

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES OF APRIL 19, 2006 MEETING**

1. CALL TO ORDER

The regular meeting of the Sugar Grove Plan Commission/Zoning Board of Appeals (ZBA) was called to order by Chairman Ochsenschlager at 7:00 p.m. in the Village Board Room.

2. ROLL CALL

Plan Commission/ZBA members present:

Steve Benesch, Bob Dray, Irv Ochsenschlager, Ryan Reuland, Brian Schiber, Ed Saloga
Quorum present

Also present:

Scott Buening, Community Development Director; Mike Ferencak, Village Planner;
Nancy Zak, Recording Secretary

3. APPROVAL OF MINUTES

REULAND MADE A MOTION, WHICH WAS SECONDED BY BENESCH, TO APPROVE THE MINUTES OF THE MARCH 15, 2006 PLAN COMMISSION/ZBA MIUTES AS PRESENTED. THE MOTION CARRIED BY UNANIMOUS VOICE VOTE.

4. PUBLIC HEARINGS

a. PETITION - 06-022: MOLLOY BOLZ PROPERTY - REZONING (upon annexation)

Wheeler Road LLC, Petitioner

Chairman Ochsenschlager opened the public hearing at 7:02 p.m. and swore in those who planned to testify.

Presentation of the Petition

The Petitioner is requesting a rezoning from R-1 Low Density Residential District, (after annexation), R-3 Medium Density Residential District and B-1 Community Shopping District to B-3 Regional Business District for the 18 acre piece of property located on the north side of Wheeler Road and the west side of Illinois Route 47, northwest of 45 Wheeler Road.

Ferencak introduced the petition saying the property extends roughly to the street entrance to Windsor West Subdivision. The petitioner does not have a specific plan for its development at this time but would like to obtain entitlements for the proposed zoning to market the property for development. A Planned Development would have to be filed prior to development. The property would also involve an

annexation agreement, allowing the Village Board to place certain conditions and limitations on the development.

Staff provided a list of recommendations for the project, which had been distributed, to the Plan Commission/ZBA members. A portion of the property has been annexed into the Village. The portion labeled on the plat, as P4 is the 6.77 acre area proposed for annexation.

The subject property is designated corridor commercial in the Comprehensive Plan.

Dray asked for a definition of B-3. Ferencak responded that B-3 is the most intense commercial district. However it does not include industrial or business park uses. Permitted uses, among many, could be restaurants, auto related businesses, banks, etc.

Public Comment and Questions:

Robert Cusumano of 198 Caledonian Ave. expressed his opinion that the existing zoning would better serve not only the residents of Windsor West, but also the Village of Sugar Grove as well. He thought the subject property was attractive enough for developers to come in to develop something under the B-1 designation, perhaps a business campus, which would be a low intensity use with less noise and lighting. Unless there is some clear definition as to what the Petitioner is proposing to build for the future, he did not think the rezoning was in the interest of the community.

Josh Wittenberg of 98 Westbourne Ave. said his backyard overlooked the subject property. He had some questions. He asked if the citizens would be notified of any further plans for development of the subject property? Ferencak said the Petitioner would have to come back to the Village for review and approval of any development plan for the site. Because of its size it would require a PUD, meaning it would require a Special Use. At that time the Petitioner would be required to notify the homeowners within 250 feet of the subject property.

Wittenberg went on to say that he understood the value of the subject property, especially along Illinois Route 47. However he was concerned that whatever is developed on the site would affect the resale value of his home and property, as well as the neighborhood itself. He was also concerned about how development as B-3 would create more traffic congestion and affect the safety of the children. He agreed with Cusumano that the property would be better developed as a B-1 District.

Thomas Brenwall of 99 Westbourne, asked what R-3 zoning included in its uses? Ferencak said it is the most intensive residential district and allows multifamily, including townhouses, condos and apartments. Brenwall then asked what would be allowed in B-1? Ferencak answered it was the least intensive commercial district. Brenwall asked what part of the property is currently zoned residential? Ferencak said, as the lots currently are the residential abuts Wheeler.

Brenwall said living on Westbourne, his back yard faces the subject property and he did not want to see bright lights and traffic coming and going. He was concerned about children riding bikes on the bikepath that runs behind his house diverging off the path into heavier traffic. He went on to say when he was first introduced to Windsor West it was his understanding the subject property would not be going to a business use. That is why he backed his home up to Wheeler Road.

