maple



138 Maple



145 Maple



146 Maple



155 Maple



158 Maple



162 Maple



170 Maple



181 Maple



188 Maple



199 Maple

SITE PLAN

PLAT OF SURVEY

OF

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 38, NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF MAPLE STREET 5.62 1/2 CHAINS NORTH AND 9.87 1/2 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WEST 90.75 FEET; THENCE SOUTH 128.75 FEET; THENCE WEST 16 FEET; THENCE SOUTH 28 FEET; THENCE EAST 106.75 FEET; THENCE NORTH 156.75 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 24.75 FEET AND THE EAST 24.75 FEET USED FOR MAPLE STREET AND GROVE STREET), IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

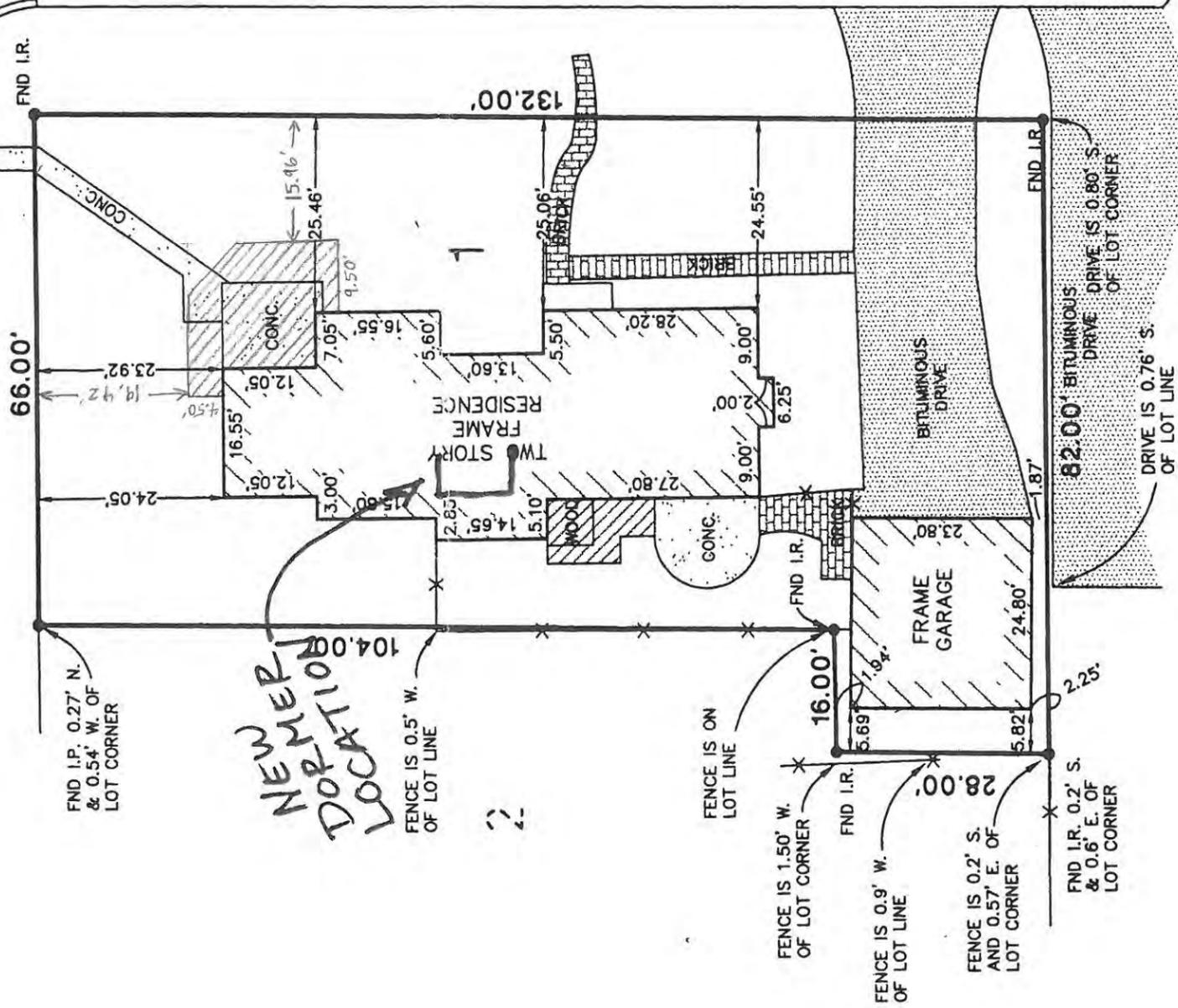


SCALE: 1" = 20'

MAPLE STREET

32.00' BITUMINOUS PAVEMENT

CONC. CURB & GUTTER
5' CONC. WALK



GROVE STREET
18.00' BITUMINOUS PAVEMENT

Site Plan
By: CD Dept.
7/29/2011

RECEIVED

JUN 20 2011



State of Illinois)
County of Kane) S. S.

I, Frank J. McDaniel, an Illinois Professional Land Surveyor, No. 3256, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in St. Charles, Illinois, this 14th day of September, A.D. 1999.

Frank J. McDaniel
Frank J. McDaniel, P.L.S. #3256

THIS SURVEY AND PLAT OF SURVEY IS NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

Prepared for: Hoscheit & McGuirk, Attorneys at Law

Job No. 99-1576

Address: 104 Maple Street, Sugar Grove

Book 8 Page 24

FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET
- IRON PIPE FOUND

FJM LAND SURVEYING

TELEPHONE: (630) 587-8060
FACSIMILE (630) 587-8061

5 N 210 MEADOW DRIVE
ST. CHARLES, ILLINOIS 60175

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: CINDY GALBREATH, VILLAGE CLERK
SUBJECT: DISCUSSION OF ACCOMPLISHMENTS AND ACTION
PLANS FOR THE FINANCE, POLICE & PUBLIC WORKS
DEPARTMENTS
AGENDA: AUGUST 2, 2011 REGULAR BOARD MEETING
DATE: JUNE 28, 2011

ISSUE

Should the Village Board discuss Departmental Accomplishments and Action Plans.

