

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
SEPTEMBER 20, 2006 MEETING MINUTES**

1. CALL TO ORDER

The regular meeting of the Sugar Grove Plan Commission/Zoning Board of Appeals (ZBA) was called to order at 7:01 p.m. in the Village Board Room by Chairman Irv Ochsenschlager.

2. ROLL CALL

Plan Commission/ZBA Members present:

Steve Benesch, Bob Dray, James Eckert, Barbara Manzanares, Irv Ochsenschlager, Ryan Reuland and Ed Saloga
Quorum present

Also present:

Scott Buening, Community Development Director; Mike Ferencak, Village Planner

3. APPROVAL OF MINUTES OF AUGUST 16, 2006 PLAN COMMISSION/ZBA MEETING

Dray made a motion to approve the minutes of the August 16, 2006 Plan Commission/ZBA as corrected. Ryan seconded the motion.

Ayes: Benesch, Reuland, Saloga, Eckert, Manzanares, Saloga, Ochsenschlager

Nays: None

Roll call vote on the motion was unanimously in favor.

The correction noted by Eckert appeared on Page 6, last paragraph of the minutes. The minutes should have read, "It is between Bliss Road and Route 47 and is approximately ly one square mile in size.

4. PUBLIC HEARINGS

None

Ochsenschlager announced that there would not be a public hearing held on the 60 Maple Street Petition at the current meeting. The Petitioner sent the hearing notices out too late. The person in the audience who had received said notice was advised to return to the Plan Commission/ZBA meeting October 18th at which time there would be a public hearing for the petition in question.

5. OLD BUSINESS

None

6. NEW BUSINESS

PETITION 04-013: SETTLERS RIDGE WELL SITE SUBDIVISION - FINAL PLAT

(Kimball Hill Homes, Petitioner)

Presentation of the Petition

Ochsenschlager noted the preliminary plat for the subject subdivision was approved over a year ago. The plat before the Commission/ZBA was being presented by the Petitioner as the Final Plat.

Ferencak said the Petitioner was not present. This Final Plat is one that is fairly minor and is the well site for the Village. Actually, the well has already been constructed on the site, which is located on the southwest corner of the north parcel, east of Chelsea Meadows along Arbor Avenue. The street itself would be improved up to a point of two thirds of the way to the east. The remaining improvement would come later with the remainder of the subdivision.

Ferencak went on to say that Staff had a couple of conditions. Condition number 5 pertaining to the covenants, has been satisfied by the Petitioner. Ferencak said he spoke with the Petitioner and was told that the covenants had been recorded and a copy would be dropped off to the Community Development Department tomorrow. Ferencak thought that condition should remain until the Village has a copy of the covenants in hand.

Plan Commission Questions and Comments

Eckert noted that the Staff recommendation was to remove the "30' off the building setback line along the west property line" from the plat. It remained on the plat. Eckert asked if it would be removed before the plat is finally accepted? Ferencak said the plat would be revised prior to it coming before the Village Board for approval.

Another thing Eckert called attention to was the nomenclature on page 4 of the smaller prints. The smaller print nomenclature is different than what appears on the larger map. The line that is up against Chelsea Meadows in the smaller print it indicates .740 east. The larger print says at the same location .740 west. Buening explained the difference lies in which course the surveyors start with when they do surveying. If it is done one way, it is north or west, if done another way, it is south or east. For this purpose they don't have to match. One is for the engineering plan, the other is the actual Plat that's being recorded. They may not be exactly the same, but they are close.

Eckert also noted that on page 3 of the smaller print, Chelsea Meadows is spelled incorrectly. Ferencak said Staff would have the petitioner correct it.

Eckert asked what was decided about the naming of the actual Plat, Arbor Avenue Final Plat or Settlers Ridge Well Site. Ferencak said it was decided the Final Plat should be labeled Settlers Ridge Well Site. The engineering plan does not need to be changed for those plans are for Arbor Avenue.

Dray had a question about the landscaping for the site. He asked if there was a plan and when it would come before the Plan Commission/ZBA for review? Ferencak stated the landscape plan had been submitted and Staff briefly reviewed it because this is only a

single lot. The landscape basically meets the Village Ordinance regarding landscaping. The

parkway trees would still be planted by the Village. Basically what the Village is requiring them to have is a landscape buffer that is required in the ordinances. They have trees and shrubs all the way around the perimeter of the site. The Village didn't require them to do foundation plantings because of the way it's laid out. The developer added some trees along the driveway. Ferencak indicated he would forward a copy of the landscape plan for Dray to review. Dray said he thought the buildings are attractive, but he would like to see the finished landscape plan.