Brenwall acknowledged the Village needs businesses, but they should be on Illinois Route 47 or in the downtown area, not on Wheeler Road which is more of a residential road.

Whittenberg spoke again, saying the subject property is a tract of land that is prime, vital to the development of Sugar Grove. He knows the Village has to take that into account. But at the same time he asked that the Commission and Village take into account of the general feeling of the Windsor West subdivision and strike a balance that serves both the Subdivision and Village as a whole.

Jan Pinner of 5S773 Route 47, wondered if there would be access to the subject site from Illinois Route 47, or just on Wheeler Road? Ferencak said at this point in time that detail is not known. It would be worked out as the plan comes forward. Only the rezoning of the site is being considered at this time. The Zoning District meets the Comprehensive Plan for this area as far as land use.

Ochsenschlager explained that when and if the petitioners want to develop this site, they are going to have to come back before the Plan Commission/ZBA and the Village with all the details of what they intend to do.

With no further comment or questions from the public, Ochsenschlager closed the public hearing on Petition 06-002 at 7:16 p.m.

The Plan Commission/ZBA then made the decision to move to agenda item 6. **New Business, a.. Petition 06-002**, related to the rezoning petition for Wheeler Road just heard into public hearing.

Benesch asked if the Plan Commission/ZBA recommended approval of the rezoning would it take effect immediately or not until the annexation agreement was developed and approved? Buening responded that the Village Board would negotiate an annexation agreement, so the property would be annexed and all of the property would be rezoned at the same time.

Benesch went on to say that if the rezoning was approved, it would still be R-1, R-3 and B-1 until the annexation. Buening said yes. Benesch said that if the zoning becomes active immediately as B-3 on the small part that is already in the Village, would the petitioner be able to do something on that piece of property? Buening said if they subdivide a piece of property off, they could do most anything on the property, but that still requires them to come back to the Plan Commission/ZBA. Benesch expressed his concern about this because the Village has been stuck when property has changed hands and the Plan Commission/ZBA and Village didn't have an opportunity to go back to look at what was occurring. Buening said to keep in mind that the Village would have an annexation agreement, giving the Village a level of control on the subject property.

Schiber asked Buening if it concerned him that the property would go directly to B-3 without an indication of what purpose or use the petitioner has in mind? Buening responded that the Comprehensive Plan calls out for this exact zoning in this area, including the entire parcel of the subject property. The Village feels there's a level of control with the annexation agreement to allow the Village to govern; eliminating some uses that are undesirable and to make certain that enough landscaping and architectural reviews are completed on this property.

Schiber asked what happened to the dedication of the right-of-way on Wheeler Road? Buening said that when they come back for a PUD, the annexation agreement can add a condition that an adequate right-of-way for roadway purposes be dedicated. The Plan Commission/ZBA cannot place conditions on a rezoning matter, but can have in its recommendation to the Village that a right-of-way condition be placed in the annexation agreement.

Ochsenschlager noted there still exists an old right-of-way on the property. Buening said two actually still exist. The Village will keep those in mind. There is the intention to have a bike trail located on the north side of Wheeler Road.

Dray questioned if the property was rezoned B-3, could the Village go to a lower business intensity? Buening said that could be done. At times the Village strikes out certain uses that it feels is undesirable or not appropriate.

Dray, referring to the R-3 Zoning use, asked if that could include apartments? Ferencak answered, yes. Dray asked if there was a limitation on the height, size and density of apartment buildings in the Village codes? Buening said the code limits the height to 35 feet or three stories. Dray said with the current zoning, the developer could build three story apartment buildings. Ferencak responded, yes, as long as they fit on the lot meeting the required setbacks. Dray said that could possibly be five or six three-story buildings, which would be an intense use.

Dray asked if the land to the west of the subject property was in Kane County. Buening said yes. He asked what future land use was called for in between the subject property and the industrial park to the north along Route 47. Ferencak

said it is a business park designation, somewhat similar to the Waubensee Corporate Center.

Schiber asked if the petitioner had had any discussion with IDOT as far as access to Illinois Route 47? The answer given was, not yet.

Reuland made comment that he preferred to see the subject property be zoned as B-1. Some discussion ensued about concerns of a B-3 zoning. Ferencak said when B-3 is next to residential, the landscaping requirements are higher than in other cases. At present there would be no landscaping requirements for residential abutting residential.