DISCUSSION

The Board reviewed the accomplishments and actions plans for Administration and Community Development at the July 19, 2011 meeting and asked that the other departments be deferred to the August 2, 2011 meeting for review.

Attached for the Board's review are the Accomplishments of the past fiscal year and the Action Plans (goals) of the current fiscal year of the Finance, Police and Public Works Departments. The Departmental Accomplishments reflect the major accomplishments of the past fiscal year. The Action Plans reflect items that are budgeted items, are of a Village wide concern, or that have an upcoming due date for a renegotiation of a contract etc. Action Plans do not include day to day tasks.

COSTS

There is no cost associated with this item at this time.

RECOMMENDATION

That the Board review the Departmental Accomplishments and Action Plans.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: CINDY GALBREATH, VILLAGE CLERK
SUBJECT: BOARD OF POLICE COMMISSIONERS AND POLICE PENSION BOARD APPOINTMENTS
AGENDA: AUGUST 02, 2011 REGULAR BOARD MEETING
DATE: FRIDAY, JULY 29, 2011

ISSUE

Should the Village of Sugar Grove make an appointment to the Board Police Commissioners and Police Pension Board.

DISCUSSION

At this time appointments are needed, due to vacancies, for the Police Pension Board and the Board of Police Commissioners. The Police Pension Board is comprised of five members, two which are appointed by the Village and three are elected by the participating members of the Police Department. The Board of Police Commissioners is comprised of three members, all of which are appointed by the Board.

These appointments are authorized by Village Code 1-8-6-C, which states that the mode of appointment is the President and Trustees, voting jointly. Both potential appointees have been contacted to confirm that they are willing to be appointed and are available to serve.

