

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of August 31, 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 Vice-Chairman in the Village Hall Board meeting room.

2. **ROLL CALL**

Present: Jim Eckert, John Guddendorf, Larry Jones, Heidi Lendi,
and Greg Wilson

Absent: Becky Sabo, Irv Ochsenschlager

Also present: Walter Magdziarz, Community Development Director

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Jones and seconded by Commissioner Lendi to approve the minutes of the August 17, 2016 Plan Commission Meeting as presented.

The motion carried by unanimous voice vote.

4. **PUBLIC HEARING**

A. Petition 16-012: Zoning Variation (Jones Sign Company & Auto Zone)
(Continued from August 17, 2016)

Vice-Chairman Eckert called the public hearing to order and announced the Applicant has withdrawn their request. There being no further discussion, Vice Chairman Eckert closed the public hearing and the matter was closed.

B. Petition 16-013: Zoning Variation (Image FX & Graham's C-Stores Company)
(Continued from August 17, 2016)

Vice-Chairman Eckert called the public hearing to order and administered the oath to those testifying, including Thomas Williamson and Jim Williams, representing the Applicant.

W. Magdziarz explained the Applicant proposes to erect one three-sided sign near the intersection of Galena Boulevard and Sugar Grove Parkway. The existing freestanding signs will be removed if the variation is granted. He also provided specifics of the requested variations. The Applicant is requesting

(1) a 50% variation from Section 11-14-9(G) Maximum height of freestanding sign to allow for fifteen (15) foot height instead of the required ten (10) foot height;

(2) a 50% variation from Section 11-14-9(G) Maximum sign face to allow seventy-five (75) square feet for a sign face instead of the maximum fifty (50) square feet;

(3) a 100% variation from Section 11-14-7(B)1&2 Freestanding signs to allow zero (0) setback from lot lines and access drives instead of the required setback of at least one (1) foot per one (1) foot of height from all lot lines and access drives; and

(4) a 50% variation from Section 11-14-9(A)3(a)1 Maximum Electronic Message Center (EMC) to allow thirty (30) square feet of EMC for gas prices instead of the maximum twenty (20) square feet.

There was no comment from the public.

Vice-Chairman Eckert closed the public hearing.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

Petition 16-013: Zoning Variation (Image FX & Graham's C-Stores Company)
(Continued from August 17, 2016)

Vice-Chairman Eckert opened the floor to comments and questions by the Commissioners. Commissioners asked for clarification on the sign setback variation request, and inquired about the height of the sign relative to others in the vicinity, and more information about the planned improvements for the property as they relate to signs and illumination on the building and fuel canopy. Commissioners asked for clarification on the electronic message center aspects of the proposed sign.

Commissioner Wilson expressed reservations about the need for the variation given that the height of the sign would not prevent it from being obscured from view by the street trees along Sugar Grove Parkway and Galena Boulevard.

Motion by Commissioner Jones, seconded by Commissioner Guddendorf, to accept the Findings of Fact provided in the Advisory Report for Case No. 16-013. A chorus of ayes followed. There were no dissenters. Motion passed.

Motion by Commissioner Guddendorf, seconded by Commissioner Wilson, to recommend the Village Board grant:

(1) a 50% variation from Section 11-14-9(G) Maximum height of freestanding sign to allow for fifteen (15) foot height instead of the required ten (10) foot height;

(2) a 50% variation from Section 11-14-9(G) Maximum sign face to allow

seventy-five (75) square feet for a sign face instead of the maximum fifty (50) square feet;

(3) a 100% variation from Section 11-14-7(B)1&2 Freestanding signs to allow zero (0) setback from lot lines and access drives instead of the required setback of at least one (1) foot per one (1) foot of height from all lot lines and access drives; and

(4) a 50% variation from Section 11-14-9(A)3(a)1 Maximum Electronic Message Center (EMC) to allow thirty (30) square feet of EMC for gas prices instead of the maximum twenty (20) square feet.

AYES: Jim Eckert, John Guddendorf, Larry Jones, Heidi Lendi

NAYS: Greg Wilson

Motion passed.

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

Next meeting will be September 21, 2016.

8. **ADJOURNMENT**

Motion by Commissioner Jones, seconded by Commissioner Lendi to adjourn the meeting. A chorus of ayes followed. There were no dissenters. Motion passed.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted,
Walter Magdziarz
Substitute Recording Secretary