With no further discussion Chairman Ochsenschlager called for a motion on the petition.

SCHIBER MADE A MOTION THAT THE PLAN COMMISSION/ZBA RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE PROPOSED REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT (after annexation), R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT AND B-1 COMMUNITY SHOPPING DISTRICT TO B-3 REGIONAL BUSINESS DISTRICT. SALOGA SECONDED THE MOTION.

ROLL CALL VOTE ON THE MOTION:

AYES: BENESCH, SCHIBER, DRAY, REULAND, SALOGA, OCHSENSCHLATER

NAYS: NONE

MOTION CARRIED

In response to a public query about the process the petition would now follow, Ochsenschlager explained the procedure. Buening said it would take some time to negotiate an annexation agreement, so it wasn't expected that a public hearing on the annexation would take place before sometime in June.

5. PUBLIC HEARING

b. Petition 06-006: Calvary Church (Beta Graphics) - Special Use (upon annexation)

(Calvary Temple Church of Naperville, Petitioner)

The public hearing on Petition 06-006 was opened by Chairman Ochsenschlager and those planning to give testimony were sworn in. The property in question is located at 1 Beta Drive. The request is for a Special Use, upon annexation, for a church use in an existing industrial building in the R-1 Low Density residential District.

Presentation of Petition

John Philipchuck, Attorney with Dommermuth, Brestal, Cobine & West, Ltd., served as spokesman for the Petitioner, Calvary Temple Church. Philipchuck

introduced Pastor Steve Adams who would be heading the Calvary Church operation in Sugar Grove, if their Special Use request were granted.

Philipchuck stated the petition before the Plan Commission/ZBA is a request that the property be annexed and zoned R-1 after annexation and then receive a Special Use approval from the Village to operate the existing Beta Graphics building that's located on the property as a church.

A Calvary United Church located on Illinois Route 59 and Montgomery Road is the denomination's principal location. It's part of the church's master plan for the church to have up to five satellite churches in the surrounding areas that are now developing, as is Sugar Grove.

They have selected this subject site and viewed the building with the Village Staff and Fire Department and all agreed that the building would lend itself to the church use in its existing condition, subject to internal modifications before operation.

Philipchuck said between \$300,000 and \$600,000 would be spent on interior improvements, including the sanctuary area, some offices and the Sunday School area. There remains a good amount of unused space that the church would hope to grow into in the future.

They have reduced the number of seats in the sanctuary from the initial submittal from 300 to 280. The existing parking lot which has 79 spaces would satisfy the Village's parking requirements for parking.

The church would operate with one or two services on Sunday mornings, and possibly one week night service, probably on Wednesday, at 7:30 p.m. In the future it is hoped the church will be able to send via satellite the main sermons and addresses that are made in the Route 59 church. So at some point the church would probably install a small satellite to receive that particular signal.

Philipchuck went on to testify that what would be done on the exterior of the building, would be work which would be reviewed with the Prestbury Association. The Beta Graphics sign on the building would be removed and replaced with a sign that says Calvary Church. They would also like to add a cross on the building, which would abide with the height requirements in the Zoning Ordinance. The church would like to have a small monument sign on the corner of Beta Drive and Norris Road that would announce Calvary Church and the days and times of worship.

The stormwater management system is in place for the property that was put in with the Prestbury Subdivision improvements.

Staff has recommended the church try to work in a bikepath on the property, which the church will consider.

Philipchuck noted that the current zoning in the County is part of a business park, so as the building sits now, there could be another industrial user that could go in and could operate 24 hours a day, seven days a week, plus the deliveries of product shipping in and out. He believed the proposed use as a church would be more in keeping with the residential character of the area and provide a fine buffer from residential homes to the west of Norris Drive and the arterial system of Illinois Route 56 to the east.

The church is willing to work with IDOT as far as reserving part of its land for a possible future ramp at Hankes Road and Illinois Route 56. Based upon the hours of operation the Petitioner feels comfortable that the church will not cause any problems with the roadways.

Philipchuck said the church use would be consistent with the Comprehensive Plan, for churches are traditionally located in or adjacent to residential areas. Taking the subject property from an industrial classification and putting it into a residential classification would help to maintain the residential feel in the area.

Because the work on the building would be in the interior, there would not be the noise and construction traffic that is being experienced now with the residential subdivision going in.

