

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of December 20, 2017 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 *pro tem* Jim Eckert in the Village Hall Board Room.

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Jim Eckert, John Guddendorf, James White, Larry Jones, and Gregory Wilson

Absent: Irv Ochsenschlager, and Becky Sabo

Also present: Walter Magdziarz, Community Development Director

3. **APPROVAL OF MINUTES:**

Motion was made by Commissioner Guddendorf to approve Minutes of the November 29, 2017 Special Meeting of the Planning Commission/Zoning Board of Appeals. The motion was seconded by Commissioner Jones.

Motion passed by unanimous voice vote.

4. **PUBLIC HEARING:**

Petition 17-027: Major Amendment to The Landings Planned Unit Development Ordinance 2010-0907.

Applicant: Nita Estates, LLC

Chairman *pro tem* Eckert called the public hearing to order at 7:02p.m. and administered the oath to all in attendance who wished to speak.

Mr. Param Vijay, the applicant, provided the Commission with a brief explanation of the request. He has a prospective tenant to occupy the remaining vacant space in the building located at 522 N. Sugar Grove Parkway but the use, tattoo and body-piercing studio is not a permitted use in the PUD. It is a permitted use in the underlying zoning district.

There being no additional persons interested in speaking on the matter, Chairman *pro tem* Eckert closed the public hearing at 7:07p.m.

5. **NEW BUSINESS:**

Petition 17-027: Major Amendment to The Landings Planned Unit Development Ordinance 2010-0907.

Applicant: Nita Estates, LLC

Chairman *pro tem* Eckert asked Commissioners for questions and comments concerning the requested PUD amendment. Commissioners inquired of the applicant the anticipated hours of business, and inquired of the Village staff what caused the PUD to provide a more restrictive list of permitted uses. Discussion ensued.

Commissioner Jones made a motion to recommend the Village Board approve Petition #17-027 Amending Ordinance 2010-0907 Exhibit Z Allowed Uses List (Lots 1 thru7) by adding "Tattoo and body piercing studio." Commissioner White seconded.

AYES: L. Jones, J. White, J. Guddendorf, J. Eckert, and G. Wilson

NAYS: None

ABSENT: B. Sabo, and I. Ochsenschlager

Motion passed

6. **OLD BUSINESS**

None.

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

Next special meeting will be in January 10, 2018 at the Sugar Grove Public Library. The next regular meeting will be on January 17, 2018 at Village Hall.

8. **ADJOURNMENT**

Commissioner Wilson made a motion to adjourn the meeting at 7:23 p.m. Commissioner Guddendorf seconded the motion.

Motion unanimously passed by voice vote.

Respectfully submitted,
Walter Magdziarz
Recording Secretary