

**VILLAGE of SUGAR GROVE
REGULAR MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of MARCH 20, 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, Ryan Reuland, Jim Eckert, Rebecca Sabo and Mary Heineman

Absent: Don Meisinger

Also present: Mike Ferencak, Village Planner

3. APPROVAL OF MINUTES of the January 16, 2013 MEETING

Motion made by **Commissioner Eckert** and seconded by **Commissioner Sabo** to approve the minutes of the January 16, 2013 Plan Commission meeting as presented.

The motion carried by unanimous voice vote.

4. PUBLIC HEARINGS

a. Petition 13-001: Sign Ordinance – Text Amendment (Village of Sugar Grove)

Chairman Ochsenschlager opened the continued public hearing. No public were in attendance. Staff informed the Commission that this is currently under legal review and staff is requesting this to be continued to the next meeting where it should be ready to be discussed.

Petitioners' Request: None

Petitioner Presentation: None

Public Comments/Questions: None

A motion was made by **Commissioner Guddendorf** and seconded by **Commissioner Heineman** to continue the public hearing to the next regular meeting.

The motion carried by unanimous voice vote.

5. OLD BUSINESS

None

6. **NEW BUSINESS**

- a. Petition 13-002: Capitol Professional Center – Minor PUD Amendment (Hem Aggarwal, M.D.)

Chairman Ochsenschlager noted that this does not require a Public Hearing. Chairman Ochsenschlager recused himself from this discussion and vote since he represented the Petitioner on the purchase of this property.

Mr. Ferencak introduced this request and gave an overview. 217–235 N. Capitol Dr., only one of the proposed four separate buildings has been built at this time. This property, except the unit owned by Dr. Aggarwal, is now owned by MB Financial Bank. The petitioner, SG Health Center, Dr. Aggarwal, is requesting to install two permanent wall signs on the building to replace the temporary signs he’s had up since 2009. The overall PUD does not allow for wall signage but the Doctor would like to pursue having them. Staff recommends allowing them for a three year period or until either the building to the south is constructed or the ground sign for the overall Capitol Professional Center is built. The signs would be permanent type signs but would be removed when either of these conditions is met. Drawings of the proposed signs are included in the packet of information and they are proposed to be illuminated box signs. Staff indicated that in the new sign ordinance it will be proposed that illuminated signs contain dark (opaque) backgrounds with internally-illuminated lettering, rather than an interally-illuminated background. Externally-illuminated or non-illuminated signs would also be allowed. In this case, due to the building’s residential nature, staff recommends that it be a flush sign, either externally-illuminated or not illuminated at all.

Discussion was held about length of allowed time and what type of requirements to place on the situation if the ground sign is not constructed or the building to the south is not constructed in the three-year time period. The originally planned office park ground sign that the developer had proposed was never built and that likely is contributing to why the Doctor is requesting these. If, and when, another developer installs the office park ground sign the wall signs for this use would come down. The office park ground sign was planned to be between buildings 1 and 2 facing Capitol Drive. There is an informational sign in the front of the building but it is allowed in addition to these signs being requested.

The Commissioners chose to allow the west side sign until the office park ground sign is built and the south side sign until a building is constructed on Lot 12 to the south without any further review or time constraint.

A motion was made by **Commissioner Reuland** and seconded by **Commissioner Eckert** to recommend approval of the request per the staff report with the change to the timeline for the west and south and the sign type being whichever the petitioner chooses.

The motion carried by unanimous voice vote.

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

Building Permits have increased. We have four new homes under construction. The first permit for solar panels and for a car battery recharging station have been received and the Building Inspector has talked to ComEd regarding the battery recharging station.

Age restricted Apartment Complex is currently working with the State and should be making a formal submittal within the next four months to prepare for a construction start in 2014.

8. **ADJOURNMENT**

A motion was made by Commissioner Guddendorf and seconded by Commissioner Sabo that the meeting be adjourned at 7:20 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary