

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>INCORPORATED 1881 SUGAR GROVE 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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Agenda
November 15, 2011
Regular Board Meeting
6:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearing:
 - a. 2011 Tax Levy
5. Appointments and Presentations
 - b. None
6. Public Comment on Items Scheduled for Action
7. Consent Agenda
 - a. Approval: Minutes of the November 01, 2011 Meeting
 - b. Approval: Vouchers
 - c. Approval: Treasurer's Report
 - d. Resolution: Scot Industries Variances
 - e. Ordinance: Rezoning Denny Road Lot to E-1
 - f. Ordinance: Designating the Time Place for PH on TIF #1
 - g. Ordinance: Approving Improvement to and Extension of the Drainage System Serving the Mallard Point and Rolling Oaks Subdivisions
8. General Business
 - a. Resolution: Authorizing an Agreement for Water Meter Installation Services
 - b. Discussion: Light Industrial Zoning
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

Committee of the Whole - Cancelled

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: JUSTIN VANVOOREN, FINANCE DIRECTOR
SUBJECT: MONTHLY TREASURER'S REPORT
AGENDA: NOVEMBER 15, 2011 REGULAR BOARD MEETING
DATE: NOVEMBER 09, 2011

ISSUE

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

DISCUSSION

1) The Summarized Revenue & Expense Reports are attached (pages 1 – 6). At October 31, 2011 we are through 6 months of the year (50.0%).

The General Fund revenues and expenditures are at 67.0% and 40.5%, respectively. The main reason revenues are higher than budgeted is due to the timing of receipt of property taxes. 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>	
01-51-6102	Salaries-Overtime	54,195	39,402	72.7%	A
01-53-6104	Salaries – Part-Time	10,921	7,083	64.9%	B
01-53-6105	Salaries-Seasonal	7,005	6,831	97.6%	C
01-53-6405	Repair& Maint, Serv-ROW	35,524	21,364	60.2%	D
01-53-6500	General Equipment	16,000	13,376	83.6%	E
01-53-6603	Specialized Supplies	5,500	5,001	91.0%	F
01-53-6606	Landscape Supplies	11,850	14,065	118.6%	G
01-54-6104	Salaries – Part-Time	10,921	7,083	64.9%	H
01-55-6104	Salaries – Part-Time	5,073	3,122	61.6%	I
01-56-6302	Audit Services	11,350	9,011	79.4%	J

A Pol – This is due to the timing of Corn Boil as well as officers out on disability.

- B Str – This is due to the mandatory vacation payment of accrued time to an employee who retired.
- C Str – This is due to the timing of work for the seasonal employees.
- D Str – This is due to timing of the removal of hazardous trees from right of ways and Pavement Marking Program. Both items are budgeted, this account is not expected to be over budget.
- E 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.
- F Str – This is due to the seasonal purchase of mosquito control chemicals which was a budgeted item.
- G Str – This is due to the purchase of parkway trees. Although unbudgeted, the Village will be reimbursed by a \$9,850 EAB grant.
- H BM – This is due to the mandatory vacation payment of accrued time to an employee who retired.
- I CD – This is due to an increase in the number of inspections and plan reviews.
- J Fin – This is due to the timing of payments which coincide with the filing of the audit. There is no anticipation for this account to be over budget.

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 36.5% and expenditures are at 35.2%. The expenditures are low due to projects not being billed or not starting yet this fiscal year.

The Industrial TIF Fund expenditures are at 96.1%. The expenditures are high due to the timing of the project during the fiscal year.

The Infrastructure Capital Projects Fund revenues are at 51.5% and expenditures are 8.5%. The expenditures are low due to projects not being billed or not starting yet this fiscal year.

The Debt Service Fund revenues are at 44.5% and the expenditures are at 17.7%. The expenditures are low due to the timing of debt payments throughout the year.

The Waterworks and Sewerage Fund operating revenues and operating expenses are at 52.5% and 40.4%, respectively. The capital revenues and expenses are at 48.8% and 0.1%, 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>	
50-50-6302	Audit Services	11,350	9,011	79.4%	K
50-50-6307	I.S. Services	4,864	6,309	129.7%	L

50-50-8003	Debt – Interest	325,631	277,011	85.1%	M
50-60-6311	IEPA Water Sampling	10,000	8,296	83.0%	N

- K W&S Adm – This is due to the timing of payments which coincide with the filing of the audit. There is no anticipation for this account to be over budget.
- L W&S Adm – This is due to the installation and monthly hosting of iConnect (for online utility billing). This was not a budgeted item, but was discussed with the Board prior to installation. The account will be over budget for the year.
- M W & S Adm – This is due to the timing of payments for debt. Payments are budgeted; this account is not expected to be over budget.
- N 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 49.2% and 41.0%, respectively. The expenses are below expectations due to the timing of payments being made to Waste Management.

Staff projected and included 0 residential, 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 November 09, 2011, 1 of the residential, 1 of the commercial, and 199 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	28,616	75.2%
01-00-3320	Cert of Occupancy Fees	600	1,100	183.3%
01-00-3330	Plan Review Fees	1,920	1,046	54.5%
01-00-3340	Reinspection Fees	2,873	880	30.7%
01-00-3350	Transition Fees	0	0	0.0%
01-00-3740	Zoning and Filing Fees	5,500	2,500	45.5%
01-00-3760	Review and Dev. Fees	106,600	38,927	36.6%
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	200	100.0%
30-00-3853	Life Safety-Streets	0	200	100.0%
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	1,000	100.0%
50-00-3310	Meter Reinspections	175	0	0.0%
50-00-3670	Meter Sales	11,565	2,829	24.5%
50-01-3651	Water Tap-On Fees	17,403	5,597	32.2%
50-01-3652	Sewer Tap-On Fees	0	151	100.0%
50-01-3791	Fire Suppr Tap-On Fee	17,403	0	0.0%

2) The summarized revenue and expense budget vs. actual graphs for October 31, 2011 are attached (pages 7 - 25).

3) The Detailed Revenue & Expense Reports are attached for October 31, 2011 (pages 26 - 46).

COST

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

RECOMMENDATION

That the Board approve the October 2011 monthly Treasurer's reports



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

ORDINANCE NO. 2011- 1115A

**AN ORDINANCE APPROVING A REZONING
TO E-1 ESTATE RESIDENTIAL DISTRICT
FOR LAND ALONG DENNY ROAD
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(SUGAR GROVE TOWNSHIP)**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 15th day of November, 2011.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 15th day of November, 2011.

ORDINANCE NO. 2011-1115A

**AN ORDINANCE APPROVING A REZONING
TO E-1 ESTATE RESIDENTIAL DISTRICT
FOR LAND ALONG DENNY ROAD
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(SUGAR GROVE TOWNSHIP)**

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, the land described in **Exhibit A** has been the subject of a public hearing by the Planning Commission on October 19, 2011 regarding a request to rezone the subject property from OR-2 Office Research District to E-1 Estate Residential District; and,

WHEREAS, the Plan Commission has recommended 6-0 approval on the rezoning request; and,

WHEREAS, the Village Board has found that the requested rezoning is in compliance with the Comprehensive Plan and all standards as set forth in the Zoning Ordinance.

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: ZONING CLASSIFICATION

That the property legally described in **Exhibit A** attached hereto and incorporated herein as if fully set forth in the body of this ordinance shall be and is hereby rezoned and placed as follows:

E-1 Estate Residential District

The Zoning Map of the Village of Sugar Grove, Kane County, Illinois is hereby amended to provide for said zoning classification on said property.

SECTION THREE: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this annexation 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 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 15th day of November, 2011.

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

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

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

EXHIBIT A – LEGAL DESCRIPTION

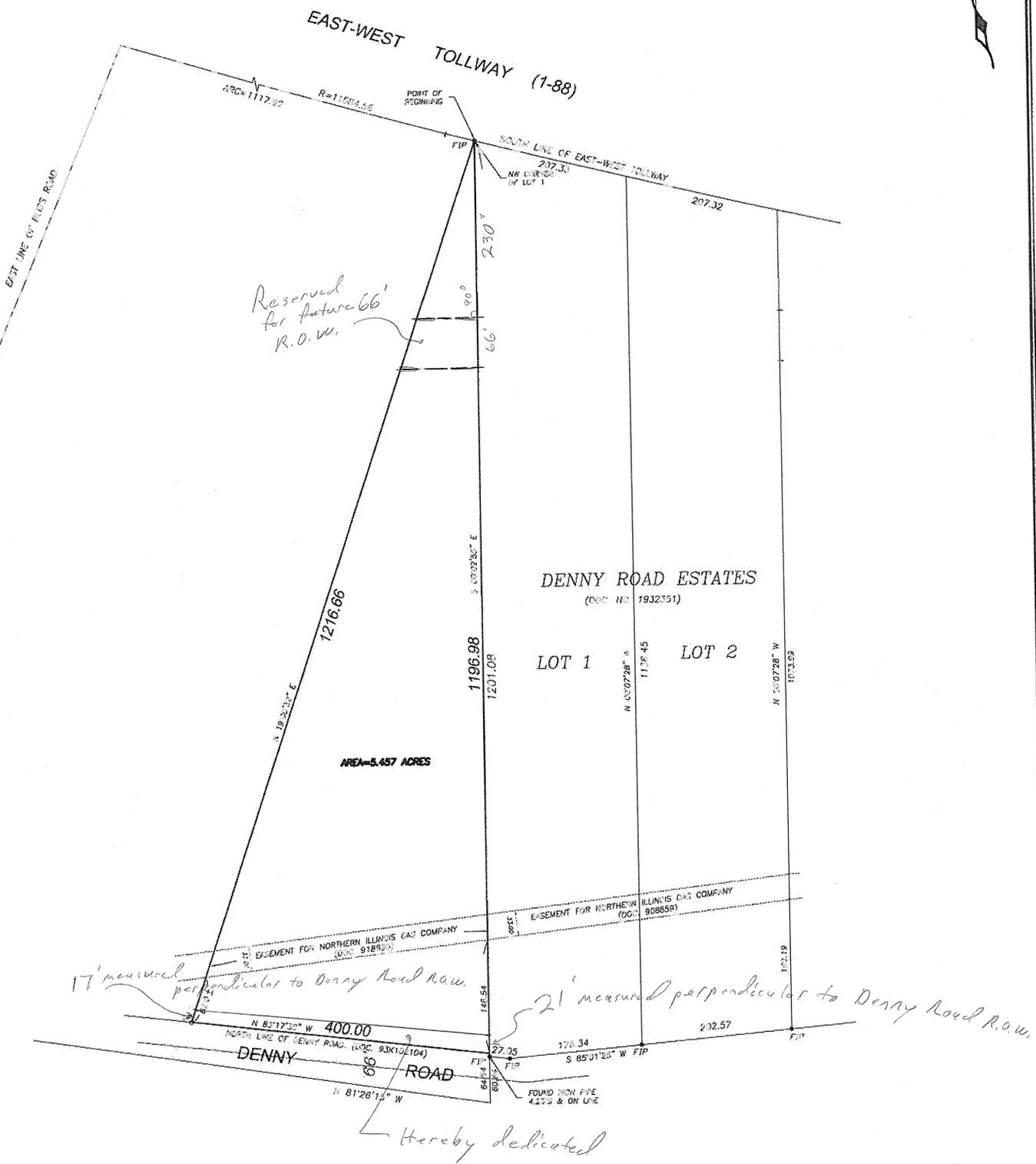
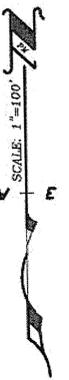
THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN DENNY ROAD ESTATES, A SUBDIVISION RECORDED SEPTEMBER 16, 1988 AS DOCUMENT NO. 1932351; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF LOT 1, A DISTANCE 1196.98 FEET, TO THE NORTH LINE OF DENNY ROAD AS DESCRIBED BY DOC. NO. 93K102104; THENCE NORTH 88 DEGREES 17 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID DENNY ROAD, A DISTANCE OF 400.00 FEET; THENCE NORTH 19 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 1216.66 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

EXHIBIT B- CONDITIONS OF APPROVAL

1. That right-of-way for Denny Road be dedicated at this time and that a northern east-west local street right-of-way be reserved for future dedication at this time, both as detailed in the EEI exhibit titled _____ dated November 11, 2011, subject to Village Attorney review.
2. That the applicant installs a connection to the Village's water system at the time of construction of the future house.
3. That the applicant installs a connection to the Village's sewer system at the time a sewer line exists within 200 feet of the property.
4. That the applicant installs 10 parkway trees at the time of construction of the future house.

PLAT OF SURVEY

THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN DENNY ROAD ESTATES, A SUBDIVISION RECORDED SEPTEMBER 16, 1988 AS DOCUMENT NO. 1932351; THENCE SOUTH 60 DEGREES 02 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 1196.98 FEET, TO THE NORTH LINE OF DENNY ROAD AS DEMONSTRATED BY D.C. NO. 93K102104; THENCE NORTH 88 DEGREES 17 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID DENNY ROAD, A DISTANCE OF 400.00 FEET; THENCE NORTH 19 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 1216.66 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS



STATE OF ILLINOIS
COUNTY OF DU PAGE) S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 29TH DAY OF JULY, A.D., 2011.

ILLINOIS LAND SURVEYOR NO. 1853
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: MULHEDIN, BECHELDT ORDER NO. 11 D 619 FILE NO. 110124

LAMBERT & ASSOCIATES
LAND SURVEYORS
955 WEST LIBERTY DR., WHEATON, IL. 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

● = FOUND IRON STAKE
○ = SET IRON STAKE

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: REZONING OF A PARCEL OF LAND ALONG
DENNY ROAD
AGENDA: NOVEMBER 15, 2011 REGULAR VILLAGE BOARD MEETING
DATE: NOVEMBER 11, 2011

ISSUE

Should the Village Board consider a request for Rezoning for a parcel of land located along the north side of Denny Road, approximately 1,200 feet east of Bliss Road.

DISCUSSION

The Committee discussed this at the meeting on November 1, 2011. The Committee was in favor of the Rezoning subject to the four conditions as detailed below. At the time of the writing of this report, the property owner has not responded to staff as to the acceptance of the conditions.

