

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of February 15, 2012**

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, Mary Heineman, Rebecca Sabo, Jim Eckert, Ryan Reuland and Don Meisinger

Absent: None

Also present: Mike Ferencak, Village Planner and Richard Young, Community Development Director; Chuck Hanlon, Land Vision; Steven Kaminski, Mackie Consultants and Jerry Swatek.

3. **APPROVAL OF MINUTES of the January 25, 2012 MEETING**

Motion made by **Commissioner Guddendorf** and seconded by **Commissioner Eckert** to approve the minutes of the January 25, 2012 Plan Commission meeting as corrected. Spell out the abbreviations on pages 2 and 4; change ‘a Commissioner’ to **Commissioner Eckert** on page 3; and on page 5, correct the spelling of **Commissioner Heineman**, remove ‘and’ from the first sentence in the second paragraph and change ‘wasn’t’ to ‘was’ on line 10 of the same paragraph. **The motion carried by unanimous voice vote.**

4. **PUBLIC HEARINGS**

a. **Petition 11-020: Hampstead Court – Preliminary PUD, Preliminary / Final Plat, Final PUD for Lot 1 (Sugar Grove Care Partners, LLC)**

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

Petitioners' Request:

Mr. Ferencak presented an overview of the requests. The petitioner finalized their submittal just last week so staff recommends continuing to the next meeting to provide time for review of the requests.

Petitioner Presentation: None

Public Comments/Questions:

Commissioner Eckert asked about the type of facility that is planned as to whether it’s intended as long or short term stay and if it is a secure facility. Mr. Young stated it may be a mix of length of stays. It is not gated but would have a security fence. These questions will be asked of the Petitioner at the next meeting.

Commissioner Eckert made a motion, seconded by Commissioner Meisinger to continue this public hearing to the next regularly scheduled meeting. The motion carried by unanimous voice vote.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

- a. **Petition 12-001: Settlers Ridge Northwest Subdivision – Preliminary / Final Plat (LCP SLJV 2008-1 IL-1, LLC)** Commissioner Ochsenschlager recapped the overview that was presented at the last meeting which was a workshop about the overall project. **Mr. Chuck Hanlon with Land Vision, along with Steve Kaminski from Mackie Consultants**, presented an overview of the request. They are requesting to replat the northwest vacant land area into one lot for meets and bounds legal description simplicity going forward. **Commissioner Eckert** asked for staff explanation of the consent of remaining land owners. **Mr. Ferencak** explained this phrase from the Annexation Agreement. Notices are a different matter that will be done with the amendment to the Planned Development District (PDD). The applicant has agreed to send out notification to all the landowners within the development in addition to the required landowners within 250' of the development. Notice would be sent for the Plan Commission public hearing where residents could come out and voice their opinion of the new plan. Land Cap is only amending lots they own, not the whole development. All the water and sanitary lines are not on the plats at this time. The watermain is harder to locate than the sanitary. EEI is recommending that easement language be added on this plat prior to recording. Language is being worked out to give the village access to these areas prior to final plat without searching out detailed watermain locations and creating the detailed easement language. This easement would be specific to the Village of Sugar Grove, not all utilities. When the resubdivision is done in the future the plat of subdivision will include language that would vacate this easement and create new ones. This final plat would not be a buildable lot; before any development can happen it will come back before the Plan Commission for approval.

Commissioner Meisinger asked about the omission of a recorded water easement with the original development approvals from years ago. The previous owners omitted that step due to the fact that preliminary plat had already been approved, they owned the land outright and progress moved faster than formalities did. The water and sewer lines were extended for access to the area being developed even though there wasn't a finished subdivision at the extensions.

Staff recommendation number 4 refers to comments from an EEI review letter dated 2/14/12. These have not been received at this time. Since they aren't here the Commission can choose to move forward with the recommendation knowing that EEI is concluding their review or can continue this until they see them. When

staff receives them they will forward them to the Commissioners.

Commissioner Guddendorf made a motion seconded by Commissioner Heineman to approve the preliminary and final plat of Settlers Ridge Northwest Subdivision subject to the staff recommendations contained in paragraph four of the staff report.

The motion carried unanimously by roll call vote.

b. Petition 12-002: Settlers Ridge Commercial Subdivision – Preliminary / Final Plat (LCP SLJV 2008-1 IL-1, LLC)

Essentially the same comments apply as with the Northwest subdivision. This again is an interim step. The owners believe that the initial development focus will still be on the finished residential lots in Units 1A and 1B and then west of Unit 1B . Even if they maintain this lot as one lot and choose to build on it as is, it will need to come back before the Commission for PDD Amendment approval. IDOT's requirement for right of way dedication is initiated by request for access, not simply because a subdivision has occurred. The Village may request right of way dedication with any subdivision though. Full access would probably occur onto Gordon Road not Galena Blvd. Many potential and possible scenarios were speculated. **Commissioner Heineman** asked for clarification that this parcel is designated as commercial; it is per the PDD and Annexation Agreement, but can be changed with approval.

Commissioner Sabo made a motion seconded by Commissioner Meisinger to recommend to the Village Board approval of the preliminary and final plat of lot 1of the Settlers Ridge Commercial Subdivision subject to the staff recommendations contained in paragraph four of the staff report.

The motion carried unanimously by voice vote.

c. Petition 12-003: Lot 1, Settlers Ridge Triangle Subdivision – Preliminary / Final Plat (LCP SLJV 2008-1 IL-1, LLC)

Essentially the same comments apply as with the other two pieces. **Commissioner Meisinger** asked approximately how many lots this can be divided into if it were proposed as residential lots. The PDD Ordinance and Annexation Agreement marked this property for uses other than residential. There are 30-40 trains per day that go by on the railroad tracks abutting this parcel. There are no utilities on site.

Commissioner Guddendorf made a motion seconded by Commissioner Eckert to recommend to the Village Board approval of the preliminary and final plat of lot 11of the Settlers Ridge Triangle Subdivision subject to the staff recommendations contained in paragraph four of the staff report.

The motion carried unanimously by voice vote.

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

Settlers Ridge Amendment submittal is being prepared for submittal by Chuck Hanlon.

Walgreens initial architectural drawings have been reviewed and revised plans have been requested. The Village Board approved some adjustments to the burial requirement of the Com Ed lines. They should start construction this spring.

Jimmy Johns is getting close to being done and ready to open.

Prairie Glen has a contract on it for the residential. Not sure if it's a builder or a land developer.

The next regularly scheduled meeting would be March 21.

7. **ADJOURNMENT**

A motion was made by Commissioner Heineman and seconded by Commissioner Reuland that the meeting be adjourned at 7:38 pm.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary