

**VILLAGE OF SUGAR GROVE
SPECIAL MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF JUNE 26, 2013**

1. CALL TO ORDER

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Irv Ochsenschlager in the Village Hall Board meeting room.

2. ROLL CALL

Plan commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Rebecca Sabo, Jim Eckert, Ryan Reuland and Don Meisinger

Absent: Mary Heineman

Also present: Mike Ferencak, Village Planner and Richard Young, Community Development Director; Rebecca Martin and Kevin Garcia d.b.a. Crossfit Sugar Grove.

3. APPROVAL OF MINUTES of the April 17, 2013 Meeting

Commissioner Sabo requested a correction be made on page 4 regarding the comment about the Red Roof Inn in Naperville. They didn't change their signs, they only changed the color of the roof on the sign, but their sign still reads Red Roof Inn.

Motion made by **Commissioner Eckert** and seconded by **Commissioner Meisinger** to approve the minutes of the April 17, 2013 Plan Commission meeting as corrected.

The motion carried by unanimous voice vote.

4. PUBLIC HEARINGS

- a. Petition 13-005: 760 N. Heartland Drive, Unit 2 – Special Use for a Health Club / Gymnasium (Rebecca Martin and Kevin Garcia)

Chairman Ochsenschlager called the public hearing to order. He then swore in those persons in attendance planning to testify.

Petitioners' Request:

Mr. Ferencak presented an overview of the request. Staff has reviewed the request and presented the findings of fact in the staff report. The proposed health club includes a combination of aerobics, body weight exercise, gymnastics and weight lifting. The use would require six parking spaces, which are available on site. The request complies with the Comprehensive Plan and Zoning requirements. Staff does recommend that the building owner restripe the accessible parking spaces and relocate them closer to the entry doors to be compliant and a time limit of September 30, 2013 is suggested for this compliance. Staff recommends approval of this request subject to the conditions on pages 5 and 6 of the staff report. **Mr. Young** also

mentioned the assembly bathroom issue came up with this situation – similar to the wine shop review a year or so ago. They have met this Illinois State Plumbing Code requirement by entering into an agreement with the adjacent unit tenant and owner that the bathroom will be accessible as needed to meet the technical aspects of the code per our plumbing inspector.

Petitioner Presentation:

None

Public Comments/Questions: None

Chairman Ochsenschlager closed the public hearing.

5. OLD BUSINESS

None

6. NEW BUSINESS

- a. Petition 13-005: 760 N. Heartland Drive, Unit 2 – Special Use for a Health Club / Gymnasium (Rebecca Martin and Kevin Garcia)

Commissioner Eckert confirmed that the overhead doors are considered loading not parking. The hours of operation are not 24/7.

Commissioner Guddendorf asked about the maximum capacity for the space. The Fire Code (District) mandates this. The business owners have expressed desire for a maximum of 8-10 people at a time for training / safety perspective. It's a group instruction setting with set times for classes. Each class will have a trainer. The training will be inside except for running. **Commissioner Guddendorf** asked about the doors being opened and music being played. Owners indicated that the doors will mostly be closed and what music will be played will be 5-7 times per day for 20 minute spans of time. There will always be a certified trainer on site whenever clients are there. Busiest times are 6:30 – 7:00 a.m. and then again in the evening until 7:30 or 8:30 p.m. The music isn't played loud enough to disrupt any other nearby businesses.

Commissioner Reuland made a motion, seconded by Commissioner Sabo, to recommend approval of a Special Use for 760 N. Heartland Drive, Unit 2 of the Waubensee Corporate Center adopting the Findings of Fact on pages 3 through 5 of the staff report and the four staff recommendations on pages 4 and 5 of the staff report.

The motion carried unanimously by voice vote.

7. PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Capitol Professional Center Minor PUD Amendment for the sign for Dr. Aggarwal's office at The Sugar Grove Health Center – the Village Board did recommend approval of the signs for 3 years at which point the applicant can apply for an extension if the conditions haven't changed. Plans were received today for the two signs. Permit has not been received as of yet.

Sugar Grove Center Minor PUD Amendment for the McDonald's signage went to the Village Board and they decided not to enforce the current requirements of a single matching background color of tan and opaque background for the various panels nor the cut-out push-through style panels. In fact, they wanted to allow any color, any type of background, and any type of style for the panels. They did limit the panels such that no individual panel can have more than 3 colors, no individual panel can advertise more than one tenant, and no panel may be raised more than 6'.

Sign Ordinance will be going before the Village Board shortly.

New Home starts are up and there have been 12 since last year. 2 more new commercial users should be moving forward this summer. Calls and interest have increased. Mr. Young explained that the EDC is running stronger with membership and the Business Forum in May was good. Several businesses were part of a panel and a speaker from the Federal Reserve Bank addressed the attendees.

Molloy-Bolz still intends to come back and hopes to break ground before the end of the year.

American Heartland Bank is reviewing their architectural plans and should be ready for review in July to ARRG.

Honda Jet has been delayed due to some challenges with their engine development. There are some issues being worked through.

The **Wine Shop** owner chose not to go forward once the approval was ready. She decided it was too late in the season to move forward and the owner rented it to another tenant.

#1 Fan Sports Memorabilia moved their sign to the old Kettley Real Estate office and Kettley moved into that location and relocated their signs.

Next meeting will be the regular scheduled meeting for July.

8. **ADJOURNMENT**

A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert that the meeting be adjourned at 7:23 p.m.

The motion carried unanimously by voice vote.

Village of Sugar Grove
Plan Commission/ZBA Meeting
Minutes of June 26, 2013

Respectfully submitted,
Holly Baker
Substitute Recording Secretary