The attached exhibit from EEI details the appropriate right-of-way dedication for Denny Road (taking into account the bend in the road and the utility box located on the future fire station site) and a northern east-west local street. The future I-88 / Bliss Road interchange ramp was not found to overlap this parcel, so no right-of-way dedication would be necessary for that. Condition 1 will be modified to reference the EEI exhibit as detailed below. The wording on Condition 4 will also be improved.

The applicant, Joshua and Jennifer Reinert, is requesting Rezoning from OR-2 Office Research District to E-1 Estate Residential District so that they may construct a home on the site in approximately five years.

The parcel proposed for rezoning is a 5.46 acre portion of one of the parcels included in the Cerny Annexation Agreement, which expired April 22, 2011.

Joshua and Jennifer Reinert are the current owners of the 5.46 acre parcel as of

August 12, 2011. A Preliminary and Final Plat is not required with this project due to a State Plat Act exemption.

On December 21, 2010, the question of land uses along Denny Road, specifically as it relates to this property, was discussed with the Village Board. The Board was in favor of the rezoning at that time.

The existing land uses is agricultural. The proposed land use of estate residential would not be consistent with the Comprehensive Plan which designates this site as Single Family Residential. However, the property to the east is designated on the Comprehensive Plan as Estate Residential. The background and details of the project can be found in the Plan Commission's staff report (attached).

A public hearing was held on this request on October 19, 2011 in front of the Plan Commission. There were no questions from the public. The Plan Commission recommended approval of the Rezoning by a vote of 6-0 with the following condition (staff had not proposed any conditions originally):

1. That right-of-way for Denny Road, be dedicated at this time and that a northern east-west local street right-of-way be reserved for future dedication at this time, both as detailed in the EEI exhibit titled _____, dated November 11, 2011, subject to Village Attorney review.

At this time staff will also include the following conditions:

2. That the applicant installs a connection to the Village's water system at the time of construction of the future house.
3. That the applicant installs a connection to the Village's sewer system at the time that a sewer line exists within 200 feet of the property.
4. That the applicant installs 10 parkway trees at the time of construction of the future house.

Note: At the time of the writing of this report, the property owners are considering acceptance of these conditions and will follow up with staff prior to final Village Board action on November 15th.

The following items are attached for your information:

- 1. Draft Rezoning Ordinance**
- 2. Exhibit from EEI titled _____, dated November 11, 2011**
- 3. Draft Minutes of the October 19, 2011 Plan Commission meeting**

The following items were previously provided:

1. Staff Report to the October 19, 2011 Plan Commission
2. Area Map
3. Plat of Survey

COSTS

There is no cost associated with this proposal. All costs have been or will be paid for by the petitioner.

RECOMMENDATION

That the Board approve of an Ordinance Rezoning the subject property from OR-2 Office Research District to E-1 Estate Residential District, subject to attorney review.

SUGAR GROVE ZONING DISTRICTS

p: permitted use su: special use

USES LISTED AS PERMITTED OR SPECIAL FOR THE PROPOSED LIGHT INDUSTRIAL DISTRICT 11-15-11

BUSINESS SERVICES:

- su Animal hospitals.
- su Animal clinics (veterinarians).
- p Business schools.
- p Catering service.
- su Commercial or trade schools (dance studios,
 music schools or martial arts).
- p Credit agencies.
- p Computer and data processing centers.
- p Data processing centers.

PROFESSIONAL OFFICES:

- p Accounting, auditing, and bookkeeping offices.
- p Administrative buildings.
- p Attorney and law offices.
- p Business and management consultants.
- p Business, professional and medical offices.
- p Design firms.
- p Engineering and architectural services
- p Engineering and testing laboratories and offices.
- p Insurance agencies.
- p Investment companies.
- p Laboratories, offices and other facilities for
 research and development.
- p Land surveyors.
- p Landscape architects.
- p Professional consultants.
- p Professional and administrative offices (excluding
 medical and dental) and brokerages, provided
 however that no goods may be offered for sale
 in the district unless accessory to a principal use
 that is located along a major arterial street.

INSTITUTIONAL:

- su Public or private colleges, universities, professional training centers, trade schools, including dormitories and other accessory uses necessary to the operation of an institute of higher learning.
- su Schools, commercial or trade, including those teaching music, dance, business, commercial or technical subjects.
- su Technology and research centers, including medical and hospital research establishments.

INDUSTRIAL:

- su Research and development laboratories.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: CREATION OF A NEW LIGHT INDUSTRIAL ZONING DISTRICT
AGENDA: NOVEMBER 15, 2011 COTW MEETING
DATE: NOVEMBER 11, 2011

ISSUE

Review of ideas for a new Light Industrial (I-1) Zoning District.

DISCUSSION

As part of continuing efforts to improve Sugar Grove's Zoning Ordinance, staff is working on text for a new I-1 Zoning District which could be added to the Ordinance. This is also in response to questions raised during the TIF public hearings regarding potential uses abutting residential areas. Landscape buffering and setback could provide the performance standards needed to address most concerns, however a new I-1 District may provide additional protection for a compatible transition from district to district. The primary issue is the list of what should or should not be included as permitted and special uses within the proposed district. Uses generally associated with a Light Industrial Districts in other communities include; office and administrative buildings, corporate headquarter, office parks and planned developments, retail and wholesale display rooms, research laboratories, contractor's offices and shops, union halls, training facilities, indoor equipment and machinery sales and service operations, indoor sports facilities and limited indoor production and storage facilities.

More intense uses would be are generally called out as special uses and must be approved by the Village Board following a public hearing before the Plan Commission.

Staff will provide the COTW with a matrix of all uses generally associated with Business Park, Office and Research and Industrial Uses at the meeting on September 20th.

COST

If a new district is established, the only costs involved will be that of the public hearing notice and a limited amount of attorney review time.

(10-4-11) UPDATE: Since the time of the last COTW Meeting Staff has completed the Matrix of all uses listed within the B-1, B-2, B-3, BP, OR-2 and M-1 District. Please review the attached and we will discuss with the COTW on 10-4-11.

UPDATE: Staff has reviewed the responses to the to the requested checklist survey and has developed the attached permitted use list and special use list for the proposed Light Industrial District. Please review that attached and provide feedback at the meeting on the Nov. 15th.

RECOMMENDATION

That the Committee of the Whole discuss the idea of a proposed amendment and provide feedback to staff for a draft ordinance.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: ANTHONY SPECIALE, DIRECTOR OF PUBLIC WORKS
BRAD MERKEL, PUBLIC UTILITIES SUPERVISOR
SUBJECT: APPROVAL: WATER METER INSTALLATION SERVICE AGREEMENT
AGENDA: NOVEMBER 15, 2011 REGULAR BOARD MEETING
DATE: NOVEMBER 10, 2011

ISSUE

Should the Village Board approve the water meter installation service agreement.

DISCUSSION

The Fiscal Year 11/12 Budget included funds to contractually install water meters. Staff requested proposals from three local contractors for installation of up to 1,000 meters. These contractors specialize in meter replacement programs. The project service agreement includes the scheduling of all appointments through the contractor's office utilizing a toll-free phone number, installation of the water meter and radio transmitter by a licensed plumber (All employees will wear and present proper I.D.) as well as tracking and reporting installations to the Village in both electronic and hard formats. Below is a comparison of the proposals received:

<u>Contractor</u>	<u>Installation price per meter</u>
United Meters, Inc.	\$ 75.00
Water Services, Inc.	\$ 88.50
Professional Meters, Inc.	No Proposal Offered

United Meters, Inc. offers the lowest cost per installed meter. United Meters, Inc. is operated by the same individual that completed the previous meter change out programs for the Village. Staff recommends contracting with United Meters, Inc. for the water meter installation.

COST

The cost to replace up to 1,000 water meters is \$75,000.00. The funds are included in the Utilities Capital Fund, account number 50-71-7011: Water System Improvements.

RECOMMENDATION

The Village Board authorizes staff to enter into an agreement with United Meters Inc. to contractually install up to 1,000 replacement water meters.



VILLAGE OF SUGAR GROVE
ORDINANCE NO. 2011-1115MPRO

**AN ORDINANCE APPROVING Improvements to and Extension of the Drainage System
serving the Mallard Point and Rolling Oaks Subdivisions**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
THIS 15TH DAY OF NOVEMBER, 2011.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
ILLINOIS, THIS 15TH DAY OF NOVEMBER, 2011.

ORDINANCE NO. 2011-1115MPRO

AN ORDINANCE APPROVING Improvements to and Extension of the Drainage System serving the Mallard Point and Rolling Oaks Subdivisions

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, the Village of Sugar Grove, Kane County, Illinois, recognizes that there exists a serious problem regarding storm water drainage in the Mallard Point, Rolling Oaks Subdivision area, and the Village therefore seeks to develop certain improvements involving the repair and extension of the drainage system for said area (hereafter “the Project”);

WHEREAS, the Village intends to fund the Project in part by a Special Assessment levied upon the properties that will receive the benefit of the abovementioned improvements;

WHEREAS, pursuant to the authority granted in § 9-2-7 of the Illinois Municipal Code, 65 ILCS 5/9-2-7, the Board of Local Improvements has passed a Resolution approving the Project, and has submitted its recommendation to the Board;

WHEREAS, the Board acknowledges that some of the costs of the Project will be provided by money received from both the Village and Kane County (the County), and will also be funded by a loan from the Federal Government;

WHEREAS, the Board Acknowledges that a Special Assessment will be levied upon the residents of Mallard Point Subdivision for the Project, and the proceeds of the assessment shall be used as possible reimbursements for expenditures made by the Village (if the upfront costs exceed the amounts being paid for by the Village), and as repayment for the loans issued to the Village by the County/the Federal Government;

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: The Board hereby approves and authorizes the implementation of the Project, and the creation of a Special Assessment on the Mallard Point and Rolling Oaks Subdivisions. The Project shall be for the benefit of the Mallard Point and Rolling Oaks Subdivisions, and shall consist of the installation of new drainage tiles as set forth in Exhibit A, attached hereto. The Project shall be divided into two phases. Phase I shall consist of

constructing a pipe extending the conveyance tile out to Jericho Rd., which will connect to the Rob Roy Drainage tiles, and drain into the Rob Roy Ditch at Jericho Rd. The Rob Roy Drainage Tiles will be rerouted, and at Brookhaven drive, underdrains will be installed and an additional storm restrictor will be installed to lower the detention basin. Phase II, if needed, shall consist of the construction of a Sump line System which will also connect to the pipe draining onto Jericho Rd. The diagrams on Exhibit A set forth the location and path of the drains in detail for Phase I.

Costs: The cost of the improvements is estimated to be \$2 million for Phase I. The cost of the improvements is estimated to be \$1 million for Phase II. It is not certain whether Phase II will be needed at this time. A detailed explanation and breakdown of the estimated costs of the improvements is attached hereto as Exhibit A. Kane County will contribute \$171,000 towards upfront costs, and the Village will contribute an estimated \$690,000 upfront. The residential contribution will be capped at \$75,500 annually. Additional funds may be expended throughout the course of the construction of the improvements. Construction of the improvements is expected to take a few months.

Limit on Assessment: The interest rate on the assessment installments shall not exceed 7.5%.

Potential Condemnation of Property: In order for the Project to be completed as contemplated by the Board, it may be necessary for the Village to institute condemnation proceedings to obtain an easement over the following property for the placement of the drainage system:

(SAUER PARCEL ONE EASEMENT)

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF 1,521.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID NORTH LINE, 50.90 FEET; THENCE SOUTH 11°19'36" EAST, 32.89 FEET; THENCE SOUTH 51°38'18" EAST, 205.69 FEET; THENCE SOUTH 42°54'35" EAST, 612.81 FEET; THENCE SOUTH 29°42'29" EAST, 119.83 FEET; THENCE SOUTH 32°21'57" EAST, 199.11 FEET; THENCE SOUTH 29°56'20" EAST, 198.33 FEET; THENCE SOUTH 27°41'40" EAST, 196.73 FEET; THENCE SOUTH 27°47'48" EAST, 100.42 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF THE SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 56.09 FEET; THENCE NORTH 27°47'48" WEST, 75.05 FEET; THENCE NORTH 27°41'40" WEST, 195.79 FEET; THENCE NORTH 29°56'20" WEST, 196.29 FEET; THENCE NORTH 32°21'57" WEST, 199.21 FEET; THENCE NORTH 29°42'29" WEST, 115.21 FEET; THENCE NORTH 42°54'35" WEST, 603.21 FEET; THENCE NORTH 51°38'18" WEST, 220.23

FEET; THENCE NORTH 11°19'36" WEST, 60.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.912 ACRES, MORE OR LESS, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

(SAUER PARCEL THREE EASEMENT)

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28 AND THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE WEST ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, 108.80 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 27°47'48" EAST, 98.40 FEET; THENCE SOUTH 28°10'14" EAST, 199.81 FEET; THENCE SOUTH 23°17'43" EAST, 199.12 FEET; THENCE SOUTH 25°07'45" EAST, 200.95 FEET; THENCE SOUTH 25°41'50" EAST, 199.84 FEET; THENCE SOUTH 25°05'08" EAST, 198.67 FEET; THENCE SOUTH 10°37'18" EAST, 196.85 FEET; THENCE SOUTH 02°06'33" WEST, 199.56 FEET; THENCE SOUTH 13°50'37" WEST, 197.71 FEET; THENCE SOUTH 39°16'18" WEST, 199.36 FEET; THENCE SOUTH 53°10'06" WEST, 212.37 FEET; THENCE SOUTH 55°48'17" WEST, 214.78 FEET; THENCE SOUTH 27°47'37" WEST, 186.96 FEET; THENCE SOUTH 30°30'37" WEST, 261.92 FEET; THENCE SOUTH 34°06'52" WEST, 170.51 FEET; THENCE SOUTH 38°31'11" WEST, 182.25 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE WEST ALONG SAID SOUTH LINE, 64.62 FEET; THENCE NORTH 38°31'11" EAST, 221.26 FEET; THENCE NORTH 34°06'52" EAST, 167.01 FEET; THENCE NORTH 30°30'37" EAST, 259.16 FEET; THENCE NORTH 27°47'37" EAST, 198.25 FEET; THENCE NORTH 55°48'17" EAST, 226.11 FEET; THENCE NORTH 53°10'06" EAST, 205.12 FEET; THENCE NORTH 39°16'18" EAST, 181.98 FEET; THENCE NORTH 13°50'37" EAST, 181.29 FEET; THENCE NORTH 02°06'33" EAST, 188.85 FEET; THENCE NORTH 10°37'18" WEST, 184.93 FEET; THENCE NORTH 25°05'08" WEST, 192.06 FEET; THENCE NORTH 25°41'50" WEST, 199.82 FEET; THENCE NORTH 25°07'45" WEST, 202.00 FEET; THENCE NORTH 23°17'43" WEST, 197.79 FEET; THENCE NORTH 28°10'14" WEST, 197.85 FEET; THENCE NORTH 27°47'48" WEST, 123.98 FEET TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SAID NORTH LINE, 56.09 FEET TO THE POINT OF BEGINNING, CONTAINING 3.585 ACRES, MORE OR LESS, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