COSTS

There are no costs.

RECOMMENDATION

That the Village Board by consensus appoints, Mr. Ted Koch to the Sugar Grove Police Pension Board, and Mr. Doug Elston to the Sugar Grove Board of Police Commissioners.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: ANTHONY SPECIALE, DIRECTOR OF PUBLIC WORKS
GEOFF PAYTON, STREETS / PROPERTIES DIVISION
SUBJECT: RESOLUTION: SUBURBAN TREE CONSORTIUM
AGENDA: JULY 25, 2011 REGULAR BOARD MEETING
DATE: AUGUST 2, 2011

ISSUE

Should the Village of Sugar Grove continue participation in the Suburban Tree Consortium.

DISCUSSION

In 1985, a group of municipalities formed the Suburban Tree Consortium (STC) to improve the quality and selection of parkway trees in Chicago area nurseries. The goal of the STC is to enter into a contract growing arrangement with area nurseries growing trees according to a predetermined set of specifications. The benefits of municipalities working together are increased buying power by merging tree orders, and lower mortality rates because of more stringent specifications.

The STC Program has been a great resource in the Village's efforts to increase the success of the Parkway Tree programs. Not only did participation in the 50/50 Replacement Program increase, the Village was also able to coordinate the installation of trees in New Developments, decreasing the mortality rates and improving the overall quality of New Development trees. The STC has proved valuable in providing continuing information and support on the Emerald Ash Borer and other invasive species by sharing other community experiences and plans. In addition, various topics like species diversity, problem trees, successful trees, pruning practices and planting practices are shared among the membership based on actual experiences by municipal members. Since becoming a member in 2004, the Village has planted 901 trees utilizing the Suburban Tree Consortium. Of the 901 total trees purchased through the STC, there have been 60 mortalities (about 6%).

The Village Board should adopt a resolution on an annual basis expressing intent to continue to participate in the Suburban Tree Consortium.

COST

The Suburban Tree Consortium's annual membership dues are \$575.00. The Fiscal Year 2011-2012 Budget, account number 01-53-6208: Training & Memberships includes \$575.00 for the STC membership dues.

RECOMMENDATION

The Village Board approves Resolution # **20110802PW1** expressing intent to continue participation in the Suburban Tree Consortium and to Authorize Certain Purchases for Fiscal Year 2011-2012.



RESOLUTION NO. 20110802PW1

VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

**RESOLUTION EXPRESSING INTENT TO CONTINUE PARTICIPATION IN THE
SUBURBAN TREE CONSORTIUM AND TO AUTHORIZE CERTAIN PURCHASES FOR
FISCAL YEAR 2011 - 2012**

WHEREAS, the Village of Sugar Grove has heretofore joined the cooperative known as the Suburban Tree Consortium; and

WHEREAS, the Suburban Tree Consortium was created to jointly purchase parkway trees on behalf of a number of municipalities in an effort to realize cost savings and insure a reasonable supply and variety of suitable parkway trees; and

WHEREAS, Chapter 65 of ILCS 5/11-73.1-1 entitled "Municipal and Joint Municipal Tree Planting Programs", authorize municipalities to jointly enter into long term contracts for the purchase and delivery of trees; and

WHEREAS, due to the nature of the nursery industry and the plant materials desired by the Suburban Tree Consortium, assuring a reasonable number and variety of parkway trees at the best price as possible only with a multi-year commitment on the part of Consortium Members, so as to allow adequate planning by the Consortium and the Nurseries/Suppliers; and

WHEREAS, the Suburban Tree Consortium member municipalities provide the Nurseries/Suppliers a projection of the parkway tree requirements for the next five years; and

WHEREAS, the Suburban Tree Consortium can realize the necessary number and variety and the best price of such parkway trees only by providing assurance to the tree Nursery/Supplier of the interest by the Consortium Members; and

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

1. The Village does hereby express its intent to remain a member of the Suburban Tree Consortium and to procure parkway trees through the Consortium, subject to sufficient annual budgeting therefore for the five year period.
2. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this resolution are hereby rescinded.

