

**VILLAGE of SUGAR GROVE
REGULAR MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of August 20, 2014**

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, Jim Eckert, Mary Heineman, Rebecca Sabo, and Heidi Lendi were in attendance.

Absent: none (Ryan Reuland no longer a Commissioner)

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Community Development Director, James White, Attorney for Petition 13-004-Alt

3. **PUBLIC HEARING**

a. Petition 13-004-Alt: Senior Housing Resubdivision – Rezoning to SR, Preliminary / Final PUD, Preliminary / Final Plat (Sugar Grove Seniors LP)

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

Petitioner Presentation: Ferencak presented the history on this petition. On April 23, 2014 a public hearing was held for this alternate petition since the proposed SR Senior Residential District was not going to be completed and ready for Village Board approval by the time the applicant's petition would have been considered by the Village Board. That public hearing was continued to the Plan Commission meetings on May 28, 2014, July 16, 2014 and to tonight's meeting.

On August 5, 2014 the Village Board approved the SR Senior Residential District. The Plan Commission now needs to hold the public hearing on the alternate petition. The end effect is essentially all of the plans, specifications and requirements previously approved with the PUD for the senior apartment project remain unchanged, but the underlying zoning classification will change.

Public Comments/Questions: No comment.

Chairman Ochsenschlager asked for a motion to continue the public hearing on petition 13-004 ALT to next regular meeting. **Commissioner Guddendorf** made a motion and it was seconded by **Commissioner Eckert**. Motion carried unanimously.

4. **OLD BUSINESS**

None

5. **NEW BUSINESS**

- a. **Petition 13-004-Alt: Senior Housing Resubdivision – Rezoning to SR, Preliminary / Final PUD, Preliminary / Final Plat (Sugar Grove Seniors LP)**

Commissioner Eckert asked that the pedestrian path labeled “Alternate path” be clarified in the plans. **Commissioner Heineman** asked that bicycle stop signs be installed along the bike path on both sides of the Galena Boulevard crossing. **Ferencak** responded that both of these items would be addressed in the plan review. There was some discussion about the berm height along Galena Boulevard.

White requested that the Plan Commission table the petition to the next meeting to have time to review the recommendation with staff.

A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert to continue Petition 13-004-Alt to the next regular meeting.

The motion carried by unanimous voice vote.

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

Impound Yards in the M-1 District text amendment was approved by the Village Board at their August 5th meeting.

1942 W. US Highway 30 was discussed at the August 5th meeting of the Committee of the Whole and while the Committee encouraged staff to keep pressing the owners to bring the site into total compliance, the Village Board at their August 19th meeting approved the Special Use without requiring any site improvement plans.

Prairie Glen Minor PUD Amendment was approved by the Village Board at their August 5th meeting.

7. **ADJOURNMENT**

A motion was made by Commissioner Heineman and seconded by Commissioner Sabo that the meeting be adjourned at 7:25 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Michael P. Ferencak