In regard to the possibility of expansion of the church in the future along with the requirement of additional stormwater management, Philipchuck assured the site provides enough area to expand the stormwater facilities.

The site, Philipchuck noted currently has some berms and landscaping on it to provide a good buffer. Staff suggested additional landscaping, and they will work with Staff to see where that may be necessary.

Philipchuck concluded his presentation by offering to respond to questions the Plan Commission/ZBA or the public might have. He said the Petitioner would appreciate annexation of the property to the Village and a recommendation from the Plan Commission/ZBA to grant the Special Use for the church to be able to operate the satellite Calvary Church at this location.

Public Comment and Questions

Nick Moore, representing the Prestbury Citizens Association Board, said that parking overflow and the traffic the church attendees create may cause the Norris Road and Hankes Road intersection to be even more dangerous. Both of these issues should be addressed, he said.

Philipchuck spoke to the concerns Moore expressed by saying the corner of Hankes and Norris Roads is slated for future commercial development and there probably would be some improvements made to that intersection to accommodate the access from the businesses. However, the church itself would keep an eye on

the traffic and number of people that will be attending services. On Sunday mornings the traffic is light at that corner and also on the evenings the church might be used. Also when the church services are over, people don't file out of the building all at one time.

In regard to any overflow parking condition, there is plenty of area on the site that could accommodate vehicles before having to expand the formal parking lot. Attendees could park on the grass on the site if necessary.

In a letter from the Prestbury Citizens Association (PCA) dated April 10, 2006 and addressed to the Planning Commission/ZBA Members and the Board of Trustees, signed by William R. Gain, President of the PCA a number of concerns of the PCA were expressed as follows:

1. A traffic study is needed to address the potential traffic and congestion on Norris Road and the intersection of Norris Road and Hanks Road to determine the necessary improvement to the roads and entrance drives to reduce potential traffic hazards.
2. Improvements to the intersection of Norris Road and Hanks Road may be necessary to reduce currently hazardous conditions caused by intersection located on a curve of Hanks Road and the downward slope from the Hanks Road overpass of Route 56.
3. Providing sufficient parking at the church site is a major issue for residents in the vicinity of the church as is the method to prevent parking along Norris Road, Hanks Road, Yorkshire Court, and other residential streets.
4. Stormwater Management at the site is another issues that may have to be addressed since the "Beta Lake" is owned by PCA and was never intended to function, as a stormwater detention pond as currently required under the Kane County Stormwater Ordinance.
5. Sufficient right-of-way must be reserved for the future exit from Route 56 to Hanks Road and the potential realignment of Hanks Road bridge must be considered at this time.
6. PCA currently receives monthly Association Fees from the commercial site and will continue to expect the fees to be paid to PCA as a church site.
7. The site is part of the Prestbury PUD and is under the PCA Architectural Standards. (This means any modifications to the building and site will require approval from the PCA Architectural Standards Review Committee).

Ochsenschlager questioned Philipchuck about the stormwater management on the site since Beta Lake is owned by PCA. Philipchuck said the lake was originally designed to accept the drainage from the subject property. The Church will talk with the PCA about that. Obviously, he said the church doesn't have any right to that, so it will have to work out arrangements with the PCA or, as said earlier the church can provide additional detention if required on its own site.

Rick Sanders of 6 Birchwood Court, said he had heard a church seating number at 800 at one point in time. Ferencak said the petitioner had originally indicated seating for 300 people but revised that figure to 280 and the required parking spaces for that number has been satisfied with the existing spaces on the site. The higher number (800) was based on how many seats they could fit in the building, without regard for corresponding parking requirements.

Sanders said he was also concerned about parking lot lights being on overnight and shining into his home, for his bedroom faces the Beta Graphics building. Philipchuck said if the parking area were expanded they would probably have a similar type of down directed lighting as is there now. They would review with Staff what would be allowed to be put in. He anticipated that only on one evening the lights would be on.

Sanders asked if there were plans for a daycare run out of the church during the week? Pastor Adams said there would not be. All that the church will have is Sunday school.

Agnes Cassidy of 29 Windwood Drive, did not remember the figure of 800 seats being mentioned at the recent PCA meeting. She wanted to say the recommendations from the PCA Board are not necessarily the thinking of the entire community. There were about 65 employees at Beta Graphics using the building five days a week. She didn't believe the church would be adding a great deal of traffic to the intersection and use would be at a less busy time.