(SAUER PARCEL FOUR EASEMENT)

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST ALONG THE SECTION LINE, 697.11 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID SECTION LINE, 64.62 FEET; THENCE SOUTH 38°31'11" WEST, 114.55 FEET; THENCE SOUTH 45°38'15" WEST, 51.46 FEET; THENCE

SOUTH 46°25'17" WEST, 200.28 FEET; THENCE SOUTH 42°41'09" WEST, 206.34 FEET; THENCE SOUTH 41°59'48" WEST, 200.00 FEET; THENCE SOUTH 38°27'38" WEST, 204.02 FEET; THENCE SOUTH 32°43'28" WEST, 186.08 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 33; THENCE NORTH ALONG SAID WEST LINE, 91.31 FEET; THENCE NORTH 32°43'28" EAST, 112.18 FEET; THENCE NORTH 38°27'38" EAST, 208.07 FEET; THENCE NORTH 41°59'48" EAST, 201.85 FEET; THENCE NORTH 42°41'09" EAST, 208.27 FEET; THENCE NORTH 46°25'17" EAST, 201.57 FEET; THENCE NORTH 45°38'15" EAST, 48.00 FEET; THENCE NORTH 38°31'11" EAST, 70.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.270 ACRES, MORE OR LESS, ALL IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

(SAUER PARCEL 5 EASEMENT)

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER, 778.60 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE, 91.31 FEET; THENCE SOUTH 32°43'28" WEST, 128.62 FEET; THENCE SOUTH 01°19'54" EAST, 1,180.65 FEET; THENCE SOUTH 16°12'08" WEST, 96.47 FEET; THENCE SOUTH 15°50'21" WEST, 196.10 FEET; THENCE SOUTH 16°11'31" WEST, 195.20 FEET; THENCE SOUTH 16°28'33" WEST, 25.90 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE WEST ALONG SAID SOUTH LINE, 52.37 FEET; THENCE NORTH 16°28'33" EAST, 41.36 FEET; THENCE NORTH 16°11'31" EAST, 194.93 FEET; THENCE NORTH 15°50'21" EAST, 196.11 FEET; THENCE NORTH 16°12'08" EAST, 88.92 FEET; THENCE NORTH 01°19'54" WEST, 1,188.25 FEET; THENCE NORTH 32°43'28" EAST, 220.34 FEET TO THE POINT OF BEGINNING, CONTAINING 2.154 ACRES, MORE OR LESS, ALL IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

(RATOS EASEMENT)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF JERICO ROAD WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE, 1045.32 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 214.84 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16°28'38" WEST, 164.28 FEET; THENCE SOUTH 16°17'30" WEST, 197.01 FEET; THENCE SOUTH 16°25'22" WEST, 196.51 FEET; THENCE SOUTH 16°16'03" WEST, 195.79 FEET; THENCE SOUTH 08°19'59" WEST, 112.00 FEET; THENCE SOUTH 81°40'01" EAST, 15.00 FEET; THENCE SOUTH 08°19'59" WEST, 28.12 FEET; THENCE NORTH 72°45'53" WEST, 45.55 FEET; THENCE NORTH

08°19'59" EAST, 135.13 FEET; THENCE NORTH 16°16'03' EAST, 197.92 FEET; THENCE NORTH 16°25'22" EAST, 196.52 FEET; THENCE NORTH 16°17'30" EAST, 197.02 FEET; THENCE NORTH 16°28'33" WEST, 154.97 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE SAID NORTH LINE, 31.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.620 ACRES, MORE OR LESS, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

Issuance of Obligations: The Village is authorized to issue bonds for the purposes of funding the Project, at an interest rate not exceeding 7.5%.

Filing of Petition in Court: The Village hereby designates Village President P. Sean Michels to file a petition seeking implementation of the Project in the Circuit Court of the Sixteenth Judicial Circuit, Kane County, IL.

Authority: This Ordinance is made pursuant to the Authority granted by section 9-2-9 of the Illinois Municipal Code, 65 ILCS 5/9-2-9.

Limitation on Obligation: Nothing herein shall be construed to obligate the Village Board to pass said Special Assessment or obligate the Village to fund any improvements. Moreover, nothing herein shall limit the ability of the Village to seek contribution or compel others to fund said improvements in whole or in part in lieu of any Special Assessment funding which may be established.

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 published in pamphlet form as provided by law, and shall take effect upon passage and approval by a majority of the Trustees no earlier than ten days after the date of publication, pursuant to Section 9-2-13 of the Illinois Municipal Code, 65 ILCS 5/9-2-13.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 15th day of November, 2011.

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
Trustee Bohler	_____	_____	_____
Trustee Geary	_____	_____	_____
Trustee Johnson	_____	_____	_____
Trustee Montalto	_____	_____	_____
Trustee Paluch	_____	_____	_____
Trustee Renk	_____	_____	_____

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: ANTHONY SPECIALE, DIRECTOR OF PUBLIC WORKS
GEOFF PAYTON, STREETS / PROPERTIES SUPERVISOR
SUBJECT: ORDINANCE APPROVING IMPROVEMENTS TO AND EXTENSION OF
THE DRAINAGE SYSTEM SERVICE THE MALLARD POINT AND
ROLLING OAKS SUBDIVISIONS
AGENDA: NOVEMBER 15, 2011 REGULAR BOARD MEETING
DATE: NOVEMBER 9, 2011

ISSUE

Should the Village adopt an ordinance approving improvements to and extension of the drainage system serving the Mallard Point and Rolling Oaks Subdivisions.

DISCUSSION

At the November 1, 2011 Regular Board Meeting, the Board of Local Improvements presented its recommendation, as well as a proposed ordinance approving improvements to and extension of the drainage system serving the Mallard Point and Rolling Oaks Subdivisions. The Village Board approved the recommendation and proposed ordinance. The ordinance, as well as an outline of the costs and the recommendation of the Board of Local Improvements, was published in pamphlet form for ten days by the Village Clerk. By state statute, the Village Board must adopt the ordinance approving improvements to and extension of the drainage system serving the Mallard Point and Rolling Oaks Subdivisions.

COST

The associated costs with the adoption of the will be allocated from the General Fund account number 01-53-6301: Legal Services in the amount of approximately \$2,000.00.

RECOMMENDATION

The Village Board approves Ordinance No. 20111115MPRO, an Ordinance approving improvements to and extension of the drainage system serving the Mallard Point and Rolling Oaks Subdivisions.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICH YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: VARIANCES FOR A PROPOSED ADDITION AT
1961 W. US HIGHWAY 30 (SCOT INDUSTRIES)
AGENDA: NOVEMBER 15, 2011 REGULAR VILLAGE BOARD MEETING
DATE: NOVEMBER 10, 2011

ISSUE

Should the Village Board consider a request for 10 Variances for a proposed expansion of the existing building at 1961 W. US Highway 30. The requested Variances relate only to the portion of the site that is proposed for improvement at this time.

DISCUSSION

The Committee discussed this at the meeting on November 15, 2011. The Committee was in favor of the 10 Variances subject to the 9 conditions as detailed below. At the time of the writing of this report, the applicant is preparing revised plans to address the conditions. Staff will check the plans upon receipt Friday, November 11, 2011 and modify the ordinance as necessary.

The applicant, Scot Industries, is requesting 10 Variances related to a proposed expansion of the existing building at 1961 W. US Highway 30. The 10 Variances consist of the 9 published and listed below (the 5th Variance is actually composed of 2 separate parts). The site consists of two parcels that are not part of a platted subdivision. The existing building (which is currently undergoing expansion as contemplated in Variances approved April 5, 2011) sits on both parcels. The parcels total 37.96 acres.

Scot Industries would like to expand the building again to relocate tanks and equipment housed in the "mud house" accessory building at the front of the property to this addition that would be attached to the rear of the expanded main building.

The background and details of the project can be found in the Plan Commission's staff report (attached).

REQUEST

The specific requests are as follows:

1. Variance to waive the building wall material requirement thereby allowing a metal siding product on a proposed 8,505 square foot addition to an existing building of 141,962 square feet (currently being expanded to 234,258 square feet), pursuant to Section 11-10-7-E-1 of the Sugar Grove Zoning Ordinance.
2. Variance to reduce by 58% the parking space quantity for the existing building, current expansion, and proposed addition from 165 spaces to 70 spaces, pursuant to Section 11-12-5 of the Sugar Grove Zoning Ordinance.
3. Variance to reduce by 100% the east side pavement setback from the required 50 feet to 0 feet on the relocated drive aisle, pursuant to Section 11-10-7-A-2-b of the Sugar Grove Zoning Ordinance.
4. Variance to reduce by 100% the shrub portion of the corner side yard landscape requirement of the M-1 District for the addition from 4 trees and 24 shrubs to 4 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-a of the Sugar Grove Zoning Ordinance.
5. Variance to reduce by 100% both the interior side yard and rear yard landscape requirements of the M-1 District for the addition from 3 trees and 18 shrubs to 0 trees and 0 shrubs for the interior side yard and from 29 trees and 172 shrubs to 0 trees and 0 shrubs for the rear yard.
6. Variance to reduce by 100% the foundation landscape requirement of the M-1 District for the addition from 6 trees and 36 shrubs to 0 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-d of the Sugar Grove Zoning Ordinance.
7. Variance to waive the requirement for a screening wall or fence for outdoor storage (including vehicle, trailer, and equipment storage) for the relocated drive aisle, pursuant to Sections 11-10-7-I of the Sugar Grove Zoning Ordinance.
8. Variance to waive the requirement to limit outdoor storage (including vehicle, trailer, and equipment storage) to interior side and rear yards only (as a portion of the outdoor storage would be in the corner side yard) for

the relocated drive aisle, pursuant to Section 11-4-7-E of the Sugar Grove Zoning Ordinance.

9. Variance to reduce by 100% the parkway tree requirement for the addition from 3 trees to 0 trees, pursuant to Section 12-6-11 of the Sugar Grove Subdivision Ordinance.

A public hearing was held on this request on October 19, 2011 in front of the Plan Commission. There was no public comment.

The Plan Commission voted 6-0 to approve 8 of the 9 requests for this project. The Plan Commission voted 4-2 to approve Variance request #8 waiving the requirement of limiting outdoor storage to interior side and rear yards. Denying this Variance as staff had recommended would have primarily meant that vehicles and trailers would not be allowed to be parked in areas close to Dugan Road. All Variance requests were made subject to six conditions as recommended by staff and the Plan Commission:

1. The existing mud house at the front of the site shall be marked on the plans for demolition.
2. Detention requirements shall be met as reviewed and approved by the Village's engineering consultant.
3. The Site Data and Parking Data tables shall be corrected as described in the Plan Commission report.
4. The landscaping shall be shown on the plans in a location that does not conflict with the required staircase and sidewalk. The Landscape Plan shall be updated to reflect the proposed addition and proposed drive aisle. A Landscape Table shall be added to the plan as described in the Plan Commission report.
5. The building material color for the proposed addition (both siding and garage doors) shall be labeled on the Elevation Plan. All siding shall match for the entire building. All garage doors shall match for the entire building.
6. If any protruding equipment is added to the grounds, walls, or roof, it shall be painted to match the building or otherwise screened.

One of the items clarified with the applicant at the Plan Commission meeting was in regards to what would be kept inside the addition. The addition will contain a tank holding hone coolant which is their cutting fluid, as well as the hoppers that are currently kept outside. The current mud house at the front of the site that will be demolished includes a smaller hone coolant tank.

Variations to allow no curb around the new drive aisle and to allow no pole lighting for the new drive aisle were not included in the public notice. Staff also did not request that these items be added as part of this project.

As with discussions of the Variations approved on April 5, 2011, some Plan Commission members were concerned with the appearance of the US Highway 30 and Dugan Road sides of the property. During the discussion on October 19, 2011, some members asked staff how the two outdoor storage requirements could be met (screening and yard limitations). Staff explained that a consolidated location for truck and trailer storage that could be fenced in the rear yard would be the best way to meet both requirements. Some members did not like the main truck and trailer storage being at the front of the building, as well as additional trailer storage taking place throughout the drive aisle around the building (including near Dugan Road). Another member brought up that they did not believe the landscaping that exists at the front of the site is sufficient for screening the truck and trailer storage in the front yard.

The Variations approved on April 5, 2011 included a condition: "Landscaping shall be focused at the south end of the site where it will have more visual impact for more people entering the Village." This condition was for the Landscape Plan proposed at that time which showed 45 Austrian Pines being added along the west property line adjacent to the farmed portion of the property. A revised Landscape Plan attempting to meet that condition was not submitted until a Landscape Plan was requested for the current requests. The revised Landscape Plan as proposed by the applicant is attached to this report. Please refer to pages 9 and 10 of the Plan Commission staff report for details on the landscaping. Basically, 22 of the 45 trees proposed at the northwest are no longer proposed and mostly shrubs are shown immediately next to the south elevation of the building.

Based on the previous direction given by the Plan Commission and Village Board and based on the comments from the October 19, 2011 Plan Commission meeting, staff believes the landscaping currently proposed by the applicant does not meet the stated intent. Staff proposes to amend condition 4 from above as follows:

4. The landscaping shall be shown on the plans in a location that does not conflict with the required staircase and sidewalk and shall be primarily placed in the area between the front truck and trailer storage and the US Highway 30 and Dugan Road property lines. The plantings shall be of an appropriate type to effectively screen the front storage yard and improve the view at the Village's entrance. The Landscape Plan shall be updated to reflect the proposed addition and proposed drive aisle. A Landscape Table shall be added to the plan as described in the Plan Commission report.

The applicant has been made aware of this proposed condition and they agree with

this being the discussion from the Plan Commission. They are willing to work to meet the intent of this condition as the staff and Plan Commission are not requesting that the truck and trailer storage be relocated nor fully screened and the full amount of landscaping related to the additions is not being required either.

Since the Plan Commission meeting, staff determined the following conditions need to be added:

7. Each wall-mounted light shall be labeled as existing or proposed on the Photometric Plan.
8. The proposed stairwell required at the front of the building to meet building code requirements shall be shown on the plans.
9. All Engineering, Building, and Fire comments shall be addressed prior to issuance of a building permit, including EEI's comment letter dated October 21, 2011.

The applicant agrees with all conditions.

The following items are attached for your information:

1. **Draft Variance Ordinance**
2. **Draft Minutes of the October 19, 2011 Plan Commission meeting**

The following items were previously provided:

1. Staff Report to the October 19, 2011 Plan Commission
2. Area Map
3. Title Sheet last revised September 21, 2011
4. Site Plan last revised September 21, 2011
5. Grading Plan dated August 3, 2011
6. Utility Plan dated September 20, 2011
7. Water Main Details dated March 15, 2011
8. Floor Plan last revised September 21, 2011
9. Elevation Plan last revised September 21, 2011
10. Landscape Plan dated October 15, 2010
11. Photometric Plan last revised April 15, 2011

COSTS

There is no cost associated with this proposal. All costs have been or will be paid for by the petitioner.

RECOMMENDATION

That the Board approve of an Ordinance granting 10 Variances for a proposed expansion of the building at 1961 W. US Highway 30, subject to the 9 conditions as outlined in this report and attorney review.



October 21, 2011

Ms. Michelle Noyes
Building Inspector
Village of Sugar Grove
601 Heartland Drive
Sugar Grove, IL 60554

**Re: Scot Industries – 2010 Building Addition
Sugar Grove, Illinois
Pump House Addendum - 1st Review**

Dear Ms. Noyes:

We have received and reviewed the following:

- Engineering for Scot Industries 2010 Building Addition dated August 3, 2011 and prepared by Vierbicher – Sheets C-302 (Grading Plan) dated 8/3/11 and Sheet C-602 (Utility Plan) dated 9/20/11
- Stormwater Report – Pump House Addition Addendum for Scot Industries 2010 Building Addition dated September 21, 2011 and prepared by Vierbicher

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. Our comments are as follows:

1. The report calculations shall be certified by a licensed engineer in the state of Illinois.
2. According to the narrative, approximately 254,254 cf (5.84 acre-ft) of detention is required. This 254,254 cf includes 146,838 cf for existing storage in addition to 107,416 cf for the additional disturbed area of 11.9 acres. Ultimately, it appears that 107,416 cf (2.47 acre-ft) of storage of detention is being provided for 11.9 acres of newly disturbed area which may not be adequate. Calculations shall be provided on how the detention was determined. Additional detention may need to be provided. In addition, the following shall be noted:
 - a. The storage volume in the staged storage calculations within the report shall be clarified/ confirmed. For example, reviewing the 18 hour event for Basin FF, the storage provided between 701 and 700 is often calculated by averaging the surface areas and multiplying by 1' for the depth (i.e. $(7,707 + 11,122) / 2 \times 1 = 9,414$ cf, but the report indicates 9,362 cf). The table below summarizes the differences in the overall volumes for each basin given the corresponding HWL:

Detention Basin	HWL	Storm Event	Volume (CF)		
			Per Report Dated 9/21/11	Per EEI's Calcs.	Difference
A	700.42	24 hr	84,496	82,153	-2,343
B	701.91	2 hr	18,668	16,628	-2,040
C	701.67	24 hr	113,665	108,970	-4,695
D	701.75	24 hr	12,492	11,611	-881
EE	700.10	2 hr	3,529	2,988	-541
FF	701.71	18 hr	25,845	25,384	-461
Total			258,695	247,734	-10,961

- b. In addition, the narrative indicates that 292,559 cf of storage is provided, but clarification on how this is calculated shall be provided.
 - c. The HWL for proposed Basin FF (701.71 is indicated with the 18 hour storm event, and 702.09 is presented with the retention calculations for 24 hour storm event) – Clarification on the inflow shall be provided. In addition, a similar retention calculation shall also be provided for Detention Basin C since changes have also made to this pond.
3. The following shall be indicated/provided on the grading sheets:
- a. Staged storage calculations table
 - b. The HWL AND NWL for all existing and proposed detention basins
 - c. The overflow route indicated via arrows, key elevations, and length of the weirs
 - d. Inverts of flared end sections for the discharge points of all three natural outlets (discharge points off-site)
 - e. Inverts of flared end sections connecting the detentions basins (existing and proposed)
 - f. Restrictors (if applicable)
4. One foot of freeboard shall be provided for all detention basins. This shall be clearly shown on the grading sheets.
5. To maximize the use of the site, we recommend the Engineer/Owner reconsider the location and shape of Detention Basin FF so that it aligns with the property lines.
6. Based on the information provided, the HWL of Proposed Detention C is 701.67, and the parking lot will be located within the parking lot. We recommend the grading be revised to eliminate the HWL to be out of the parking lot.
7. Detention Basin C and FF have outlets above the bottom of the pond. Appropriate vegetation to accommodate the wet bottom of the pond shall be provided.
8. Per Kane County's Technical Manual (T202.g), a sufficient stormwater management easement shall be "at least 10 feet wide around the perimeter of storage basins and along the drainageway, and extend continuously from a public roadway."
9. A revised Engineer's Estimate of Probable Construction Cost shall be submitted, and the letter of credit shall be revised to reflect the change in the detention basin grading and associated culverts/storm sewer.

10. At a minimum, the outlet pipes at the Natural Outlet points shall be concrete. All storm sewer/culverts shall be RCP, not CMP as indicated on the drawing. In addition, a concrete flared end section with rip rap shall be provided at all locations.
11. Please note the Utility Plan was reviewed for purposes of the change in stormwater management revisions only. It appears as though the water main is indicated that it will be installed. The as-built plans shall reflect all utilities that are installed and not installed. So, if the water main is not installed, then the water main will need to be hatched out on the record drawings accordingly.

The final improvement plans shall be re-submitted with the above noted revisions for final review and approval. If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Michele L. Piotrowski, P.E., LEED AP
Project Manager



David R. Burroughs, P.E.
Senior Vice President

DRB/MLP/ARF

pc: Mr. Brent Eichelberger, Village Administrator
Mr. Rich Young, Community Development Director
Mr. Anthony Speciale, Director of Public Works
Mr. Michael Ferencak, Village Planner

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

ORDINANCE NO. 2011-1115B

**An Ordinance
Granting Variances for Land at
1961 W. US Highway 30
in the Village of Sugar Grove, Kane County, Illinois
(Scot Industries)**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 15th day of November, 2011.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, 15th day of November, 2011.

ORDINANCE NO. 2011-1115B

**AN ORDINANCE GRANTING
VARIANCES FOR LAND AT
1961 W. US HIGHWAY 30
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(Scot Industries)**

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, Scot Industries has petitioned for a Variance to waive the building wall material requirement thereby allowing a metal siding product on a proposed 8,505 square foot addition at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to reduce the parking space quantity requirement from 165 spaces to 70 spaces, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to reduce the east side pavement setback requirement from 50 feet to 0 feet on the relocated drive aisle, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to reduce the west buffer landscaping requirement thereby allowing for no shrubs along the west property line near the addition, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to waive the north buffer landscaping requirement thereby allowing for no trees and no shrubs along the north of the developed portion of the property, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to waive the east buffer landscaping requirement thereby allowing for no trees and no shrubs along the east property line near the addition, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to waive the foundation planting requirement thereby allowing for no landscaping next to the west wall of the 8,505 square foot addition, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to waive the outdoor storage screening requirement thereby allowing for no screening of outdoor storage on the relocated drive aisle, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to waive the requirement to limit outdoor storage to interior side and rear yards only for the relocated drive aisle, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, Scot Industries has petitioned for a Variance to waive the parkway tree requirement thereby allowing for no parkway trees along Dugan Road near the addition, at 1961 W. US Highway 30, on property legally described in SECTION ONE; and,

WHEREAS, a public hearing has been conducted on the requests by the Planning Commission of the Village of Sugar Grove on October 19, 2011, and the Commission recommended 6-0 conditional approval of each of the Variances with the exception of the Variance waiving the requirement of limiting outdoor storage to the interior side and rear yards which the Commission recommended 4-2 conditional approval; and,

WHEREAS, the Village Board has reviewed this request and has deemed that the approval of the Variance would be in compliance with the Zoning Ordinance 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 variances to waive the building wall material requirement thereby allowing a metal siding product on a proposed 8,505 square foot addition, to reduce the parking space quantity requirement of 165 spaces to 70 spaces, to reduce the east side pavement setback requirement from 50 feet to 0 feet on the relocated drive aisle, to reduce the west buffer landscaping requirement for the addition to required trees only (no shrubs required), to waive the north buffer landscaping requirement for the addition, to waive the east buffer landscaping requirement for the addition, to waive the foundation planting requirement for the addition, to waive the outdoor storage screening requirement allowing for no screening of outdoor storage on the relocated drive aisle, to waive the requirement to limit outdoor storage to interior side and rear yards only for the relocated drive aisle, and to waive the parkway tree requirement for the addition, pursuant to Sections 11-10-7-E-1, 11-12-5, 11-10-7-A-2-b, 11-10-7-G-1-a, 11-10-7-G-1-b (two parts), 11-10-7-G-1-d, 11-10-7-I, and 11-4-7-E of the Sugar Grove Zoning Ordinance and 12-6-11 of the Sugar Grove Subdivision Ordinance, respectively. Said Variances are conditioned upon compliance with the conditions enumerated on **Exhibit B** which is attached and made a part of this ordinance.

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 15th day of November, 2011.

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

	Aye	Nay	Absent
Bohler	___	___	___
Geary	___	___	___
Johnson	___	___	___
Renk	___	___	___
Montalto	___	___	___
Paluch	___	___	___

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

EXHIBIT A- LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING LEGAL DESCRIPTION LOCATED IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 19; THENCE NORTH 01 DEGREES 02 MINUTES WEST ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER 893.0 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES WEST 554.4 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 45 SECONDS WEST ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18 AFORESAID, 1164.24 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF, 1293.79 FEET TO THE CENTER LINE OF U.S. HIGHWAY ROUTE NO. 30, FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 32 MINUTES 45 SECONDS WEST ALONG THE EXTENSION OF THE LAST DESCRIBED COURSE, 3075.23 FEET TO A LINE DRAWN PARALLEL WITH AND 50.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 37 MINUTES WEST ALONG SAID PARALLEL LINE, 1164.41 FEET TO THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES EAST ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER 3135.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN, INC. LANDS; THENCE SOUTH 66 DEGREES 42 MINUTES EAST ALONG SAID RIGHT OF WAY LINE 83.13 FEET TO A LINE DRAWN SOUTH 84 DEGREES 44 MINUTES WEST OF THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES EAST, 1102.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 1300.0 FEET NORMALLY DISTANT SOUTH OF THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 18), IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS AND CONTAINING 50.419 ACRES.

AND ALSO EXCEPT THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19; THENCE NORTH 00 DEGREES 46 MINUTES 02 SECONDS WEST (NORTH 01 DEGREES 02 MINUTES WEST, DEED) ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER 893.0 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS WEST (SOUTH 89 DEGREES 25 MINUTES WEST, DEED) 554.4 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS WEST (NORTH 00 DEGREES 32 MINUTES 45 SECONDS WEST, DEED) ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, 1164.24 FEET EASTERLY OF THE NORTHWEST

CORNER THEREOF, 1293.52 FEET (1293.79 FEET, DEED) TO THE CENTER LINE OF U.S. ROUTE 30 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS WEST ON THE EXTENSION OF THE LAST DESCRIBED COURSE 40.14 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 23 SECONDS WEST, PARALLEL TO THE CENTERLINE OF U.S. ROUTE 30, 599.36 FEET TO A SURVEY DISC; THENCE WESTERLY ON A TANGENTIAL CURVE CONCAVE TO THE NORTH, RADIUS 1597.30 FEET, CENTER OF CIRCLE OF CURVE BEARS NORTH 04 DEGREES 59 MINUTES 37 SECONDS WEST, 583.55 FEET, CENTRAL ANGLE 20 DEGREES 55 MINUTES 56 SECONDS, TO THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19; THENCE SOUTH 00 DEGREES 04 MINUTES 38 SECONDS EAST (SOUTH 00 DEGREES 21 MINUTES EAST, DEED) ON SAID WEST LINE 106.12 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN, INC. LANDS; THENCE SOUTH 66 DEGREES 26 MINUTES 19 SECONDS EAST (SOUTH 66 DEGREES 42 MINUTES EAST, DEED) ALONG SAID RIGHT OF WAY 83.05 FEET (83.13 FEET, DEED) TO A LINE DRAWN SOUTH 85 DEGREES 00 MINUTES 23 SECONDS WEST (SOUTH 84 DEGREES 44 MINUTES WEST, DEED) FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 00 MINUTES 23 SECONDS EAST 1102.87 FEET (1102.83 FEET, DEED) TO THE POINT OF BEGINNING IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS AS MONUMENTED AND SHOWN ON THE PLAT OF HIGHWAYS, RECORDED AS DOCUMENT NUMBER _____, IN THE OFFICE OF THE RECORDER, KANE COUNTY, ILLINOIS. CONTAINING 1.514 ACRES, MORE OR LESS, OF WHICH 1.249 ACRES, MORE OR LESS, WERE PREVIOUSLY DEDICATED OR USED FOR PUBLIC HIGHWAY PURPOSES. SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

AND ALSO EXCEPT THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE SAID QUARTER, 1300.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, 1168.69 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 45 SECONDS EAST, 353.36 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 20 SECONDS WEST, 1169.94 FEET TO A POINT IN THE SAID WEST LINE; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS WEST ALONG THE SAID WEST LINE, 363.40 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

AND ALSO EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 48.27 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00

DEGREES 12 MINUTES 59 SECONDS EAST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 290.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 33.00 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER IPLSC 89", AND TO THE EAST RIGHT OF WAY LINE OF DUGAN ROAD; THENCE SOUTH 30 DEGREES 11 MINUTES 22 SECONDS EAST, 127.65 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER IPLSC 89", AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. ROUTE 30 THAT IS 65.62 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID DUGAN ROAD, AS MEASURED ON SAID NORTH RIGHT OF WAY LINE, SAID NORTH RIGHT OF WAY LINE BEING PARALLEL WITH AND 40.00 FEET NORTH OF THE CENTERLINE OF SAID U.S. ROUTE 30; THENCE WEST ON SAID NORTH RIGHT OF WAY LINE, BEING A 1597.30 FOOT RADIUS CURVE CONCAVE NORTHERLY, 99.85 FEET, THE CHORD OF SAID CURVE BEARS NORTH 75 DEGREES 59 MINUTES 58 SECONDS WEST, 99.83 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 59 SECONDS WEST, ON SAID WEST LINE, 86.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.139 ACRE, MORE OR LESS, OF WHICH 0.069 ACRE, MORE OR LESS, HAS BEEN DEDICATED OR USED FOR PUBLIC HIGHWAY PURPOSES.

EXHIBIT B- CONDITIONS OF APPROVAL

1. The approval of 10 Variances for 1961 W. US Highway 30 shall substantially conform to the Plans, titled “Scot Industries Building Addition”, by Newcomb General Contractor, Sheet T-100 last revised September 21, 2011, Sheet C-100 last revised September 21, 2011, Sheet C-302 dated August 3, 2011, Sheet C-602 dated September 20, 2011, Sheet C-701 dated March 15, 2011, Sheet A-104 last revised September 21, 2011, Sheet A-201 last revised September 21, 2011, Sheet L-101 dated October 15, 2010, and Sheet 31 of 34 dated September 12, 2011, except as such plans may be revised to conform to Village Codes and Ordinances and the conditions below, all of which shall be resolved prior to issuance of a building permit.
2. The existing mud house at the front of the site shall be marked on the plans for demolition.
3. Detention requirements shall be met as reviewed and approved by the Village’s engineering consultant.
4. The Site Data and Parking Data tables shall be corrected as described in the Plan Commission report dated October 19, 2011.
5. The landscaping shall be shown on the plans in a location that does not conflict with the required staircase and sidewalk and shall be primarily placed in the area between the front truck and trailer storage and the US Highway 30 and Dugan Road property lines. The plantings shall be of an appropriate type to effectively screen the front storage yard and improve the view at the Village’s entrance. The Landscape Plan shall be updated to reflect the proposed addition and proposed drive aisle. A Landscape Table shall be added to the plan as described in the Plan Commission report dated October 19, 2011.
6. The building material color for the proposed addition (both siding and garage doors) shall be labeled on the Elevation Plan. All siding shall match for the entire building. All garage doors shall match for the entire building.
7. If any protruding equipment is added to the grounds, walls, or roof, it shall be painted to match the building or otherwise screened.
8. Each wall-mounted light shall be labeled as existing or proposed on the Photometric Plan.
9. The proposed stairwell required at the front of the building to meet building code requirements shall be shown on the plans.
10. All Engineering, Building, and Fire comments shall be addressed prior to issuance of a building permit, including EEI’s comment letter dated October 21, 2011.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICH YOUNG, COMMUNITY DEVELOPMENT DIRECTOR
MIKE FERENCAK, VILLAGE PLANNER
SUBJECT: ORDINANCE: VARIANCES FOR A PROPOSED ADDITION AT
1961 W. US HIGHWAY 30 (SCOT INDUSTRIES)
AGENDA: NOVEMBER 15, 2011 REGULAR VILLAGE BOARD MEETING
DATE: NOVEMBER 11, 2011

ISSUE

Should the Village Board consider a request for 10 Variances for a proposed expansion of the existing building at 1961 W. US Highway 30. The requested Variances relate only to the portion of the site that is proposed for improvement at this time.

DISCUSSION

The Committee discussed this at the meeting on November 15, 2011. The Committee was in favor of the 10 Variances subject to the 9 conditions as detailed below. At the time of the writing of this report, the applicant is preparing revised plans to address the conditions. Staff will check the plans upon receipt Friday, November 11, 2011 and modify the ordinance as necessary.

The applicant, Scot Industries, is requesting 10 Variances related to a proposed expansion of the existing building at 1961 W. US Highway 30. The 10 Variances consist of the 9 published and listed below (the 5th Variance is actually composed of 2 separate parts). The site consists of two parcels that are not part of a platted subdivision. The existing building (which is currently undergoing expansion as contemplated in Variances approved April 5, 2011) sits on both parcels. The parcels total 37.96 acres.

Scot Industries would like to expand the building again to relocate tanks and equipment housed in the "mud house" accessory building at the front of the property to this addition that would be attached to the rear of the expanded main building.

The background and details of the project can be found in the Plan Commission's staff report (attached).

REQUEST

The specific requests are as follows:

1. Variance to waive the building wall material requirement thereby allowing a metal siding product on a proposed 8,505 square foot addition to an existing building of 141,962 square feet (currently being expanded to 234,258 square feet), pursuant to Section 11-10-7-E-1 of the Sugar Grove Zoning Ordinance.
2. Variance to reduce by 58% the parking space quantity for the existing building, current expansion, and proposed addition from 165 spaces to 70 spaces, pursuant to Section 11-12-5 of the Sugar Grove Zoning Ordinance.
3. Variance to reduce by 100% the east side pavement setback from the required 50 feet to 0 feet on the relocated drive aisle, pursuant to Section 11-10-7-A-2-b of the Sugar Grove Zoning Ordinance.
4. Variance to reduce by 100% the shrub portion of the corner side yard landscape requirement of the M-1 District for the addition from 4 trees and 24 shrubs to 4 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-a of the Sugar Grove Zoning Ordinance.
5. Variance to reduce by 100% both the interior side yard and rear yard landscape requirements of the M-1 District for the addition from 3 trees and 18 shrubs to 0 trees and 0 shrubs for the interior side yard and from 29 trees and 172 shrubs to 0 trees and 0 shrubs for the rear yard.
6. Variance to reduce by 100% the foundation landscape requirement of the M-1 District for the addition from 6 trees and 36 shrubs to 0 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-d of the Sugar Grove Zoning Ordinance.
7. Variance to waive the requirement for a screening wall or fence for outdoor storage (including vehicle, trailer, and equipment storage) for the relocated drive aisle, pursuant to Sections 11-10-7-I of the Sugar Grove Zoning Ordinance.
8. Variance to waive the requirement to limit outdoor storage (including vehicle, trailer, and equipment storage) to interior side and rear yards only (as a portion of the outdoor storage would be in the corner side yard) for

the relocated drive aisle, pursuant to Section 11-4-7-E of the Sugar Grove Zoning Ordinance.

9. Variance to reduce by 100% the parkway tree requirement for the addition from 3 trees to 0 trees, pursuant to Section 12-6-11 of the Sugar Grove Subdivision Ordinance.

A public hearing was held on this request on October 19, 2011 in front of the Plan Commission. There was no public comment.

The Plan Commission voted 6-0 to approve 8 of the 9 requests for this project. The Plan Commission voted 4-2 to approve Variance request #8 waiving the requirement of limiting outdoor storage to interior side and rear yards. Denying this Variance as staff had recommended would have primarily meant that vehicles and trailers would not be allowed to be parked in areas close to Dugan Road. All Variance requests were made subject to six conditions as recommended by staff and the Plan Commission:

1. The existing mud house at the front of the site shall be marked on the plans for demolition.
2. Detention requirements shall be met as reviewed and approved by the Village's engineering consultant.
3. The Site Data and Parking Data tables shall be corrected as described in the Plan Commission report.
4. The landscaping shall be shown on the plans in a location that does not conflict with the required staircase and sidewalk. The Landscape Plan shall be updated to reflect the proposed addition and proposed drive aisle. A Landscape Table shall be added to the plan as described in the Plan Commission report.
5. The building material color for the proposed addition (both siding and garage doors) shall be labeled on the Elevation Plan. All siding shall match for the entire building. All garage doors shall match for the entire building.
6. If any protruding equipment is added to the grounds, walls, or roof, it shall be painted to match the building or otherwise screened.

One of the items clarified with the applicant at the Plan Commission meeting was in regards to what would be kept inside the addition. The addition will contain a tank holding hone coolant which is their cutting fluid, as well as the hoppers that are currently kept outside. The current mud house at the front of the site that will be demolished includes a smaller hone coolant tank.

Variations to allow no curb around the new drive aisle and to allow no pole lighting for the new drive aisle were not included in the public notice. Staff also did not request that these items be added as part of this project.

As with discussions of the Variations approved on April 5, 2011, some Plan Commission members were concerned with the appearance of the US Highway 30 and Dugan Road sides of the property. During the discussion on October 19, 2011, some members asked staff how the two outdoor storage requirements could be met (screening and yard limitations). Staff explained that a consolidated location for truck and trailer storage that could be fenced in the rear yard would be the best way to meet both requirements. Some members did not like the main truck and trailer storage being at the front of the building, as well as additional trailer storage taking place throughout the drive aisle around the building (including near Dugan Road). Another member brought up that they did not believe the landscaping that exists at the front of the site is sufficient for screening the truck and trailer storage in the front yard.

The Variations approved on April 5, 2011 included a condition: "Landscaping shall be focused at the south end of the site where it will have more visual impact for more people entering the Village." This condition was for the Landscape Plan proposed at that time which showed 45 Austrian Pines being added along the west property line adjacent to the farmed portion of the property. A revised Landscape Plan attempting to meet that condition was not submitted until a Landscape Plan was requested for the current requests. The revised Landscape Plan as proposed by the applicant is attached to this report. Please refer to pages 9 and 10 of the Plan Commission staff report for details on the landscaping. Basically, 22 of the 45 trees proposed at the northwest are no longer proposed and mostly shrubs are shown immediately next to the south elevation of the building.

Based on the previous direction given by the Plan Commission and Village Board and based on the comments from the October 19, 2011 Plan Commission meeting, staff believes the landscaping currently proposed by the applicant does not meet the stated intent. Staff proposes to amend condition 4 from above as follows:

4. The landscaping shall be shown on the plans in a location that does not conflict with the required staircase and sidewalk and shall be primarily placed in the area between the front truck and trailer storage and the US Highway 30 and Dugan Road property lines. The plantings shall be of an appropriate type to effectively screen the front storage yard and improve the view at the Village's entrance. The Landscape Plan shall be updated to reflect the proposed addition and proposed drive aisle. A Landscape Table shall be added to the plan as described in the Plan Commission report.

The applicant has been made aware of this proposed condition and they agree with

this being the discussion from the Plan Commission. They are willing to work to meet the intent of this condition as the staff and Plan Commission are not requesting that the truck and trailer storage be relocated nor fully screened and the full amount of landscaping related to the additions is not being required either.

Since the Plan Commission meeting, staff determined the following conditions need to be added:

7. Each wall-mounted light shall be labeled as existing or proposed on the Photometric Plan.
8. The proposed stairwell required at the front of the building to meet building code requirements shall be shown on the plans.
9. All Engineering, Building, and Fire comments shall be addressed prior to issuance of a building permit, including EEI's comment letter dated October 21, 2011.

The applicant agrees with all conditions.

The following items are attached for your information:

1. **Draft Variance Ordinance**
2. **Draft Minutes of the October 19, 2011 Plan Commission meeting**
3. **Staff Report to the October 19, 2011 Plan Commission**
4. **EEI Review Letter dated October 21, 2011**

The following items were previously provided:

1. Staff Report to the October 19, 2011 Plan Commission
2. Area Map
3. Title Sheet last revised September 21, 2011
4. Site Plan last revised September 21, 2011
5. Grading Plan dated August 3, 2011
6. Utility Plan dated September 20, 2011
7. Water Main Details dated March 15, 2011
8. Floor Plan last revised September 21, 2011
9. Elevation Plan last revised September 21, 2011
10. Landscape Plan dated October 15, 2010
11. Photometric Plan last revised April 15, 2011

COSTS

There is no cost associated with this proposal. All costs have been or will be paid for by the petitioner.

RECOMMENDATION

That the Board approve of an Ordinance granting 10 Variances for a proposed expansion of the building at 1961 W. US Highway 30, subject to the 9 conditions as outlined in this report and attorney review.

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

GENERAL CASEFILE INFORMATION

Commission Meeting Date: October 19, 2011

Petition Number: 11-015

Project Name: 1961 W. US Highway 30 Pump House

Petitioner: Scot Industries

- Request:
1. Variance to waive the building wall material requirement thereby allowing a metal siding product on a proposed 8,505 square foot addition to an existing building of 141,962 square feet (currently being expanded to 234,258 square feet), pursuant to Section 11-10-7-E-1 of the Sugar Grove Zoning Ordinance.
 2. Variance to reduce by 58% the parking space quantity requirement for the existing building, current expansion, and proposed addition from 165 spaces to 70 spaces, pursuant to Section 11-12-5 of the Sugar Grove Zoning Ordinance.
 3. Variance to reduce by 100% the east side pavement setback from the required 50 feet to 0 feet on the relocated drive aisle, pursuant to Section 11-10-7-A-2-b of the Sugar Grove Zoning Ordinance.
 4. Variance to reduce by 100% the shrub portion of the corner side yard landscape requirement of the M-1 District for the addition from 4 trees and 24 shrubs to 4 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-a of the Sugar Grove Zoning Ordinance.
 5. Variance to reduce by 100% both the interior side yard and rear yard landscape requirements of the M-1 District for the addition from 3 trees and 18 shrubs to 0 trees and 0 shrubs for the interior side yard and from 29 trees and 172 shrubs to 0 trees and 172 shrubs for the rear yard,

pursuant to Section 11-10-7-G-1-b of the Sugar Grove Zoning Ordinance.

6. Variance to reduce by 100% the foundation landscape requirement of the M-1 District for the addition from 6 trees and 36 shrubs to 0 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-d of the Sugar Grove Zoning Ordinance.

7. Variance to waive the requirement for a screening wall or fence for outdoor storage (including vehicle, trailer, and equipment storage) for the relocated drive aisle, pursuant to Section 11-10-7-I of the Sugar Grove Zoning Ordinance.

