

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of July 27, 2016 SPECIAL MEETING**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Village Hall Board meeting room.

2. **ROLL CALL**

Planning Commission/ZBA members present:

Irv Ochsenschlager, Jim Eckert, John Guddendorf,
Gregory Wilson, Larry Jones, and Heidi Lendi

Absent: Rebecca Sabo

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planner/Zoning Administrator

3. **APPROVAL OF MINUTES**

Minutes of June 15, 2016 Regular Meeting of the Plan Commission and Minutes of July 12, 2016 Special Meeting of the Plan Commission were presented.

Reading of the minutes was waived by unanimous voice vote.

Commissioner Eckert moved to approve Minutes of the June 15, 2016 Regular Meeting with the correction of the spelling of his name. Commissioner Guddendorf seconded the motion.

Motion passed by unanimous voice vote.

Motion was made by Commissioner Eckert to approve Minutes of the July 12, 2016 Special Meeting of the Plan Commission with the correction of the spelling of his name. Commissioner Jones seconded the motion.

Motion passed by unanimous voice vote.

4. **PUBLIC HEARING**

A. **Petition 16-010: Landings Commercial Subdivision PUD Amendment; Final PUD (Lot 2); Final Plat of Resubdivision (Lot 2); and, Special Use Permit for Drive-Through Restaurant.**

Applicant: Lee Fry Companies, Inc.

Chairman Ochsenschlager called the public hearing to order at 7:05 p.m. Lee Fry, applicant, and Community Development Director Magdziarz were sworn in. Director Magdziarz presented a summary of the application, highlighting the following key components:

- Adequate off-street parking is being provided
- Adequate pedestrian circulation is being provided

- Stormwater management system was provided for this lot when the development was constructed.
- Some existing trees on the East side of the property are being relocated to accommodate the proposed free standing signs.
- Proposed illumination of the site is by LED which is a new technology that has only recently been introduced in the Village. Village Staff will work with the applicant to ensure lighting standards are met.
- Although the Village recently amended the Zoning Ordinance to allow drive-through restaurants by right in the underlying B-3 zoning district; the Planned Development Ordinance for the Landings requires a special use for the drive-through restaurant.
- Several departures are being requesting from the Sign Ordinance, including; number of wall signs, size of projecting sign, type of wall signs and number of freestanding signs.

Public Comments/Questions: None

Chairman Ochsenschlager closed the public hearing at 7:15p.m.

B. Petition 16-011: Zoning Ordinance Amendments

Applicant: Village of Sugar Grove

Chairman Ochsenschlager reopened the public hearing at 7:55p.m. Community Development Director Magdziarz summarized the amendments. Section 11-13-10.C.3 of the Village of Sugar Grove Zoning Ordinance limits the percentage variation for height and setback of freestanding signs. This amendment will increase that percentage from 20% to 50% for both. Section 11-14-9.E of the Village of Sugar Grove Zoning Ordinance limits the location of wall signs to two (2) sides of the building. This amendment will lift that restriction, allowing wall signs on all sides of the building, provided they meet other ordinance requirements. Commissioner Guddendorf asked if allowing wall signs on all sides of the building would increase the total square footage of signage allowed. Director Magdziarz explained that the ordinance limitation on total square footage of wall signs per façade is not being amended.

Public Comments/Questions: None

Chairman Ochsenschlager closed the public hearing at 8:05p.m.

5. OLD BUSINESS

None

6. NEW BUSINESS

A. Petition 16-010: Landings Commercial Subdivision PUD Amendment; Final PUD (Lot 2); Final Plat of Resubdivision (Lot 2); and, Special Use Permit for Drive-Through Restaurant

Applicant: Lee Fry Companies, Inc.

Commissioners discussed the project and had several questions for the applicant. The applicant, Lee Fry and Community Development Director Magdziarz addressed the questions. A summary of these questions are as follow:

- The hours of operation. Mr. Fry said that hours of operation for Dunkin Donuts will be 6:00a.m. until 10:00p.m.
- Deliveries to the business. Mr. Fry explained that the deliveries will be by panel truck, through the front door and are accomplished quickly.
- Placement of landscape materials and how maintenance of plantings may present a safety hazard for vehicular traffic. Director Magdziarz stated that village staff will work with the applicant to revise the landscape plan to ensure vehicular safety.
- Conflict between future through traffic and the drive though stacking lane. The applicant stated that he has other similarly designed properties and has never experienced a problem.
- Phasing of the project. Mr. Fry explained that he intends to construct the Dunkin Donuts building immediately and plans to construct the office building in the future; however, marketing of the property will begin immediately.

Commissioner Eckert moved to approve Amendment to the Landings Planned Unit Development, Final Planned Unit Development for Lot 2, Final Plat of Subdivision, Special Use for a Drive Through Restaurant, Variations and Departures, and Findings of Fact for Special Use. Commissioner Wilson seconded the motion.

Motion passed by unanimous voice vote.

B. Petition 16-009: Final Planned Unit Development, Lot 7 Sugar Grove Center

Applicant: AutoZone

Community Development Director Magdziarz summarized the petition. Director Magdziarz explained that the applicant is proposing to construct a single story, single tenant building which will be occupied by an AutoZone retail establishment. A summary of the comments from the ARRG about the proposed building was presented. It was explained that the applicant and staff have worked together to address zoning ordinance requirements and ARRG concerns. The presented plans reflect that effort and staff is supportive of the project as proposed.

Commissioners asked questions of Community Development Director Magdziarz and applicant representative Joe Mayer of Kimley-Horn Engineers. The following is a summary of those inquiries:

- Proposed LED lighting compatibility with existing metal halide lighting on the developed portion of Sugar Grove Center. Director Magdziarz explained that the color will be the same; however, the LED lights are more focused which may result in a brighter appearance. He further stated that staff will work with the applicant to find a fixture that is compatible with the existing fixtures in the center.
- Landscaping along the private access drive should be redesigned to be more compatible with the opposite side of the drive. Mr. Mayer stated that AutoZone is agreeable to revising the landscape plan.
- Absence of sign plans for the site. Director Magdziarz responded that the applicant will address signage at a later date.
- Architectural detail of the building. Mr. Mayer stated that AutoZone is agreeable to revising building plans to add a stone baseband around the building as suggested by the ARRG.

Commissioner Jones moved to approve Final Planned Unit Development for Lot 7 Sugar Grove Center, Petition #16-009. Commissioner Guddendorf seconded the motion.

Motion passed by unanimous voice vote.

C. Petition 16-011 Zoning Ordinance Amendments

Applicant: Village of Sugar Grove

Commissioners requested clarification and need for the amendment to Section 11-13-10.C.3 of the Village of Sugar Grove Zoning Ordinance. Director Magdziarz explained that since the passage of the amendment that limits variation requests to only those allowed by ordinance, a number of proposed sign plan have been reviewed that would require variations that do not meet these limitation. This amendment does not relieve the need for variation; this amendment increases the amount of variation that a petitioner may request.

Commissioner Eckert moved to approve Amendment to Section 11-13-10.C.3. Commissioner Jones seconded the motion.

Motion passed by unanimous voice vote

Commissioners discussed the proposed amendment to Section 11-14-9.E. This section currently limits wall signage to two (2) sides of a building and requires that those sides face a public right-of-way. This amendment will lift those restrictions. Commissioners requested clarification of the amendment. Director Magdziarz explained that this amendment reflects existing conditions in developed commercial areas and is difficult for some business owners to comply and create the visibility they need for their business.

Commissioner Jones moved to approve Amendment to Section 11-14-9.E of the Village of Sugar Grove Zoning Ordinance. Commissioner Guddendorf seconded the motion.

Motion passed by unanimous voice vote.

7. PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Community Development Director Magdziarz provided an update on development projects throughout the village.

Next meeting of the Planning Commission/Zoning Board of Appeals is August 17, 2016.

8. ADJOURNMENT

Commissioner Lendi moved to adjourn. Commissioner Guddendorf seconded the motion.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Renee Hanlon
Substitute Recording Secretary