Ochsenschlager questioned if the 800 seating figure came from the PCA newsletter? Moore responded that when the Petitioner made their presentation to the Board they told them that one room could accommodate 300 people and a large room could accommodate 500 people. That is where the 800 figure came from.

Moore said to clarify the letter written by the Board, the Board did not recommend or not approve of the churches petition. All that was done was voice concerns.

With no further public questions or comments, Chairman Ochsenschlager closed the public hearing on Petition 06-006 at 7:59 p.m.

The Plan Commission/ZBA then made the decision to move to agenda item 6. **New Business, b. Petition 06-006**, related to the Special Use upon annexation for the Calvary Church Petition just heard in public hearing.

Saloga asked Buening if the church use would then deem the property tax exempt. Buening said once the church takes ownership and use it for a church would be tax exempt.

Dray asked if the subject property was in the West Aurora School District? Buening said, yes it was. Dray asked Philipchuck if the petitioner owned the property. Philipchuck responded that they were the contract purchasers. They want to be annexed and have the Special Use approved before making the actual purchase.

Schiber said he couldn't anticipate a better use for the property. He asked Philipchuck what would be done with the existing loading docks? Philipchuck said at some point some façade or screening treatment would be done there since the church wouldn't be using them. There are no plans at this time to remove the dock.

Schiber asked Buening if the Village felt it had enough controls on the site and building that should the petitioner decide to expand into the vacant part of the building it could be monitored? Buening said yes, for they would have to come back to the Village for building permits and a review of parking spaces that would be required. Also if they make additions to the building, that would require an amendment to the Special use.

Benesch questioned if there was any thought of putting a kitchen in the facility. Many churches have kitchens for banquets and meals for the church members. Pastor Adams said they haven't thought that aspect through, however at this time they don't plan on having any type of ongoing food service.

Schiber asked about the proximity of the townhouses to the church. He thought the roadway being poured was very close to the existing driveway that's now on the Beta Graphic's site. Buening said the closest townhouse now under construction would have access off of Beta and extend into the development. Ferencak said the first unit in the Meadowridge Villas is at least 50' from the property line here.

Saloga asked about a bikepath through the site. Ferencak said there was a condition for a 10' bikepath being installed at this time along the Norris Road right-of-way that would connect with the Meadowridge Villas' path.

Dray asked if and when a trash enclosure might be required on the subject site. Ferencak said if the church gets to the point where they need a larger trash container they would have to get a permit for an enclosure.

Schiber asked if there is any need for additional or heightened landscaping buffers along the property line between the subject site and the townhouses? Ferencak said Staff has requested buffer landscaping along the property line. However, Meadowridge Villas is

planting a significant buffer to meet the PUD requirements, which is stricter than for single lot development.

Benesch asked if the petitioner had any problems with the concerns stated in the PCA letter? Philipchuck said they would work on a traffic study and believe they can accommodate parking so there should be no overflow parking on residential streets.

Schiber questioned if the Petitioner would pay the fees to the PCA? Philipchuck said they would do whatever is required to be done.

Dray asked if the petitioner had seen the eleven Staff recommendations? Philipchuck said they had and there are some issues that they will have to work with Staff to resolve.

Some discussion ensued regarding signage and lighting on the site in general. Buening said review of signage; lighting and almost anything they do on the site would require permits and be reviewed as a part of the building permit.

With no further questions or comments forthcoming Chairman Ochsenschlager called for a motion on the request.

SALOGA MADE A MOTION, SECONDED BY REULAND, THAT THE PLAN COMMISSION/ZBA RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE PROPOSED SPECIAL USE FOR A CHURCH IN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT (upon annexation), SUBJECT TO STAFF'S CONDITIONS AND FINDINGS OF FACT SET DOWN IN ITS REPORT DATED APRIL 19, 2006.

ROLL CALL VOTE ON THE MOTION:

AYES: BENESCH, SCHIBER, DRAY, OCHSENSCHLAGER, REULAND, SALOGA

NAYS: NONE

MOTION CARRIED.

The recommendation and petitioner's request are to move on to the Village Board for consideration.

6. NEW BUSINESS

c. Petition 03-003: Hannaford Farm Unit 2 - Final Plat (Hannaford Farm LLC, Petitioner)

Saloga recused himself from any discussion or vote on the petition.

The Plan Commission/ZBA is considering a request for approval of the Final Plat for Hannaford Farm Unit 2. The Preliminary Plat for this development was approved on May 25, 2004. This is the second of two units within this development. The proposal is to develop the site with 78 single-family dwelling

units, 12 open space parcels, and 2 park parcels on 73.54 acres, plus public right-of-way on 9.99 acres.

The Staff report stated the Final Plat of Subdivision for Hannaford Farm Unit 2 substantially conformed to the approved Preliminary Plat. The petitioner revised the plan and reduced the number of homes, by 8, to accommodate the demand for larger lots in the market. A revised landscape plan was also submitted. The Staff report indicated that there were 31 items that have yet to be resolved regarding the Final Plat.

Tim Lunn of Redbud Properties, LLC. Representing the petitioner spoke to some of the issues raised in the Staff report.

Ferencak said to clarify item #8 that it should be revised to read, sidewalks will be added along the south side of Denny Road **adjacent to Parcel K**.

Lunn then referred to item #9, the landscape plan. He said a landscape plan was resubmitted and they did not play with any of the open space. They have some issue with the requirement of the buffer landscaping along the north perimeter. He said there are hundreds of feet behind every lot, which in itself establishes buffers for anything that would come in on the north. That is something they were not prepared to do and do not feel it is a necessity. Lunn spoke to the comment regarding preservation of existing trees near lots 70-72. He said the trees were scrub trees, which are no longer there, mainly because of stormwater design for the project and the quality of the trees. Ferencak said not knowing what the use will be adjacent to these lots in the future Staff wanted the buffer requirement to be upheld, for the Village has been enforcing this requirement for all the subdivisions coming in. Buening said this item, along with some of the others could be discussed in relation to what the annexation agreement dictated.

Schiber noted the Staff report indicated this Final Plat was in substantial conformance to the approved Preliminary Plat. That statement would indicate outstanding issues would have been resolved before the Plat came before the Plan Commission. However, apparently there are 31 concerns that still need to be worked out between the Village and the Petitioner. He suggested the matter be tabled and that Staff and the Petitioner meet and clear up the concerns and then bring it back to the Plan Commission/ZBA.

Lunn said, Schiber was right, there are 31 items. But there are only three that the petitioner is not agreeing to. They want to move the project forward so it gets to the Village Trustee level so they can vote on it. They do not want to waste time later in the product and it has already had two public hearings.

Lunn had issue with Item # 13. The petitioner would like to change that to occupancy permits instead of building permits. The reason being they cannot control Fox metro, and they do not want to lose six months of building because of a delay in sewer hook-ups. Buening said there would have to be more discussion

about that. The last thing the Village wants to do is get involved with angry homeowners that have a closing and the Village can't let them move into their house because they don't have sewer. That is a concern.

Item #15. Regarding the posting of "No Construction Traffic Permitted" on the roads into Bliss Woods, Lunn said they would agree to the posting, but need to put the sign in the public right-of-way. They have already posted such a sign on their property. Buening said the Village would give them permission to place a sign in the right-of-way. Lunn said they would pay for a sign, call JULIE, but do need to put it on Village property, for they do not expect to get permission from the homeowner's property.

Lunn wanted to have the verbiage clarified of Item #23. regarding the bikepath crossings. As it stands, it could be misinterpreted. It should read "shall be installed through the bikepath crossing at the entrances of Merrill Road and Denny Road.

Buening said he would want to keep the remainder of the issues as written, but have further discussion on those issues before the Final Plat gets to the Board level.

Item #25, the inclusion of "of Sugar Grove" on the subdivision sign may be covered by the exhibit to the annexation agreements.

With no further discussion or questions, Chairman Ochsenschlager called for a motion.

SCHIBER MADE A MOTION, SECONDED BY BENESCH, THAT THE PLAN COMMISSION/ZBA APPROVE THE HANNAFORD FARMS FINAL PLAT OF SUBDIVISION, UNIT 2, SUBJECT TO THE CONDITIONS AND RECOMMENDATIONS (AS REVISED) SET DOWN IN THE STAFF REVIEW DATED APRIL 19, 2006.

ROLL CALL VOTE ON THE MOTION:

**AYES: BENESCH, DRAY, REULAND, SCHIBER,
OCHSENSCHLAGER**

NAYS: NONE

(Note: Saloga, having recused himself from discussion did not vote.)