8. Variance to waive the requirement to limit outdoor storage (including vehicle, trailer, and equipment storage) to interior side and rear yards only (as a portion of the outdoor storage would be in the corner side yard) for the relocated drive aisle, pursuant to Section 11-4-7-E of the Sugar Grove Zoning Ordinance.

9. Variance to reduce by 100% the parkway tree requirement for the addition from 3 trees to 0 trees, pursuant to Section 12-6-11 of the Sugar Grove Subdivision Ordinance.

Location: 1961 W. US Highway 30

Parcel Number(s): North Parcel: 14-18-300-012
South Parcel: 14-19-100-035

Size: North Parcel: 1,138,633 square feet or 26.14 acres
South Parcel: 515,003 square feet or 11.82 acres

Street Frontage: 1,083' along US Highway 30
1,441' along Dugan Road

Current Zoning: M-1 Limited Manufacturing District

Contiguous Zoning: NORTH: M-1 Limited Manufacturing District
SOUTH: (across US Highway 30) M-1 Limited Manufacturing District
EAST: M-1 Limited Manufacturing District
WEST: (across Dugan Road) M-1 Limited

Manufacturing District

Current Land Use: Light industrial building

Contiguous Land Use: NORTH: Aurora Airport
SOUTH: (across US Highway 30) Printer's office, Multi-tenant warehouse / office buildings, Landscape yard / office
EAST: Aurora Airport
WEST: (across Dugan Road) Open / Vacant, Vacant building, Light industrial building, Multi-tenant warehouse / office building

Comp Plan Designation: Business Park

Exhibits: Variance Application
Responses to Variance Standards
Public Hearing Notice
Publication Confirmation (not yet provided)
Mailing Confirmation (not yet provided)
Posting Confirmation (sign photos attached)
Area Map
Title Sheet last revised September 21, 2011
Site Plan last revised September 21, 2011
Grading Plan dated August 3, 2011
Utility Plan dated September 20, 2011
Water Main Details dated March 15, 2011
Floor Plan last revised September 21, 2011
Elevation Plan last revised September 21, 2011
Landscape Plan dated October 15, 2010
Photometric Plan last revised April 15, 2011

CHARACTER OF THE AREA

The subject property is located at the northeast corner of US Highway 30 and Dugan Road. The existing character of the area is light industrial / warehouse / office.

DEVELOPMENT PROPOSAL

The Planning Commission will consider a request for:

1. Variance to waive the building wall material requirement thereby allowing a metal siding product on a proposed 8,505 square foot addition to an existing building of 141,962 square feet (currently being expanded to 234,258 square feet), pursuant to Section 11-10-7-E-1 of the Sugar Grove Zoning Ordinance.

2. Variance to reduce by 58% the parking space quantity requirement for the existing building, current expansion, and proposed addition from 165 spaces to 70 spaces, pursuant to Section 11-12-5 of the Sugar Grove Zoning Ordinance.
3. Variance to reduce by 100% the east side pavement setback from the required 50 feet to 0 feet on the relocated drive aisle, pursuant to Section 11-10-7-A-2-b of the Sugar Grove Zoning Ordinance.
4. Variance to reduce by 100% the shrub portion of the corner side yard landscape requirement of the M-1 District for the addition from 4 trees and 24 shrubs to 4 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-a of the Sugar Grove Zoning Ordinance.
5. Variance to reduce by 100% both the interior side yard and rear yard landscape requirements of the M-1 District for the addition from 3 trees and 18 shrubs to 0 trees and 0 shrubs for the interior side yard and from 29 trees and 172 shrubs to 0 trees and 172 shrubs for the rear yard, pursuant to Section 11-10-7-G-1-b of the Sugar Grove Zoning Ordinance.
6. Variance to reduce by 100% the foundation landscape requirement of the M-1 District for the addition from 6 trees and 36 shrubs to 0 trees and 0 shrubs, pursuant to Section 11-10-7-G-1-d of the Sugar Grove Zoning Ordinance.
7. Variance to waive the requirement for a screening wall or fence for outdoor storage (including vehicle, trailer, and equipment storage) for the relocated drive aisle, pursuant to Section 11-10-7-I of the Sugar Grove Zoning Ordinance.
8. Variance to waive the requirement to limit outdoor storage (including vehicle, trailer, and equipment storage) to interior side and rear yards only (as a portion of the outdoor storage would be in the corner side yard) for the relocated drive aisle, pursuant to Section 11-4-7-E of the Sugar Grove Zoning Ordinance.
9. Variance to reduce by 100% the parkway tree requirement for the addition from 3 trees to 0 trees, pursuant to Section 12-6-11 of the Sugar Grove Subdivision Ordinance.

HISTORY

The applicant, Scot Industries, has submitted requests for 9 Variances related to a proposed further expansion of the existing building at 1961 W. US Highway 30. The Variances requested relate only to the portion of the site that is proposed for improvement at this time.

This site consists of two parcels that are not part of a platted subdivision. The existing building sits on both parcels. The north parcel's north area is an existing, nonconforming agricultural field. The original building was constructed by Scot Industries in 1981 after the area was annexed in 1980. The original building footprint was approximately 49,244 square

feet, consisting of a 46,000 square foot light industrial / warehouse area and a 3,244 square foot office area (two-story). An addition was completed in 1990 that added 89,474 square feet of light industrial / warehouse area. This addition was located mostly to the north of the original building, but also included the 5,160 square foot extension east of the original office area. The recently approved addition is 92,296 square feet to the north of the 1990 north addition. That addition is making for a total 231,014 square foot building footprint (a 234,258 square foot building). The current proposed addition would be 8,505 square feet making for a total 239,519 square foot building footprint (a 242,763 square foot building).

The applicant first mentioned this addition in the first half of this year, but a concept submittal was not made until August 8, 2011. Staff provided comments on the concept submittal on September 8, 2011. The formal submittal was mostly complete on September 21, 2011. At this time, the Plat of Survey remains to be submitted. Staff met again on October 4, 2011 to discuss the plans. Comments from that meeting have not yet been provided to the applicant. The comments are incorporated into this review.

The applicant is already constructing the previous approved addition and with that work is going forward as if the Variances for the pump house and drive aisle will be approved as well. Therefore, the applicant has been given permission to pour the foundation for the addition and put in an interim drive aisle in the location of the proposed drive aisle at their own risk. Staff believes the interim drive aisle meets the satisfaction of the Sugar Grove Fire Protection District for fire access, but has placed a call to confirm.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Comprehensive Plan designates the site as "Business Park". The Comprehensive Plan does not provide any policy regarding specific uses allowed in various districts of the Zoning Ordinance.

Contiguous properties are designated Business Park, Airport, and Neighborhood Commercial. The existing Scot Industries building is compatible with surrounding uses.

ZONING ORDINANCE STANDARDS

The proposed Variances are being requested pursuant to Sections 11-10-7-E-1, 11-12-5, 11-10-7-A-2-b, 11-10-7-G-1-a, 11-10-7-G-1-b (two parts), 11-10-7-G-1-d, 11-10-7-I, and 11-4-7-E of the Sugar Grove Zoning Ordinance and 12-6-11 of the Sugar Grove Subdivision Ordinance.

Several standards must be met in order to grant a Variance. These standards, and the status of each, are detailed below. Responses to each standard are provided for all Variances combined. The Plan Commission must determine that with the Variances:

- 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:

If the requests are not allowed, the property may yield no return as a vacant building for an unreasonable amount of time due to the economy and backlog of existing vacant spaces in the Village and elsewhere.

- b. Plight of the owner is due to unique circumstances:

Each of the requested variations are due to the unique circumstance that the requirements, while normally quite appropriate and applicable are to enhance the overall aesthetic quality of the site. However in this case, the proposed variations all relate to the back or sides of the building and pavement that is not generally visible, except from Dugan Road, and only faces the airport runways (the uninhabited far end of the runways). This is very unique. Especially when one considers that the front of the building will not be similarly enhanced. It could be argued to be an example (if the regulations were enforced) of the “tail wagging the dog”. With regard to the only non-aesthetic requirement (parking), the staff has determined that due to the use and overall size of the property, parking is not an issue. The agricultural land to the north is part of this property and could be used for additional parking in the future if needed.

- c. The Variation, if granted, will not alter the essential character of the locality:

The property is and will be an industrial area; that character will not change at all.

The Plan Commission also needs to consider the following in making the above determination:

- a. 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:

Anyone visiting the site can readily see that the property is physically quite large and remote from other buildings and affects no others. Requiring the owner to expend money to make a portion of the rear and sides of a building “aesthetically pleasing” (and not match the front and remainder of the building), is much more than a mere inconvenience.

- b. The conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district:

No buildings in the community of the type and character of this building back up to the airport (as to the requested variations). As such, the request would not come into play with virtually any other property in the Village. With regard to the only non-aesthetic requirement (parking), the staff has determined that due to the use and overall size of the property, parking is not an issue. Again, this is not typical of most buildings.

- c. The purpose of the variation is not based exclusively upon a desire to make

more money out of the property:

While certainly making money is an element of any improvement of commercial or industrial property it is not the exclusive desire. There is also a desire to continue to provide good jobs and keep this business and its staff in the greater Sugar Grove community.

- d. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant:

Each of the requested variations are due to the unique circumstance that the requirements, while normally quite appropriate and applicable, are to enhance the overall aesthetic quality of the site. However in this case, the proposed variations all relate to the back or sides of the building and pavement that is not generally visible, except on Dugan Road, and only faces the airport runways (the uninhabited far end of the runways). As such, the plight of the owner of having to expend a great deal of money for requirements that do not advance the governmental instances in this case, are not due to the owners actions. Also, the cause of the request is due to increased business, though desired by the owner this was created by the economy, not the owner. With regard to the only non-aesthetic requirement (parking), the staff has determined that due to the use and overall size of the property, parking is not an issue and not caused by the owner.

- e. 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 site is somewhat remote and the improvements are on the rear and sides of the property that are not readily seen by neighbors or the citizenry. The variations will have no discernible negative impact.

- f. The variation will not:

- 1. Impair an adequate supply of light and air to adjacent properties:

No threat to light and air is even suggested by the requests.

- 2. Substantially increase the hazard from fire or other dangers to said property or adjacent properties:

Nothing proposed is a risk for fire or other safety. The building will conform to applicable codes.

- 3. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of Sugar Grove:

Nothing proposed is an impairment of public health, safety, comfort, morals or general

welfare. The use of the building is a valuable business that adds improves life for the Village.

4. Diminish or impair property values in the neighborhood:

On the contrary, in an industrial area, larger, more valuable buildings will only serve to drive the Village economic industries and by doing so may enhance values in the area.

5. Unduly increase traffic congestion in the public streets and highways:

No significant increase in traffic is proposed or contemplated.

6. Create a nuisance:

Nothing proposed would be a nuisance; the use of the building is a valuable business that adds value to the Village.

7. Result in an increase in public expenditures:

There will be no increases due to the requests.

- g. The variation is the minimum variation necessary to make possible the reasonable use of the land, building or structure:

In the absence of the variations, the property may become vacant and add to an already existing surplus of vacant building. By granting the variances, no harm is done and the reasonable use of the land is allowed to continue. It is therefore the minimum request.

EVALUATION

Generally, this use is required to conform to requirements of the Village of Sugar Grove Zoning Ordinance. The following evaluation is related to the Zoning Ordinance requirements.

1. Land Use / General – The land use is not proposed to change. This is an expansion of the existing building and use on the same site.

2. Existing Conditions – Existing natural, scenic, or historic features will not be impacted.

3. Lots & Buildings Layout – A PUD and Subdivision are not being required with this addition. The lot coverage is shown as 26.26%. The maximum allowed is 75%. The mud house should be marked on the plans for demolition. More than once acre of land would be disturbed with this project and therefore additional detention will need to be provided. The Village Engineering Consultant has provided a drawing to the applicant showing this could be located northeast of the proposed addition.

4. Building Setbacks – Building setbacks are met with the proposed addition.

5. Parking / Drive Aisles – Several items need to be corrected in the Site Data and Parking Data tables. In the Site Data table, the building is actually 239,519 square feet, not 242,721 square feet. In the Parking Data table, the Warehouse area is actually 180,775 square feet for a total of 242,763 square feet.

No parking spaces would be added with the proposed addition. A Variance to 11-12-5 for the shortage of 95 parking spaces is requested. This is a deviation of 58%. The applicant has provided responses to the Variance standards (attached) and staff provided responses earlier in this report.

The minimum 24' drive aisle width requirement is met with all of the new drive aisle.

Curb is required for parking lots with four or more parking spaces. Typically, the parking lot is defined as the parking spaces and all drive aisles. With the relocated new drive aisle, no curb is proposed. Staff also did not request that curb be added.

6. Pavement Setbacks – Pavement setbacks are met with the relocated drive aisle, except that a Variance has been requested for the east pavement setback. A Variance to 11-10-7-A-2-b to reduce the pavement setback from the 50 feet required to 0 feet is requested. This is a deviation of 100%. The applicant has provided responses to the Variance standards (attached) and staff provided responses earlier in this report.

7. Sidewalk / Path Access – Village plans call for a sidewalk along the north side of US Highway 30 and a bike path along the east side of Dugan Road. The site currently does not have any public sidewalks or bike paths in its existing, non-conforming state.

8. Street Access / Traffic Study – Access to the site is provided from two existing driveways, one to US Highway 30 and one to Dugan Road. The access to US Highway 30 exceeds the maximum drive aisle width at the property line requirement of 35'. It is 65' in width in its existing, non-conforming state. No additional access is proposed.

9. Design – As this is not being processed as a PUD, future planning for the site was not discussed. This is simply being processed as a building permit with Variances requested.

10. Landscaping – The current landscaping on site is considered existing, non-conforming as it is not in compliance with the Ordinance. With the proposed building addition and other improvements, staff identified required landscaping in specific areas (this is not all the landscaping that would be required for the whole site):

- | | |
|------------------------------|--|
| Foundation (11-10-7-G-1-d): | 6 trees and 36 shrubs along the new portion of the west wall. |
| West Buffer (11-10-7-G-1-a): | 4 trees and 24 shrubs (for 122 feet from just north of the existing drive aisle to just north of the |

	relocated drive aisle).
North Buffer (11-10-7-G-1-b):	29 trees and 172 shrubs (for 1,147 feet along north side of north drive aisle).
East Buffer (11-10-7-G-1-b):	3 trees and 18 shrubs (for 122 feet from just north of the existing drive aisle to just north of the relocated drive aisle).
Parkway Trees (12-6-11):	3 trees (for 122 feet from just north of the existing drive aisle to just north of the relocated drive aisle).
Outdoor Storage (11-10-7-I):	There is no specific number of plants required, but an appropriate amount of 6'-8' evergreen trees and shrubs are typically provided to help screen these areas (in addition to fences or walls).

