VILLAGE of SUGAR GROVE
PLANNNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of February 6, 2019 SPECIAL MEETING
(MEETING WAS SCHEDULED FOR JANUARY 30, 2019. POSTPONED DUE TO EXTREME TEMPERATURES)

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 Ochsenschlager in the Academic Professional Training Center at Waubonsee Community College.

2. **ROLL CALL**

Planning Commission/Zoning Board of Appeals member present:
Chairman Irv Ochsenschlager, John Guddendorf, Greg Wilson, Larry Jones, and James Eckert

Absent: Rebecca Sabo and James White

Also present: Steven Andersson, Village Attorney, Walter Magdziarz, Community Development Director and Renee Hanlon, Planning & Zoning Administrator

3. **PUBLIC HEARING:**

Petition #18-010 Rezoning from E-1 to PDD and assignment of PDD Zoning to annexed land Applicant: Sugar Grove LLC

Chairman Ochsenschlager called the continued public hearing to order. Witnesses were sworn in by the Chairman.

Ben Markham, on behalf of State Representative Keith Wheeler, read a letter of opposition to the rezoning from Representative Wheeler. Mr. Markham concluded his testimony by stating that State Senator Jim Oberweiss asked him to express Senator Oberweiss' shared opposition to the rezoning.

Michael Coghlan, attorney representing Woods Not Warehouses LLC, stated his opposition to the continued public hearing due to his believe that the opposition group's due process rights have been denied since they were not heard prior to an advisory report being prepared by staff. Mr. Coghlan asked that all previous questions posed by the public be answered by CCD. He further addressed each standard for rezoning in the advisory report and took issue with staff findings.

Perry Elliot, 860 Longview Court, asked questions which were answered by Dan Olsem, Sugar Grove LLC. The following questions were asked and answered: How were tax revue projections calculated? Estimated value multiplied by current millage rate. Explain TIF proposal? No request has been made; however, TIFs are set up in many different ways and for different lengths of time. What will developer do to prevent aquifer contamination and pollution? Abide by IEPA rules. Is there more information that

can be made available about the project? All information has been provided to the Planning Commission.

Mike Assell, 1788 Hunter's Ridge Lane, stated his opposition to the rezoning for the following reasons: He chose to live in area due to green space and uninterrupted views, his view will be destroyed by this project, and the natural beauty of the area will be destroyed. (Exhibit S, Public Hearing Record)

Mary Ochsenschlager, 5S247 Sugar Grove Parkway, stated her opposition to the rezoning for the following reasons: the area contains high functioning wetlands which must be protected, the $193,000 trade for the forest at the southeast corner of Rt 47 and Tollway is not acceptable, and the PDD must meet the minimum forty percent (40%) open space requirement. (Exhibit T, Public Hearing Record)

Melody Sczepanik, 43W350 Thornapple Tree Road, stated her opposition to the rezoning based on the following: moved to area for the natural beauty and low traffic volume, had water contamination problems at her former residence after a similar development was constructed, and aesthetics of such large structures. (Exhibit U, Public Hearing Record).

Tim Balles, 43W398 Thornapple Tree Road, stated his opposition to the rezoning based on the following: noise of trucks added to local roads, and natural beauty of area will be destroyed. (Exhibit W, Public Hearing Record) Mr. Balles asked several questions of Dan Olsem, Sugar Grove LLC, to which Mr. Olsem responded. The following questions were asked and answered: Is primary tenant Amazon? No. Do warehouse employees receive public aid? Do not know. Will warehouses make use of Aurora Airport? No plans for that. Who are the property owners? Crown Community Development and Sugar Grove LLC

Beth Ball, 2S951 Red Oak Drive, stated her opposition to the rezoning based on the following: public expenditures for added infrastructure, police, and fire to serve this development.

Fred Morellio, 3S980 Lakewood Drive, stated his opposition to the rezoning based on the following: loss of forest at southeast corner of Rt 47 and Tollway, light pollution, water supply limitations, flooding in the area, and public expense for infrastructure improvements. (Exhibit X, Public Hearing Record) Mr. Morelli posed questions to Dan Olsem, Sugar Grove LLC, which were answered. The following questions were asked and answered: Who are investors? Crown family. Who is Newark, Knight and Frank? Real estate brokers. Why did broker's brochure state that zoning existed? Do not know.

Daniel Ryan, 2S335 Pine Row Court, stated his opposition to the rezoning based on the following: warehouses will attract criminals to the area, vehicle burglaries will rise, public expenditures for more police, truck stops welcome prostitutes and pimps to the area, long haul truckers are associated with serial killers, and warehouse jobs are often filled by low wage workers with criminal histories. (Exhibit Y, Public Hearing Record)

Bill Suhayda, 43W445 Thornapple Tree Road, stated his opposition to the rezoning based on the following: increased traffic, inadequacy of Rt 47 to handle traffic, and a disruption of his current view. (Exhibit Z, Public Hearing Record)

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Planning Commissioner / Zoning Board of Appeals, and to include some description of discussion items. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

Bill Klish, 1864 Hunter's Ridge Lane, stated his opposition to the rezoning based on the following: forty percent (40%) open space is required and must be met, uses proposed are not compatible with current uses in area. (Exhibit a, Public Hearing Record) Mr. Klish asked questions of Dan Olsem and Tim Sjorsen, both representing the petitioner, which were answered. The following questions were asked and answered: What is total acreage of the property? 760.26 acres. Mr. Klish argued that the PINs listed do not equal that amount of acreage. Mr. Olsem stated that he will check into the issue. Is UPS a proposed tenant? No. When will the final traffic study be completed? Soon. Is the Village working on an economic impact study for the project? Director Magdziarz responded that the Village is not working on an economic impact study.

Judi Childress, 43W050 Seavey Road, stated her opposition to the rezoning based on the following: noticing of the public hearing was insufficient, her horses will be adversely effected by the project, and the project does not meet the standards for rezoning. (Exhibit b, Public Hearing Record)

Commissioner Guddendorf moved to continue the public hearing to February 13, 2019 at the same location. Commissioner Jones seconded the motion.

Motion Passed by Unanimous Voice Vote

4. **NEW BUSINESS:**

None

5. **OLD BUSINESS:**

None

6. **ADJOURNMENT**

Commissioner Eckert made a motion to adjourn. Commissioner Wilson seconded the motion.

Motion Passed by Unanimous Voice Vote

Meeting was adjourned at 10:05p.m.

Note: All referenced documents are on file in the Department of Community Development, 601 Heartland Drive. Documents may be viewed during regular business hours.

Respectfully submitted,
Renee Hanlon
Recording Secretary

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