7. PLAN COMMISSIONER COMMENTS, PROJECT UPDATES and MISCELLANEOUS INFORMATION

a. 515 N. Illinois Route 47

This is the inline store north of the store that has been constructed north of the Jewel. Ferencak reported the developers officially withdrew this project. The reason is not known, but perhaps the developers may be researching other alternatives.

Dray asked if the architecture of the constructed inline store was in compliance with what the Village had approved? Buening said it was, but may not appear so as yet for construction is not complete.

Saloga asked if there were tenants for the inline store immediately north of the Jewel. Buening said the tenants the Village is aware of are a nail salon, Hair Cuttery, Subway and Rosati's Pizza.

b. Aldi

Buening said the Aldi store was approved at the last Board meeting. Staff is working on the conditions. Aldi added slightly more landscaping and the lighting details are being worked out. Aldi revised the plans for the site and building itself closer to what the Village wanted. The roof design would hide most of the mechanicals. He believed they plan to have the store open by early next year.

c. Settlers Ridge

Unit 1B-Final Plat will be coming before the Plan Council May 4. Buening said the developer has proposed and begun construction of what they call bonus rooms. The original plans show they were having detached garages in the alley and now finding they are building those as attached garages with either a three car tandem garage or a laundry room and mud room type addition. They are looking to put a room above the garage itself. There was some discussion on whether or not that would be considered a separate dwelling or bonus room. They are asking for an amendment to the PUD so they can allow that. There are concerns from the Staff and Board that those things could be easily converted to separate dwelling units. Access to these bonus rooms can be made through the garage then into the main house.

Ferencak said Unit 1B would consist of single family homes or duplexes, approximately 100 in number. Dray asked how many permits the developer has been in for. Buening responded, about 32 permits are now in various stages of review. The Village has master plans for most of the units. As long as the developer is doing exactly what they are proposing, Staff's review of the home plans should become quicker as time goes on.

d. Timber Crest

Timber Crest is the Pulte development. The Village is expecting a Final Plat sometime in the future. Benesch questioned where the road would come out of that development since the water park is no longer a part of the roadway plan. Buening said Timber Crest has to conform to the Preliminary Plan, which would be more or less at the high point of that roadway.

e. Mailbox Requirements

Buening said they are aiming to place this item on the May 2 COW meeting for discussion.

f. Prestbury Annexation

Ferencak reported the annexation agreement is still being reviewed by the Prestbury Association and there has been ongoing discussion between the Association and Village.

g. Subdivision Escrow Changes

Ferencak reported that the changes were approved by the Village Board. The Board however did ask for two changes to the recommendations made by the Plan Commission. One being that the excess escrow be refunded to the developer once the plat is recorded. The other being a change in the escrow deposits for subdivisions less than 10 acres from \$25,000 to \$10,000.

h. **Sugar Grove Research Park Resubdivision**

The Board approved the first resubdivision. The owners did however submit for a resubdivision of the resubdivision.

i. **Village Engineer and Tech**

Saloga asked if there was a time frame for the hiring of a Village Engineer and Engineering Tech? Buening said decision to hire an engineer was made in July of last year and the hiring is expected to take place soon. Public Works is going to hire the engineer. Once the engineer is on board he/she would be involved in the hire of an engineering tech.

j. **Plan Commission/ZBA Vacancy**

Benesch questioned the status of the appointment of a Plan Commission/ZBA member to fill the current vacancy. Buening said it was in the Village President's hands. There are a number of appointments that are to be made. He did not know if the President had a particular person in mind for the Plan Commission/ZBA. Perhaps some appointments would be made at the second Board meeting in May.

k. **Forest City Project**

Dray asked Buening if he could give the Commission some information about the proposed Forest City project being considered at the southeast corner of Route 47 and Galena Boulevard? Buening said the project would consist of 210 acres taking in everything except the water park property. It would be a mixed use development that would include about a million square feet of retail, 250,000 square feet of office, about 500 dwelling units, a health and wellness center, two hotels, a library and Village hall and a movie theater. The developers had a pre-concept meeting with the Village Board. They are a very large, experienced commercial mixed use developer. The concept presented had a walkable environment.

**8. ADJOURNMENT
BENESCH MADE A MOTION TO ADJOURN THE MEETING. REULAND
SECONDED THE MOTION.
THE MOTION WAS CARRIED UNANIMOUSLY BY VOICE VOTE..**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Nancy Zak
Recording Secretary