The applicant has not proposed to add any of the identified required landscaping. There is no existing landscaping in these areas. The only landscaping proposed is that which was proposed with the addition currently underway, which was granted Variances several months ago. That plan included 45 Austrian Pine trees in the west buffer to the north (generally not in the area related to the building and site improvements, along the agricultural field). The Plan Commission had asked and the Board approved the condition that that proposed landscaping be relocated to the south end of the site. They have shown 22 of the 45 Austrian Pine trees removed from the plan and instead proposed 2 understory trees and 127 shrubs near the front building foundation in an attempt to meet that condition. It is not clear whether this relocation meets the Plan Commission's original intent. This plan remains to be approved for the addition currently underway.

The landscaping is partially shown in the area that a required staircase and sidewalk will be added. The plan will need to be updated to show the proposed building addition and relocated drive aisle. Also, a table needs to be added to the Landscape Plan listing the plants categorized into trees, shrubs, and perennials / other. The table needs to include the total count of each plant on the plan, their sizes, and species name.

Five Variances to waive each of these landscaping requirements are requested. This is a deviation of 100% of the trees and shrubs for each requirement, except the West Buffer which is only 100% of the shrubs due to proposed trees in this location. The applicant has provided responses to the Variance standards (attached) and staff provided responses earlier in this report.

11. Architecture – The exterior material of the current building is metal siding. The Zoning Ordinance requires a minimum 100% masonry product for the sides facing public streets and 50% masonry product for the other sides in the M-1 District. Metal siding is not allowed. The current building material is therefore existing, non-conforming. The addition is proposed with metal siding to match the existing building and addition currently underway, though this needs to be labeled on the plan. A Variance to 11-10-7-E-1 to allow metal siding on the proposed addition is requested. This is a deviation of 100%. The applicant has provided responses to the Variance standards (attached) and staff provided responses earlier in this report.

The applicant stated that there is no existing or proposed roof-top or ground-based equipment. There are wall-mounted vents on the existing building. If any equipment is added, it should be painted to match the building.

According to the applicant, the garage doors on the addition will be painted to match the garage doors on the existing building as well as the addition currently underway. These should be labeled on the plan with their color (white).

12. Lighting – Lighting of 1.0 to 3.0 average footcandles is required for parking lots used at night. This parking lot is used at night. Typically, the parking lot is defined as the parking spaces and all drive aisles. With the relocated drive aisle, no light poles are proposed that would achieve the minimum lighting level. There are wall-mounted lights that put out very minimal light near the building. The new drive aisle will be 210 feet from the main portion of the building. Staff did not request pole lighting.

On the Photometric Plan, the wall-mounted lights should be labeled as existing or proposed. The light type of high pressure sodium with full shields is ok.

This plan remains to be approved for the addition currently underway.

13. Signage – There are no known changes to signage proposed on the site. Existing signs on the site may or may not be conforming.

14. Outdoor Storage / Loading / Trash – Per the applicant, all loading and trash will be kept inside the building with this plan.

Vehicles and other equipment are often stored outside on all sides of the building. The applicant intends to continue to park trailers in various places throughout the drive aisle for longer than 24 hours. Vehicle storage is a form of outdoor storage and is not allowed in front and corner side yards. It is only allowed in rear or side yards with screening, including opaque fences or walls and landscaping. No screened yard is proposed. With the proposed addition, the focus is on the rear and sides of the site. The front is considered existing, non-conforming. A Variance is requested as discussed in the Landscaping section above for screening of the outdoor storage.

A Variance to 11-4-7-E to waive the requirement to limit outdoor storage to interior side and rear yards only for the relocated drive aisle is also requested. The applicant has provided responses to the Variance standards (attached) and staff provided responses earlier in this report.

15. Engineering – EEI has not provided a review at this time, but has suggested the location for the necessary detention pond.

16. Water supply – Water service is currently installed along US Highway 30 (12” main), Dugan Road (10” main), and from Dugan Road into the site (8” main). Additional water

service improvements are needed on the site to accommodate the expansion and its fire flows. EEI and the Fire District will be reviewing the plans.

17. Sanitary sewer – This area of the Village is not served by a sanitary sewer line. This property like many others in the area is served by a septic system. The septic field on this site is located near the intersection of US Highway 30 and Dugan Road.

18. Stormwater management – As mentioned above, EEI will review stormwater service as the project moves forward. There are four detention pond areas on this site currently.

19. Building / Fire – The Building Division and Fire District will review the plans as this project moves forward. The majority of the interior of the building will be open warehouse space.

It is not clear whether new tanks are being added to this addition. The applicant stated a holding tank is being relocated to the addition, but the original question from staff was not answered. Also, where is the holding tank being relocated from?

As noted previously, some exterior changes to the front of the building are required to accommodate a second access point (stairwell) for the existing second floor of the office area which is not currently meeting Building Code.

PUBLIC RESPONSE

Staff has received no public comment on this project.

STAFF RECOMMENDATION

Staff recommends approval of the Variance to waive the building wall material requirement thereby allowing a metal siding product on the proposed addition, pursuant to Section 11-10-7-E-1 of the Sugar Grove Zoning Ordinance as shown on the Plans, titled “Scot Industries Building Addition”, by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to reduce the parking quantity requirement from 165 spaces to 70 spaces, pursuant to Section 11-12-5 of the Sugar Grove Zoning Ordinance as shown on the Plans, titled “Scot Industries Building Addition”, by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to reduce the east side pavement setback

requirement from 50 feet to 0 feet along the east property line for the relocated drive aisle, pursuant to Section 11-10-4-C of the Sugar Grove Zoning Ordinance as shown on the Plans, titled "Scot Industries Building Addition", by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to reduce the west buffer landscaping requirement thereby allowing for no shrubs along the west property line near the addition, pursuant to Section 11-10-7-G-1-a of the Sugar Grove Zoning Ordinance as shown on the Plans, titled "Scot Industries Building Addition", by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to waive the north buffer landscaping requirement thereby allowing for no trees and no shrubs along the north of the developed portion of the property, pursuant to Section 11-10-7-G-1-b of the Sugar Grove Zoning Ordinance as shown on the Plans, titled "Scot Industries Building Addition", by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to waive the east buffer landscaping requirement thereby allowing for no trees and no shrubs along the east property line near the addition, pursuant to Section 11-10-7-G-1-b of the Sugar Grove Zoning Ordinance as shown on the Plans, titled "Scot Industries Building Addition", by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to waive the foundation planting requirement thereby allowing for no landscaping next to the west wall of the addition, pursuant to Section 11-10-7-G-1-d of the Sugar Grove Zoning Ordinance as shown on the Plans, titled "Scot Industries Building Addition", by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to waive the outdoor storage screening requirement thereby allowing for no screening of the outdoor storage areas at the north

end of the addition, pursuant to Section 11-10-7-I of the Sugar Grove Zoning Ordinance as shown on the Plans, titled “Scot Industries Building Addition”, by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends denial of the Variance to waive the requirement limiting outdoor storage to interior side and rear yards only, pursuant to Section 11-4-7-E of the Sugar Grove Zoning Ordinance as shown on the Plans, titled “Scot Industries Building Addition”, by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

Staff recommends approval of the Variance to waive the parkway tree requirement thereby allowing for no parkway trees along Dugan Road near the addition, pursuant to Section 12-6-11 of the Sugar Grove Subdivision Ordinance as shown on the Plans, titled “Scot Industries Building Addition”, by Newcomb General Contractor, Sheets T-100, C-100, C-101, C-201, C-301, C-401, C-501, C-601, L-101, A-101, A-102, and A-201, variously dated October 15, 2010 or December 21, 2010, date stamped received March 22, 2011, except as such plans may be revised to conform to Village codes and ordinances and the conditions below:

1. The existing mud house at the front of the site shall be marked on the plans for demolition.
2. Detention requirements shall be met as reviewed and approved by the Village’s engineering consultant.
3. The Site Data and Parking Data tables shall be corrected as described in the Plan Commission report.
4. The landscaping shall be shown on the plans in a location that does not conflict with the required staircase and sidewalk. The Landscape Plan shall be updated to reflect the proposed addition and proposed drive aisle. A Landscape Table shall be added to the plan as described in the Plan Commission report.
5. The building material color for the proposed addition (both siding and garage doors) shall be labeled on the Elevation Plan. All siding shall match for the entire building. All garage doors shall match for the entire building.
6. If any protruding equipment is added to the grounds, walls, or roof, it shall be painted to match the building or otherwise screened.

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT MICHELS & BOARD OF TRUSTEES
FROM: JUSTIN VANVOOREN, FINANCE DIRECTOR
SUBJECT: 2011 PROPOSED TAX LEVY PROCESS - PUBLIC HEARING
AGENDA: NOVEMBER 15, 2011 REGULAR BOARD MEETING
DATE: NOVEMBER 9, 2011

ISSUE

2011 Proposed Tax Levy Public Hearing.

DISCUSSION

The proposed tax levy was announced at the November 1, 2011 Regular Board Meeting. State Law requires that a taxing body hold a public hearing prior to passage of the tax levy ordinance if the operating portion of the proposed tax levy increases more than 5% when compared to the prior year's extended operating levy. The Village's proposed levy meets this criterion. Notice of the public hearing was published pursuant to State Law in the November 9, 2011 edition of the Kane County Chronicle. It is anticipated that passage of the tax levy ordinance will take place at the December 6, 2011 Board Meeting. A copy of the proposed ordinance is also included with your packet.

COST

Not applicable.

RECOMMENDATION

Conduct the Public Hearing.

ORDINANCE NO. 2011-1206FDA

AN ORDINANCE FOR TAX LEVY
FOR THE FISCAL YEAR
MAY 1, 2012 TO APRIL 30, 2013

PASSED BY THE BOARD OF TRUSTEES
AND PRESIDENT OF THE
VILLAGE OF SUGAR GROVE

This 6th day of December, 2011.

Published in pamphlet form
by authority of the Board of Trustees of the
Village of Sugar Grove, Kane County, Illinois

This 6th day of December, 2011.

ORDINANCE No. 2011-1206FDA

ANNUAL TAX LEVY ORDINANCE

An Ordinance levying taxes for all corporate purposes for the VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, for the fiscal year commencing on May 1, 2012 and ending April 30, 2013.

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

SECTION ONE: That the amounts herein after set forth or so much thereof as may be authorized by law, and the same is hereby levied for such purposes as General Corporate, Police Protection, Police Pension, Audit, Liability Insurance, Illinois Municipal Retirement Fund, Social Security, Street Lighting, General Obligation Bonds, for the fiscal year of the said Village of Sugar Grove, Kane County, Illinois, beginning May 1, 2012 and ending April 30, 2013.

SECTION TWO: The amounts levied for each object or purpose is as follows:

	BUDGET	TO BE PAID BY SOURCES OTHER THAN PROPERTY TAX	AMOUNT TO BE PAID BY PROPERTY TAX
I. GENERAL FUND			
<u>Information Technology</u>			
Contractual services	\$ 19,957		
Commodities	<u>20</u>		
Total Information Technology	<u>19,982</u>		
<u>Administration</u>			
Personal services	243,063		
Contractual services	125,288		
Commodities	<u>1,030</u>		
Total Administration	<u>369,381</u>		
<u>Police</u>			
Personal services	1,560,111		
Contractual services	400,742		
Commodities	72,950		
Transfers	<u>35,619</u>		
Total Police	<u>2,069,422</u>		
<u>Streets Division</u>			
Personal services	299,392		
Contractual services	141,285		
Commodities	258,867		
Transfers	<u>91,027</u>		
Total Streets	<u>790,571</u>		
<u>Building Maintenance</u>			
Personal services	93,314		
Contractual services	20,684		
Commodities	13,500		
Transfers	<u>5,786</u>		
Total Building Maintenance	<u>133,284</u>		

ANNUAL TAX LEVY ORDINANCE

Page 2

	BUDGET	TO BE PAID BY SOURCES OTHER THAN PROPERTY TAX	AMOUNT TO BE PAID BY PROPERTY TAX
I. GENERAL FUND (CONTINUED)			
<u>Community Development</u>			
Personal services	\$ 333,476		
Contractual services	201,226		
Commodities	4,825		
Transfers	<u>5,688</u>		
Total Community Development	<u>545,215</u>		
 <u>Finance</u>			
Personal services	118,196		
Contractual services	23,928		
Commodities	<u>2,202</u>		
Total Finance	<u>144,326</u>		
 <u>Board & Commissions</u>			
Personal services	55,767		
Contractual services	17,065		
Commodities	<u>1,000</u>		
Total Board & Commissions	<u>73,832</u>		
 TOTAL FOR GENERAL FUND:	 <u>\$4,146,013</u>	 <u>\$1,736,373</u>	 <u>\$2,409,640</u>

SAID AMOUNTS ARE HEREBY LEVIED:

GENERAL CORPORATE TAX	\$1,273,862
ILLINOIS MUNICIPAL RETIREMENT TAX	115,447
POLICE PROTECTION TAX	200,701
POLICE PENSION TAX	295,831
AUDIT TAX	20,619
LIABILITY INSURANCE TAX	134,396
STREET LIGHTING TAX	81,621
SOCIAL SECURITY TAX	<u>287,163</u>
 TOTAL	 <u>\$2,409,640</u>

ANNUAL TAX LEVY ORDINANCE

Page 3

	BUDGET	TO BE PAID BY SOURCES OTHER THAN PROPERTY TAX	AMOUNT TO BE PAID BY PROPERTY TAX
II. BOND DEBT FUND			
*2006 Principal payment	255,000		
*2006 Interest payment	110,025		
*2006 Fiscal agent fees	<u>500</u>		
2006 GO Bond Debt	<u>365,525</u>	500	<u>\$365,025*</u>
*2006A Principal payment	345,000		
*2006A Interest payment	270,603		
*2006A Fiscal agent fees	<u>500</u>		
2006A GO Bond Debt	<u>616,103</u>	500	<u>\$615,603*</u>
*2008A Principal payment	60,000		
*2008A Interest payment	98,825		
*2008A Fiscal agent fees	<u>500</u>		
2008A GO Bond Debt	<u>159,325</u>	500	<u>\$158,825*</u>
*2008B Principal payment	125,000		
*2008B Interest payment	8,993		
*2008B Fiscal agent fees	<u>500</u>		
2008B GO Bond Debt	<u>134,493</u>	500	<u>\$133,993*</u>
*2009 Principal payment	235,000		
*2009 Interest payment	78,710		
*2009 Fiscal agent fees	<u>500</u>		
2009 GO Bond Debt	<u>314,210</u>	<u>500</u>	<u>\$313,710*</u>
Total GO Bond Debt	1,589,656		
* Total Amount Abated	<u>(1,587,156)*</u>		
Total Requested for Bond Debt	<u>\$ 2,500</u>	<u>\$2,500</u>	<u>\$ 0</u>
SAID AMOUNTS ARE HEREBY LEVIED:			
BOND DEBT TAX			<u><u>\$ 0</u></u>

ANNUAL TAX LEVY ORDINANCE
Page 4

SECTION THREE: That the Village Clerk shall make and file with the County Clerk of said County of Kane, a duly certified copy of this Ordinance and that the amount levied by Section Two of the Ordinance is required by said Village of Sugar Grove as aforesaid and extended upon the appropriation tax book for the fiscal year of said Village of Sugar Grove beginning May 1, 2012 and ending April 30, 2013.

