

**VILLAGE OF SUGAR GROVE
SPECIAL MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF AUGUST 21, 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 Commissioner Eckert in the Village Hall Board meeting room.

2. ROLL CALL

Plan commission/ZBA members present:

Irv Ochsenschlager (arrived 7:05 pm), Ryan Reuland, Jim Eckert, Mary Heineman (arrived 7:15 pm), John Guddendorf, and Rebecca Sabo

Absent: None

Also present: Mike Ferencak, Village Planner; Richard Young, Community Development Director; James White, Attorney for MetroLift Inc. and American Heartland Bank; Rick Dahl, MetroLift Inc.; Brian Otte and Athi Toufexis, Architects with StudioGC Architects for American Heartland Bank

3. APPROVAL OF MINUTES of the June 26, 2013 Meeting

Motion made by **Commissioner Reuland** and seconded by **Commissioner Eckert** to approve the minutes of the June 26, 2013 Plan Commission meeting as presented.

The motion carried by unanimous voice vote (4-0, Chairman Ochsenschlager and Commissioner Heineman were not yet in attendance).

4. PUBLIC HEARINGS

- a. Petition 13-008: 689 N. Heartland Drive – Text Amendment, Special Use, and Variances for an aerial lift sales, rental, and service facility (MetroLift, Inc.)

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

Petitioner 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 text amendment would add “aerial lift sales, rental, and service” as a Special Use in the M-1 Limited Manufacturing District. The proposed Special Use for the site would be for “aerial lift sales, rental, and service including outdoor storage and fuel tanks” and would apply to 659, 679, and 689 N. Heartland Drive. The Variances proposed are for pavement setbacks and landscaping in relation to the proposed outdoor storage area at 689 N. Heartland Drive. Staff recommends approval of this request subject to the conditions on pages 10-12 of the staff report.

Petitioner Presentation: Mr. White introduced MetroLift Inc. as the operator of the site. The reasoning for some of the Variances was explained. He also noted that he had come to agreement with staff on a change to the wording of condition #5. The applicant is in agreement with all conditions recommended by staff.

Public Comments/Questions: Mr. Dan Nagel, owner of other non-residential property along Heartland Drive, asked about the zoning for this use as well as outdoor storage areas. Mr. Ferencak answered his question.

Chairman Ochsenschlager closed the public hearing.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

- a. Petition 13-008: 689 N. Heartland Drive – Text Amendment, Special Use, and Variances for an aerial lift sales, rental, and service facility (MetroLift, Inc.)

Commissioner Eckert asked a question about the drainage and utility easement on the property. He also asked what the setbacks were for the fences on the Harris Golf Carts property along Heartland Drive.

Commissioner Eckert made a motion, seconded by Commissioner Guddendorf, to recommend approval of the proposed Text Amendment.

The motion carried unanimously by voice vote.

Commissioner Sabo made a motion, seconded by Commissioner Reuland, to recommend approval of the proposed Special Use, adopting the Findings of Fact on pages 5-6 of the staff report, and subject to the fourteen staff recommendations on pages 10 and 11 of the staff report.

The motion carried unanimously by voice vote.

Commissioner Guddendorf made a motion, seconded by Commissioner Eckert, to recommend approval of the five proposed Variances, adopting the Findings of Fact on pages 6-8 of the staff report.

The motion carried unanimously by voice vote.

- b. Petition 13-009: The Landings Office Park – Minor PUD Amendment for signage (Cadence Health)

Petitioner Request: Mr. Young presented an overview of the request. The proposed amendment would amend the PUD Ordinance for the office park to allow for a single

wall-mounted advertising sign on the south wall of the building in the office park containing Cadence Health for a period of three (3) years.

Petitioner Presentation: None, petitioner not present.

Commissioner Eckert asked a question about the landscaping on the site; if it is in the way of the view of the proposed sign. Staff answered it is not.

Commissioner Heineman made a motion, seconded by Commissioner Eckert, to recommend approval of the proposed Minor PUD Amendment in accordance with the staff recommendation (including any conditions) on page 5 of the staff report.

The motion carried unanimously by voice vote.

- c. Petition 13-010: American Heartland Resubdivision – Minor PUD Amendment for review of building and trash enclosure elevation plans (American Heartland Bancshares, Inc.)

Petitioner Request / Presentation: Mr. White presented an overview of the request. The Final PUD for American Heartland Bank was approved last fall, but did not include review and approval of the building and trash enclosure elevation plans. The Final PUD required that the applicant bring forward a future Minor PUD Amendment request for review and approval of those particular plans. The plans were submitted to staff about a month ago and were reviewed by the Architectural Review and Resource Group (ARRG). They recommended approval of the plans with some changes as outlined in the staff report.

Ms. Toufexis and Mr. Otte explained the choice of architecture and that the changes requested by the ARRG had been addressed in the plans.

Mr. Ferencak asked that the Plan Commission refer to the updated recommendation in the memo dated August 21, 2013 (which is based on the revised plans).

Commissioner Guddendorf made a motion, seconded by Commissioner Sabo, to recommend approval of the proposed Minor PUD Amendment in accordance with the staff recommendation (including any conditions) in the memo dated August 21, 2013.

The motion carried unanimously by voice vote.

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

Sign Ordinance Comprehensive Update. The Sign Ordinance has been reviewed by the Committee of the Whole over several meetings: July 16, 2013, August 6, 2013 and

last night. The Committee is in favor of the update, though staff is doing some additional work regarding existing, nonconforming signs before it will be adopted at a Board meeting.

760 N. Heartland Drive Special Use. CrossFit has moved into their unit at this location and is open. The owner will need to restripe the parking lot by the end of September.

A hardware store. A hardware store is looking at constructing a building on Lot 10 in the Sugar Grove Center.

Dugan Road and Granart Road street improvements. The Village has jurisdiction over these streets and is looking at a reconstruction and realignment of the intersection that would improve traffic flow, as this intersection is very close to US Route 30 and the BNSF railroad.

Molloy-Bolz. There is no update on this site.

NEC State Route 47 & Park Avenue. The Village is meeting with the landowner regarding conceptual designs for future use of the property.

Plan Commissioner stipends. Mr. Young mentioned that the Village will again be paying the Plan Commissioners for their attendance at meetings. This pay had been stopped several years ago as the Village budget was not in as good of shape.

Next meeting is unknown at this time.

8. **ADJOURNMENT**

A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert that the meeting be adjourned at 7:44 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary