

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of May 3, 2017 SPECIAL MEETING**

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Present: John Guddendorf, Irv Ochsenschlager, Jim Eckert, Rebecca Sabo, Greg Wilson, and Heidi Lendi

Absent: Larry Jones

Also present: Renee Hanlon, Planning and Zoning Administrator

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Eckert, seconded by Commissioner Sabo, to approve the minutes of the April 19, 2017 Planning Commission meeting as presented. Motion passed by unanimous voice vote.

4. **PUBLIC HEARING**

A. Petition 17-004: Special Use for Restaurant with Alcohol Service and Live Entertainment at 1942 W US Hwy 30

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:01 p.m. Ronald Saballus, applicant, provided a summary of the request for special use. Mr. Saballus explained that he is the owner of the Bull Moose Restaurant in Sandwich and plans to operate this restaurant, Amelia's, in the same manner as Bull Moose. Planner Hanlon providing zoning history of the property and called the Commissioners' attention to the proposed site plan improvements. Commissioner Sabo questioned the petitioner about hours of operation and video gaming. Mr. Saballus responded that their hours will be in compliance with the Village of Sugar Grove Liquor Ordinance and that he does intent to establish video gaming at this location. Chairman Ochsenschlager asked the petitioner if he had reviewed the proposed conditions of approval. The petitioner affirmed that he understands the conditions of approval.

Chairman Ochsenschlager closed the public hearing at 7:07 p.m.

B. Petition 17-006: Final Planned Unit Development Approval and Special Use for Restaurant with Drive-Through at 412 N Sugar Grove Parkway

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:25 p.m. Ryan Swanson, applicant representative, briefly summarized the petition. Planner Hanlon provided a brief summary of the zoning request and requested deviations from development codes. Commissioner Eckert stated his concern that the landscape materials near the access drive aisles may conflict with vehicular sight lines. The

applicant, Jeff Newkirk, provided assurance that the planting of landscape materials will take safety into account.

Chairman Ochsenschlager closed the public hearing at 7:30 p.m.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

A. Petition 17-004: Special Use for Restaurant with Alcohol Service and Live Entertainment at 1942 W US Hwy 30

Commissioner Eckert asked for clarification of the proposed landscape plan. Mr. Saballus walked the Planning Commission through his proposed site improvement plan. Commissioner Eckert raised the issue of live entertainment outdoors and how that may negatively impact the neighbors. Mr. Saballus explained that he will only rarely have outdoor entertainment and will be sensitive to the neighbors. Commissioner Guddendorf questioned the layout of the proposed site improvement plan and specifically how delivery truck traffic will be managed on site. Mr. Saballus provided assurance that he will work with staff to comply with requirements for providing off- street loading accommodations.

A motion was made by Commissioner Eckert, seconded by Commissioner Sabo, to recommend to the Village Board approval of petition 17-004 Special Use for Restaurant with Alcohol Service and Live Entertainment subject to the following conditions:

- Completion of the parking lot improvements shown on the Site Improvement Plan, as amended to meet code requirements, must be made prior to business opening.
- Landscaping must be installed in compliance with section 11-12-7 of the Village of Sugar Grove Zoning Ordinance.
- Parking lot lighting must be installed in compliance with section 11-12-8 of the Village of Sugar Grove Zoning Ordinance.
- Nonconforming freestanding sign may not be expanded nor structurally altered.

Motion passed by unanimous voice vote.

B. Petition 17-006: Final Planned Unit Development Approval and Special Use for Drive-Through Restaurant at 412 N Sugar Grove Parkway

Commissioner Sabo questioned the applicant about hours of operation and stacking spaces in front of the drive-through window. Mr. Newkirk stated that hours of operation will be consistent with similar businesses along Sugar Grove Parkway. He also explained that the stacking spaces in front of the drive through window are crucial to the business operation. Food is prepared fresh and takes longer to prepare than other similar fast food establishments. Those spaces are required in order to keep the drive-through line moving. Commissioner

Guddendorf asked if delivery truck circulation was adequately provided for on the site plan. The applicant's engineer, Mr. Swanson, walked the Commission through the layout plan.

A motion was made by Commissioner Eckert, seconded by Commissioner Sabo, to recommend to the Village Board approval of Petition 17-006 granting approval of a Final Planned Unit Development Plan and Special Use Permit for a Drive-Through Restaurant at 412 N Sugar Grove Parkway, subject to the following condition:

1. Substantial Compliance to the following plans:

- Layout Plan by Arc Design dated 4/18/17 revised 4/28/17
- Landscape Plan by Arc Design dated 4/18/17 revised 4/28/17
- Elevation Plan by Ollman Ernest Martin Architects dated 4/17/17
- Sign Package Proposal by Springfield Sign dated 4/11/174 revised 4/26/17
- Civil Engineering Plan Set by Arc Design dated 4/18/17
- Site Electrical Plan by Ollman Ernest Martin Architects dated 4/17/17

Motion passed by unanimous voice vote

7. PLANNING COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Next meeting will be May 17, 2017.

8. ADJOURNMENT

Motion by Commissioner Wilson, seconded by Commissioner Lendi to adjourn the meeting.
Motion passed by unanimous voice vote

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