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to send a copy of this Resolution to the Suburban Tree Consortium Secretariat at the West Central Municipal Conference Office.

Passed by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, at a regular meeting thereof held on the 2nd day of August, 2011.

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

ATTEST: _____
Cynthia Galbreath, Village Clerk,
Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
Trustee Thomas Renk	_____	_____	_____	_____

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: JUSTIN VANVOOREN, FINANCE DIRECTOR
SUBJECT: MONTHLY TREASURER'S REPORT
AGENDA: AUGUST 2, 2011 REGULAR BOARD MEETING
DATE: JULY 22, 2011

ISSUE

Should the Village Board approve the June 2011 monthly Treasurer's report.

DISCUSSION

The Summarized Revenue & Expense Reports are attached (pages 1 - 7). At June 30, 2011 we are through 2 months of the year (16.7%).

The General Fund revenues and expenditures are at 26.6% and 12.2%, respectively. There are several revenue accounts that are lower than anticipated; however, none of those (other than those related to building activity discussed below) are of concern at this point of the year. The main reason for the expenditures being lower than budgeted is many expenditures are attributable to the prior fiscal year, for which journal entries have already been made. The following expenditures have budget or actual amounts over \$5,000 and are higher than budget by 10% or more:

		<u>Budget</u>	<u>Actual</u>	<u>% Spent</u>	
01-51-6209	Uniform Allowance	10,400	5,200	50.0%	A
01-51-6309	Other Prof Services	14,200	5,049	35.6%	B
01-53-6500	General Equipment	16,000	13,376	83.6%	C
01-53-6606	Landscape Supplies	11,850	13,851	116.8%	D

- A Pol – This is simply due to the timing of payments for uniform allowance.
- B Pol – This is due to the purchase of the Lexipol Policy Manual. This was a budgeted item and the account is not expected to go over budget.
- C Str – This is due to the purchase of a mower and stump grinder. Both items were budgeted and this account is not expected to go over budget.
- D Str – This is due to the purchase of parkway trees. Although unbudgeted, the Village will be reimbursed by a \$9,850 EAB grant.

Please note engineering invoices are paid approximately 2 months after services are provided. Thus, engineering services accounts in the General Fund, Infrastructure Capital Projects Fund, and Waterworks and Sewerage Fund will reflect a 2 month lag.

The General Capital Projects Fund revenues are at 12.3% and expenditures are at 10.7%. The expenditures are low due to projects not starting yet this fiscal year.

The Industrial TIF Fund expenditures are at 6.2%. The expenditures are low due to a 2 month lag in planning invoices.

The Infrastructure Capital Projects Fund revenues are at 14.3% and expenditures are 0.3%. The expenditures are low due to projects not being billed or not starting yet this fiscal year.

The Debt Service Fund revenues are at 14.7% and the expenditures are at 17.7%.

The Waterworks and Sewerage Fund operating revenues and operating expenses are at 15.1% and 17.6%, respectively. The capital revenues and expenses are at 15.1% and 0.0%, respectively. The capital expenses are low due to projects not starting yet this fiscal year. The following expenses have budget or actual amounts over \$5,000 and are higher than budget by 10% or more:

		<u>Budget</u>	<u>Actual</u>	<u>% Spent</u>	
50-50-8003	Debt – Interest	325,631	128,100	39.4%	E
50-59-6500	General Equipment	14,000	6,319	45.2%	F
50-60-6311	IEPA Water Sampling	10,000	7,026	70.3%	G

E W&S Adm – This is high due to the timing of debt payments throughout the year and will not exceed budget.

F PW Adm – This is due to the purchase of a mower. This was a budgeted item and the account is not expected to go over budget.

G Water Ops – This is due to the timing of water sampling program. This is a budgeted item.