Ochsenschlager said Staff is recommending that the Plan Commission/ZBA approve the Final Plat of Settlers Ridge Well Site Subdivision, subject to Staff's comments and recommendations .

Benesch made a motion that the Plan Commission recommend to the Village Board approve of the Final Plat of Settlers Ridge Well Site Subdivision, subject to Staff comments and recommendations set forth in its report dated September 20, 2006.

Saloga seconded the motion.

Roll Call Vote on the Motion:

Ayes: Benesch, Saloga, Reuland, Dray, Ochsenschlager, Eckert, Manzanares

Nays: None

Motion carried unanimously

7. PLAN COMMISSIONER COMMENTS, PROJECT UPDATES and MISCELLANEOUS INFORMATION

A. Kane County Workshop Community Rail Service

Chairman Ochsenschlager advised the Commission/ZBA that he had received a letter from the Kane County Board Chairman notifying him, the Commission and Village Staff of a workshop to be held September 27 from 11:30 a.m. to 3:00 p.m. at the Walter Payton Round House that will concentrate upon long-range planning for commuter rail service within Kane and Kendall Counties. Dray plans to go. Should any other Commissioner wish to attend, they are to let Buening know as soon as possible. The deadline for reservations may be past, but he believed there still would opportunity for others interested to go.

B. Sugar Grove Research Park 2nd Resubdivision

Ferencak reported that the Village Board had approved the Final Plat along with the same conditions recommended by the Plan Commission/ZBA.

C. 2 Yorkshire Court

That matter involved the pre-annexation agreement with rezoning to R-2. Buening said the hearing on the annexation was rescheduled for a public hearing and agreement for the October 3rd Village Board meeting. Dray asked what effect Prestbury's withdrawal from the annexation process would have on the individual ones? Buening stated there would be no effect. Buening also responded that the Village actually did annex one of the petitions coming before the Village that did have an annexation agreement set up

previously. Due to an adjacent annexation, there was contiguity in that case. For the individual lots, the fees are comparable to what was being negotiated as part of the Prestbury agreement as a whole. Eckert asked if the Village would still do the repairs to the infrastructure? Buening said the Village would continue to maintain only the water and sewer systems. The roads are either owned by the Township or privately owned by the Prestbury Citizens Association.

D. Hannaford Farm Minor PUD Amendment

This matter is scheduled for a Public Hearing before the Village Board at its October 3rd meeting. Ferencak believed the Board leaned towards approval.

E. Prestbury Annexation

Ferencak verified the account publicized of the Prestbury overall annexation not going through for the residents were not supportive of it.

F. Upcoming Plan Commission/ZBA Business

Ferencak gave a heads up to the Commissioners that a significant number of items will be coming up before them the next couple of meetings. Buening said a special meeting would be necessary to be scheduled on November 1 to accommodate the number of petitions in line to be considered. Most of them are commercial applications and the Village would like to move them forward as quickly as possible.

Dray asked if the Aldi food store was still in process? Buening said they were in for permits. Matters of the zoning are all resolved and Aldi owns the property free and clear. There are a few details that have to be worked out regarding contractors, but Aldi should be able to start developing the site by the end of the year. Eckert asked if a stoplight would be put in place at this particular corner. Buening indicated not at this time. There is a recapture agreement on the four corners of Park and Route 47 whereby if a signal were warranted by virtue of more commercial development coming in, all properties on those four corners would contribute to that signal.

A sampling of the petitioners expected to come before the Commission/ZBA was: Property at the southwest corner of Route 47 and Park Avenue, an industrial lot out west in the Marquette Industrial Park, and an office park that is being proposed. There are about eight petitions that are floating out there now. Some are fully submitted or getting close and some do also need to meet with the Plan Council prior to coming to the Commission.

G. New Commissioners Given Ordinances

Ferencak reported that he had given the new Plan Commission/ZBA members a copy of the Village Zoning Ordinance, Subdivision Ordinance, Comprehensive Plan and a Plan Commission guidebook that outlines the Commissioners'duties.

H. Village Sales Tax

Buening updated the Commissioners in regard to the sales tax issue being considered by the citizens. The Village itself cannot take a position on it and must remain non-partisan.

Actually an independent committee would be studying the issue as to whether or not a sales tax would go to referendum.

8. ADJOURNMENT

Benesch made a motion to adjourn the meeting. Eckert seconded the motion.
Voice vote was unanimously in favor of the motion.

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Nancy Zak
Recording Secretary.