
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
DANIELLE MARION, PLANNING AND ZONING ADMINISTRATOR
SUBJECT: ORDINANCE: APPROVAL OF RESUBDIVISION PLAT FOR 474 DIVISION DR (LOT 12)
AGENDA: JULY 7, 2020 REGULAR VILLAGE BOARD MEETING
DATE: JULY 2, 2020

ISSUE

Shall the Village Board adopt an ordinance approving the resubdivision plat for 474 Division Drive (lot 12).

DISCUSSION

The building located on lot 12 at 474 Division Drive in the Landings Office Park has not been properly subdivided into a condominium. Currently the building is divided between the sole occupant, Brightest Stars Preschool, and the remainder of the building which is currently empty.

Due to the failure of this not being subdivided properly, the property owner has come into issues with selling portions of the building to interested businesses. The subdivision of this building will allow for the building to be divided into four separate spaces to be sold off to separate entities. The use of the property will not change. This is merely a housekeeping matter since the divisions of the building into separate fee simple ownership was originally contemplated with the original Landings Office Park plan.

At their June 17, 2020 meeting, the Planning Commission voted to recommend the Village Board approve the petition, with the condition that the zoning variances that would be required were approved under the original PUD.

COSTS

There are nominal Village Attorney costs and recording costs associated with the required action that is the responsibility of the Village.

RECOMMENDATION

That the Village Board adopt an ordinance approving the resubdivision plat for 474 Division Drive (lot 12).

R E C O M M E N D A T I O N

PC20-010

TO: Village President and Board of Trustees

FROM: Planning Commission

DATE: Meeting of June 17, 2020

Petition: 20-010

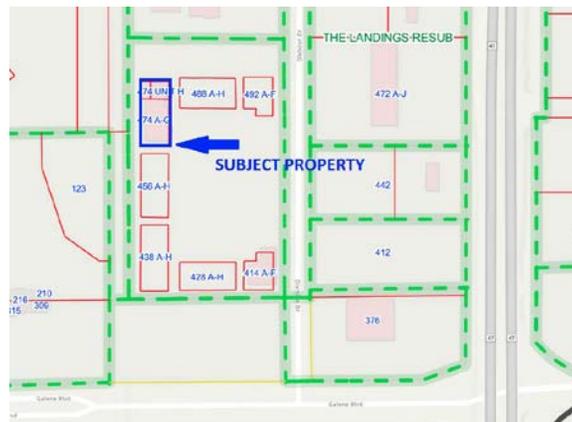
Resubdivision Plat (lot 12)

474 Division Drive

PROPOSAL

The applicant, Beatus, LLC, is requesting approval of a resubdivision plat of lot 12 located at 474 Division Drive, effectively dividing the existing office building into fee simple ownership.

LOCATION MAP



BACKGROUND & HISTORY

The subject property is zoned B-3 General Business District and is part of the Landings Office Park PUD. The property is a multi-tenant building that is currently occupied by one business, Brightest Stars Preschool. The building was originally only divided between the space that Brightest Stars Preschool occupies and the remainder of the building. The subject property has not been properly subdivided into a condominium. Creating a condominium will allow for this building to be subdivided into four separate spaces, allowing each space to be sold off to separate entities. The issue of the building not being a proper condominium was brought to the attention of the Village when an interested party wanted to purchase a portion of the undivided building. The division of the building into separate fee simple ownership was

originally contemplated with the original Landings Office Park plan. This building represents the implementation of that option.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Village Comprehensive Plan designates the site as "Corridor Commercial". Contiguous properties surrounding the subject property are designated as "Corridor Commercial" as well.

The subject property is in a commercial area and the use of the property is not changing, therefore the approval of the condominium building would remain consistent with the Village's Comprehensive Plan.

EVALUATION:

1. Land Use / General – The proposed land use is compatible with the surrounding land uses.
2. Comprehensive Plan – The proposed condominium use is consistent with the Village and County Comprehensive Land Use plans.
3. Lots & Buildings – The proposed use of the property would remain the same. The division of the building into separate ownership is consistent with the approved PUD.
4. Subdivision- While technically the condo-or assessment- plat does not require the usual requirements for a subdivision as there are no public improvements associated with the plat.

RECOMMENDATION

After careful consideration, the Planning Commission recommends the Village Board **approve** Petition #20-010, Resubdivision plat for lot 12 at 474 Division Drive, with the condition that the zoning variances that would be required were approved under the original PUD.

AYES: Irv Ochenschlager, James White, Jim Eckert, Greg Wilson

NAYES: None

ABSENT: John Guddendorf, Larry Jones, Rebecca Sabo

MOTION PASSED