The Refuse Fund revenues and expenses are at 16.2% and 8.4%, respectively. The expenses are below expectations due to the timing of payments being made to Waste Management.

Staff projected and included 0 residential and 6 commercial, and 325 miscellaneous permits in the fiscal year 2011 – 2012 budget approved by the Village Board, which we will track throughout the fiscal year and report on. As of July 19, 2011, 0 of the residential, 1 of the commercial, and 94 of the miscellaneous permits have been issued. The following accounts will be included in each Treasurer’s Report to reflect the revenues from building activity:

		<u>Budget</u>	<u>Actual</u>	<u>% Earned</u>
01-00-3310	Building Permits	38,100	11,210	29.5%
01-00-3320	Cert of Occupancy Fees	600	400	66.7%
01-00-3330	Plan Review Fees	1,920	432	22.5%
01-00-3340	Reinspection Fees	2,873	160	5.6%
01-00-3350	Transition Fees	0	0	0.0%
01-00-3740	Zoning and Filing Fees	5,500	500	9.1%
01-00-3760	Review and Dev. Fees	106,600	6,127	5.8%
30-00-3850	Improvement Donations	0	0	0.0%
30-00-3851	Emerg Warn Device Fee	0	0	0.0%
30-00-3852	Life Safety-Police	0	0	0.0%
30-00-3853	Life Safety-Streets	0	0	0.0%
30-00-3856	Commercial Fee	0	0	0.0%
35-00-3854	Traffic Pre-emption Donate	0	0	0.0%
35-00-3855	Road Impact Fee	0	0	0.0%
50-00-3310	Meter Reinspections	175	0	0.0%
50-00-3670	Meter Sales	11,565	1,027	8.9%
50-01-3651	Water Tap-On Fees	17,403	2,901	16.7%
50-01-3652	Sewer Tap-On Fees	0	0	0.0%
50-01-3791	Fire Suppr Tap-On Fee	17,403	0	0.0%

COST

There are no direct costs associated with the monthly Treasurer's report.

RECOMMENDATION

That the Board approve the June 2011 monthly Treasurer's reports.



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

ORDINANCE NO. 20110802

**An Ordinance
Granting a Variance for Land at
104 Maple Street
in the Village of Sugar Grove, Kane County, Illinois
(Bob and Lori McCaffrey)**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 2nd day of August, 2011.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, 2nd day of August, 2011.

ORDINANCE NO. 20110802

**AN ORDINANCE GRANTING A VARIANCE FOR
LAND AT 104 MAPLE STREET IN
THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(BOB AND LORI MCCAFFREY)**

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, Bob and Lori McCaffrey have petitioned for a Variance to allow a porch that would encroach approximately 10.58' into the required 30.00' front yard setback and approximately 14.04' into the required 30.00' corner side yard setback, on property legally described in SECTION ONE; and,

WHEREAS, a public hearing has been conducted on the request by the Planning Commission of the Village of Sugar Grove on July 20, 2011, and the Commission recommended 4-0 approval of the Variance; and,

WHEREAS, the Village Board has reviewed this request and has deemed that the approval of the Variance 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: VARIANCES

The subject property described in **Exhibit A** is hereby granted a Variance to allow a porch that would encroach approximately 10.58' into the required 30.00' front yard setback and approximately 14.04' into the required 30.00' corner side yard setback, pursuant to Sections 11-13-10 and 11-7-4-F-1 of the Sugar Grove Zoning Ordinance, subject to the conditions outlined in **Exhibit B**.

SECTION TWO: REPEALER

That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION THREE: 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.

SECTION FOUR: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval 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, 2011.