SECTION FOUR: If any section, subdivision, sentence or clause of the Ordinance is for any reason held invalid or to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and recording according to law.

PASSED this 6th day of December, 2011, pursuant to roll call as follows:

Trustee Bohler	_____	Trustee Renk	_____
Trustee Geary	_____	Trustee Montalto	_____
Trustee Johnson	_____	Trustee Taylor	_____

PASSED AND APPROVED THIS 6TH DAY OF DECEMBER, 2011.

P. Sean Michels
President of the Village of Sugar Grove

ATTEST:

Cynthia L. Galbreath
Clerk of the Village of Sugar Grove

Truth in Taxation Certificate

I, P. Sean Michels, presiding officer of the Village of Sugar Grove, hereby certifies that I am the presiding officer of the Village of Sugar Grove, and as such presiding officer I hereby certify that the levy ordinance, a copy of which is appended hereto, was adopted pursuant to, and in all respects in compliance with, the provisions of Section 4 through 7 of the Truth in Taxation Act”.

The notice and hearing requirements of Section 6 of the Act are applicable.

The notice requirements of Section 7 of the Act are inapplicable.

Date: December 6, 2011

P. Sean Michels
Village President

CERTIFICATE

I, Cynthia L. Galbreath, certify that I am the appointed Municipal Clerk of the Village of Sugar Grove, Kane County, Illinois.

I further certify that on December 6, 2011 the President and Board of Trustees of the Village of Sugar Grove adopted Ordinance , An Ordinance for Tax Levy for the Fiscal Year May 1, 2012 to April 30, 2013.

I hereby certify that the attached Ordinance is a true copy of the Ordinance that was duly adopted by the Village of Sugar Grove Board of Trustees, at a meeting which was held on December 6, 2011 at 6:00 p.m. at which a quorum was present and acting throughout and that said copy has been compared by me with the original ordinance which was signed by the Village President on December 6, 2011.

Dated at Sugar Grove, Illinois this 6th day of December, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village, this 6th day of December, 2011.

Cynthia L. Galbreath, Village Clerk



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

ORDINANCE NO.2011-1115T

**AN ORDINANCE SETTING DATE, TIME AND PLACE FOR TIF PUBLIC HEARING IN
THE VILLAGE OF SUGAR GROVE, ILLINOIS**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
the 15th day of November, 2011

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 15th day of November, 2011

ORDINANCE NO. 2011-1115T
AN ORDINANCE SETTING DATE, TIME AND PLACE FOR A TIF DISTRICT PUBLIC HEARING IN
THE VILLAGE OF SUGAR GROVE, ILLINOIS

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, the Village Board of Trustees has determined that it is in the best interests of the Village and the citizenry thereof to establish a redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") for, and the designation of, the Sugar Grove Industrial TIF Redevelopment Project Area of the Village of Sugar Grove (the "*Redevelopment Area*") and the adoption of tax increment allocation financing therefore,

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: That a Public Hearing be held on the 3rd day of January, 2012 at 6:00 P.M. at the Sugar Grove Village Hall, 10 S. Municipal Drive, Sugar Grove, IL to consider the approval of the redevelopment plan and project for, and the designation of, the Sugar Grove Industrial TIF Redevelopment Project Area of the Village of the Village of Sugar Grove and the adoption of tax increment allocation financing therefore.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 15th day of November, 2011.

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

ATTEST:_____
Cynthia Galbreath
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Richard Montalto	___	___	___	___
Trustee Thomas Renk	___	___	___	___
Trustee Marie Johnson	___	___	___	___
Trustee Robert E. Bohler	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Kevin M. Geary	___	___	___	___
President P. Sean Michels	___	___	___	___



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

ORDINANCE NO.2011-1115T

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THE VILLAGE OF SUGAR GROVE, ILLINOIS**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
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WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village and the citizenry thereof to establish a redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") for, and the designation of, the Sugar Grove Industrial TIF Redevelopment Project Area of the Village of Sugar Grove (the "*Redevelopment Area*") and the adoption of tax increment allocation financing therefore,

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PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 15th day of November, 2011.

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

ATTEST:_____
Cynthia Galbreath
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Richard Montalto	___	___	___	___
Trustee Thomas Renk	___	___	___	___
Trustee Marie Johnson	___	___	___	___
Trustee Robert E. Bohler	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Kevin M. Geary	___	___	___	___
President P. Sean Michels	___	___	___	___

**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: RICHARD YOUNG, COMMUNITY DEVELOPMENT DIR.
SUBJECT: ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE SUGAR GROVE INDUSTRIAL TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PROJECT AREA
AGENDA: NOVEMBER 15, 2011 VILLAGE BOARD MEETING
DATE: NOVEMBER 11, 2011

ISSUE

Should the Village hold a public hearing to consider approval of a redevelopment plan and project for, and the designation of, the Sugar Grove Industrial TIF Redevelopment Project Area and the adoption of tax increment allocation financing therefore.

DISCUSSION

The next step in the establishment of the revised Sugar Grove Industrial TIF Redevelopment Area Number 1 is the adoption of an ordinance fixing a date, time and place for a public hearing to consider approval of the TIF redevelopment plan and project along with the adoption of tax increment allocation financing therefore.

The project area generally includes properties immediately surrounding the intersection of U.S. Route 30 and Dugan Road which include the Scot Industries property along with business park areas of Airpark Drive, Bucktail Lane and Duffy Lane. There will be considered at the public hearing approval of the Redevelopment Plan and Project and the designation of the Redevelopment Project Area and adoption of the tax increment allocation financing therefore.

Staff requests that the Village Board set the public hearing for 6:00 p.m. on January 3, 2012, at the Village Hall.

ATTACHMENTS

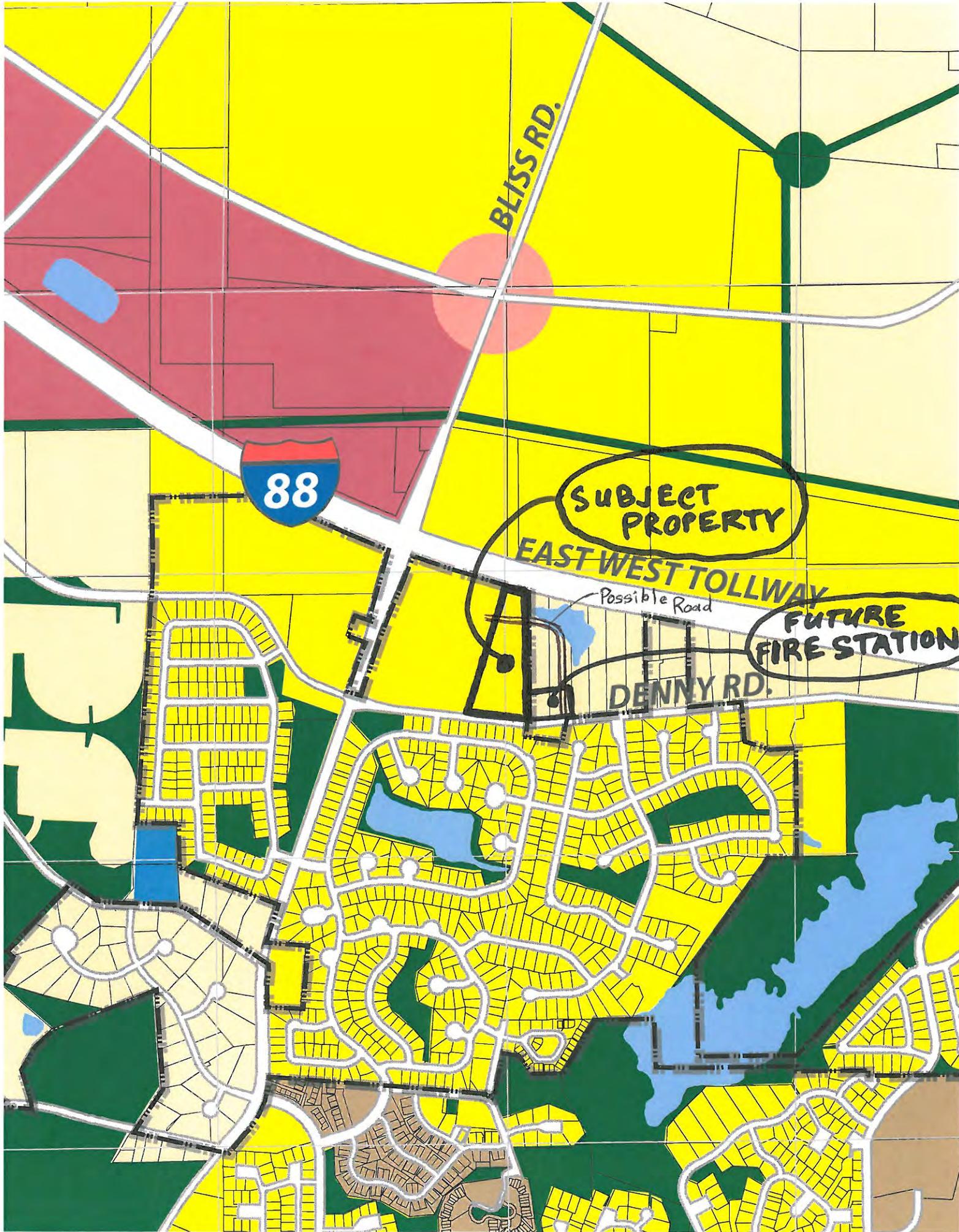
1. An Ordinance fixing date, time and place for the public hearing.

COST

There are estimated costs of \$500 for the publishing of the public hearing notice.

RECOMMENDATION

That the Village Board approve a Ordinance fixing a date, time and place for the public hearing to consider the approval of the redevelopment plan and project for, and the designation of, the Sugar Grove Industrial TIF Redevelopment Project Area Number 1 of the Village of Sugar Grove and the adoption of tax increment allocation financing therefore.



BLISS RD.

88

SUBJECT PROPERTY

EAST WEST TOLLWAY

Possible Road

FUTURE FIRE STATION

DENNY RD.



Dated August 11, 2008

Prepared by: [Signature]

Checked by: [Signature]

Reviewed by: [Signature]

Approved by: [Signature]

Scale: 0' 100' 200'

North Arrow

Legend

Notes

1. All lots shown are subject to the following conditions:

2. The applicant shall provide a site plan showing the location of all lots and the location of all easements.

3. The applicant shall provide a site plan showing the location of all easements and the location of all easement lines.

4. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.

5. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.

6. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.

7. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.

8. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.

9. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.

10. The applicant shall provide a site plan showing the location of all easement lines and the location of all easement lines.



I-88

-Estate Lots-

On-Ramp

Pond

SF

Pond

SF

SF

Pond

Estate Lot

Fire Station

SF

SF

Denny

Jennifer

Black Walnut

Gregory

Edgewood

Pembridge

Queens Gate

Abbey

Stamford

Merrill New

Bliss

Oak
Pine

Cherry

Hickory
Spruce

Birch





I-88

On-Ramp

Estate
Lots

- Estate Lots

- Estate Lots

Fire
Station

Denny

Jennifer

Black Walnut

Gregory

Edgewood

Pembroke

Queens Gate

Abbey

Stamford

Bliss

Merrill New

Oak

Cherry

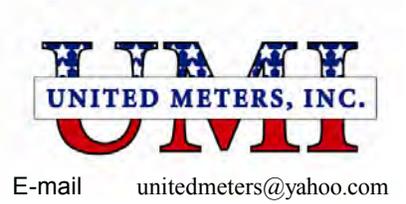
Hickory

Spruce

Birch

United Meters, Inc.
798 Gore Road
Morris, IL 60450

Phone # 815-941-1061
 Fax # 815-941-1001



QUOTE

Date	Quote #
11/10/2011	151

Village of Sugar Grove
 Attn: Brad Merkel
 601 Heartland Dr.
 Sugar Grove, IL 60554

Project
Warranty Water Meters

Item	Description	Rate	Qty	Total
5/8" Up To 1" Meter	<p>Replace Water Meter Sized 5/8" up to 1" Meter and Reconnect MIU. Includes programming MIU with programmers supplied by Village of Sugar Grove.</p> <p>Pricing includes Scheduling All Appts through UMI's Office utilizing UMI's Toll-Free Phone Number, Tracking and Reporting of Installations to Village via Electronic Reports and Hard Copies.</p> <p>United Meters, Inc.'s Quoted Prices are for Labor Only to Replace Current Meter with New Meter. Price Does Not Cover Replumbing if new meter is different lay length. Priced Per Installed Unit. Village of Sugar Grove is to Supply All Water Meters and Programming Equipment. Pit/Vault Installations have added costs and can be quoted on request. Prices good only for Six Months from date of this quote.</p> <p>Any questions, please Call Doug Punke at 815-693-8140.</p>	75.00	1,000	75,000.00