

**VILLAGE of SUGAR GROVE
REGULAR MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of September 17, 2014**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:01 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

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Community Development Director, Dana Cohen representing Sprint

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, August 20, 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.

At the August 20, 2014 Plan Commission meeting, the applicant's attorney requested the alternate petition be tabled. The applicant's attorney and staff have identified several deviations the project will include from the SR PUD zoning that are in addition to or not necessary as compared to those granted from the B-3 PUD zoning.

Staff now recommends approval of the alternate petition subject to the conditions contained in the memo dated September 17, 2014.

Public Comments/Questions: No comment.

Chairman Ochsenschlager closed the public hearing on petition 13-004 ALT.

b. Petition 14-014: 75 Railroad Street – Special Use (Adam Castello on behalf of Sprint)

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

Petitioner Presentation: Ferencak presented the history on this petition. Sprint proposes to locate cellular communications antennas on the Village water tower at this location. The antennas proposed would increase the total height of the structure and require a Special Use. Staff recommends approval of the Special Use subject to the conditions contained in the staff report.

Public Comments/Questions: No comment.

Chairman Ochsenschlager closed the public hearing on petition 14-014.

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 Heineman asked about the bicycle stop signs at the crosswalk of Galena Boulevard that she requested at the last meeting. **Ferencak** stated they are now included in the plan. **Commissioner Eckert** asked about the labeling of the “alternate path”. **Ferencak** said this was also corrected in the plan. **Commissioner Eckert** also asked about the sign stating “future commercial development on this property” proposed by staff for the lot across Galena Boulevard. **Ferencak** stated the sign would be removed when that property is developed.

A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert to recommend approval of a Rezoning of Lots 1 and 2 of Wiedner’s Legacy Resubdivision to SR Senior Residential District, pursuant to Section 11-13-11 of the Sugar Grove Zoning Ordinance along with adopting the findings of fact contained on page 4 of the staff report dated August 20, 2014.

The motion carried by unanimous voice vote.

A motion was made by Commissioner Heineman and seconded by Commissioner Sabo to recommend approval of a Preliminary PUD for Lots 1 and 2 and a Final PUD for Lot 1 of Wiedner's Legacy Resubdivision, pursuant to Section 11-13-11 of the Sugar Grove Zoning Ordinance and PUD Ordinance 2014-0520C along with adopting the findings of fact contained on page 4-7 of the staff report dated September 17, 2014.

The motion carried by unanimous voice vote.

b. Petition 14-014: 75 Railroad Street – Special Use (Adam Castello on behalf of Sprint)

Commissioners asked about radio frequency interference and lighting protection.

Ferencak responded that an outside consultant is also reviewing this project and will check on those items. The height of the structure was also discussed.

A motion was made by Commissioner Eckert and seconded by Commissioner Guddendorf to recommend approval of a Special Use for the addition of cellular communications antennas and equipment to the existing water tower, pursuant to Section 11-7-1-D and 11-13-12 of the Sugar Grove Zoning Ordinance along with adopting the findings of fact contained on page 3-4 of the staff report dated September 17, 2014 and subject to the conditions listed in the staff report dated September 17, 2014.

The motion carried by unanimous voice vote.

6. PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Comprehensive Plan North Amendment will be discussed at a Plan Commission workshop on October 1, 2014. The Village Board is considering changes to the Land Use Map for the north portion of the Village's planning area.

Next Meeting will be October 1, 2014 at 6:00 p.m.

7. ADJOURNMENT

A motion was made by Commissioner Heineman and seconded by Commissioner Sabo that the meeting be adjourned at 8:00 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Michael P. Ferencak