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

	Aye	Nay	Absent
Trustee Bohler	_____	_____	_____
Trustee Geary	_____	_____	_____
Trustee Johnson	_____	_____	_____
Trustee Montalto	_____	_____	_____
Trustee Paluch	_____	_____	_____
Trustee Renk	_____	_____	_____

ATTEST: _____
Cynthia L. Galbreath
Clerk, Village of Sugar Grove

EXHIBIT A- LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF MAPLE STREET 5.62 ½ CHAINS NORTH AND 9.87 ½ CHAINS WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WEST 90.75 FEET; THENCE SOUTH 128.75 FEET; THENCE WEST 16 FEET; THENCE SOUTH 28 FEET; THENCE EAST 106.75 FEET; THENCE NORTH 156.75 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 24.75 FEET AND THE EAST 24.75 FEET USED FOR MAPLE STREET AND GROVE STREET), IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

EXHIBIT B- CONDITIONS OF APPROVAL

1. The Variance shall substantially conform to the Plat of Survey / Site Plan, titled "Site Plan / Plat of Survey", by the CD Dept., dated July 29, 2011 and the Architectural Elevation Plan, titled "Bob & Lori McCaffrey", provided by the homeowner, date stamped June 20, 2011, except as such plans may be revised to conform to Village codes and ordinances.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICH YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: REQUEST FOR A VARIANCE FOR PROPOSED
ENCROACHMENT INTO THE REQUIRED FRONT YARD AND
CORNER SIDE YARD SETBACKS AT 104 MAPLE STREET
AGENDA: 8/2/2011 REGULAR VILLAGE BOARD MEETING
DATE: JULY 29, 2011

ISSUE

Should the Village Board consider a request for a Variance for front and corner side yard setbacks for the property at 104 Maple Street.

DISCUSSION

The applicant and property owner, Bob and Lori McCaffrey, has submitted a request for a Variance at 104 Maple Street. The submittal was made on June 20, 2011 as a result of staff review of a permit plan for a proposed porch. The existing home on this property encroaches into both the front and corner side yard setbacks by about 4 to 6 feet. The proposed porch would be considered part of the house for setback purposes since it would have a roof. The addition of the porch would make the home further encroach into the required minimum 30' setbacks for both yards. It would result in a 19.42' front yard setback and a 15.96' corner side yard setback.

This single-family residential lot was originally developed prior to Village incorporation in 1957. The application of the current R-2 District standards to this area of the Village means that many of the buildings in the area do not meet the required setbacks for this district. Staff did do a fairly extensive survey of the area to check the setbacks of nearby homes (attached).

Additional information, including the Variance standards, can be found in the Plan Commission's staff report (attached).

The specific request is as follows:

1. Variance to allow a porch that would encroach approximately 10.58' into the required 30.00' front yard setback and approximately 14.04' into the required 30.00' corner side yard setback, pursuant to Sections 11-13-10 and 11-7-4-F-1 of the Sugar Grove Zoning Ordinance.

A public hearing was held on this request on July 20, 2011 in front of the Plan Commission. The applicant was present. The Plan Commission voted 4-0 to recommend the Variance for approval.

No conditions were recommended by staff or the Plan Commission. However, at this time, staff is recommending a condition that the Variance conform to the plan as follows:

1. The Variance shall substantially conform to the Plat of Survey / Site Plan, titled "Site Plan / Plat of Survey", by the CD Dept., dated July 29, 2011 and the Architectural Elevation Plan, titled "Bob & Lori McCaffrey", provided by the homeowner, date stamped June 20, 2011, except as such plans may be revised to conform to Village codes and ordinances.

The following items are attached for your information:

1. Draft Variance Ordinance
2. Minutes of the July 20, 2011 Plan Commission Meeting (not yet available)
3. Staff Report to the July 20, 2011 Plan Commission Meeting, Applicant's Responses to the Variance Standards, Site Photo
4. Nearby Home Setback Comparison Chart
5. Nearby Home Photos
6. Plat of Survey / Site Plan
7. Proposed Architectural Elevations

COSTS

There is no cost associated with this proposal. All costs will be paid for by the applicant.

RECOMMENDATION

That the Board approve of an Ordinance granting a Variance for Land at 104 Maple Street in the Village of Sugar Grove.