

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
NOVEMBER 15, 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 7:00 p.m. by Chairman Irv Ochsenschlager in the Village Board room.

2. ROLL CALL

Plan Commission/ZBA members present
Bob Dray, Steve Benesch, James Eckert, Irv Ochsenschlager
Absent: Ryan Reuland, Ed Salgoa, Barbara Manzanaras
Quorum present

Also present
Mike Ferencak, Village Planner

3. APPROVAL of MINUTES of OCTOBER 18, 2006 MEETING

Dray made a motion, which was seconded by Benesch to approve the Plan Commission/ZBA meeting minutes of October 18, 2006 as corrected. The motion carried by unanimous voice vote.

Corrections:

Page 1, 1st line, last paragraph should be corrected as follows: ". Special Use.. "

Page 6, second paragraph, last line should read, "the detention pond and south of another lot and east-west of the Windsor Pointe townhouses.

4. PUBLIC HEARING

a. Petition 06-016: 549 Heartland Drive - Special Use
(Harris Motor Sports, Inc. Petitioner)

Chairman Ochsenschlager opened the public hearing at 7:03 p.m. Quorum was present as at roll call. The petitioner has met the legal requirements for the public hearing. Ochsenschlager swore in those intending to give testimony and then read the request of the Petitioner:

The Petitioner is requesting a Special Use to allow retail and wholesale sales and servicing of golf carts, utility vehicles, and other off road vehicles, including storage of vehicles in an outside fenced area and outside display of said vehicles during operation hours in the M-1 Limited Manufacturing District. The subject property is located at 549 Heartland Drive, and involves Lots 31 and 33.

The Special Use request includes Site, Landscaping, and overall review on Lot 33. The Special Use would apply to both properties since the outside storage area on Lot 33 is an accessory use to the principal use that would be located on Lot 31.

The Comprehensive Plan designates the site as Business Park, but does not provide policy regarding specific uses allowed in the various districts. Retail and wholesale sales and servicing of golf carts, utility vehicles, and other off road vehicles are not designated on the Comprehensive Plan. However this use can fit within a Business park designation. The proposed use, with a Special Use permit, would be in conformance with the goals of the Comprehensive Plan.

Ferencak explained that Harris Motor Sports, Inc. will be the lessee from the future owner of the property

Ferencak went on to say that Staff is recommending that the plans be revised to show the front fence on Lot 31 setback 30 feet from the property line instead of 20'. Tom Williams, representing the petitioner took issue with this recommendation, saying that if the fence were moved back it would result in not allowing traffic movement of the delivery trucks. It was decided by Staff and the Plan Commission/ZBA that dialogue continue on this issue.

Another of Staff recommendations the Petitioner' representatives, Tom Williams, and Russell Scurto, took issue with was that the plans be revised to show access to Lot 33 from the rear of Lot 31. The Petitioner strongly held to having the access on Heartland Drive.

Williams also questioned and took issue with Staff's recommendation that the plans be revised to show eight additional evergreen trees in the front buffer yard. The landscape plan they submitted exceeded the Village's minimum requirements, he said.

Williams said Harris Motor Sports was the second largest golf market in the world. The Sugar Grove site is an ideal location and showplace for Yamaha go-carts. If this business site proves to be successful they would want to grow, perhaps on a larger site in Sugar Grove.

Public Comment/Input

Staff received no inquiries regarding this Special Use Petition, nor was any testimony given in favor or opposition at the public hearing.

With no further testimony, Ochsenschlager closed the Public Hearing on Petition 06-016 at 7:14 p.m.

5. OLD BUSINESS - None

5. NEW BUSINESS

- a. Petition 06-016: Heartland Drive - Special Use**
(Harris Motor Sports, Inc. Petitioner)

Plan Commission/ZBA Discussion and Deliberation

Eckert asked where the display vehicles would be located on the site. Williams said there would only be one or two vehicles in the display area, which would be set in landscaping.

Scurto asked if instead of requiring tall trees in the landscaping, could short shrubs be used? Williams emphasized that the site would not look like a used car lot. The intended use for the building on Lot 31 was for a showroom and conference rooms. Any loading and deliveries would take place on the storage lot. Off-season the products would be stored inside and products would be serviced the last 60 days of the year.

Williams noted that the 8' cedar fence blends itself better on site than a wire fence.

Eckert asked how wide the back gravel access ramp was? Scurto said it would be wide enough for a full entry system, that it would be wider than shown on the plan.

Eckert asked a number of questions of the Petitioners' representatives who gave explanations and answers. Regarding lighting, the site will be well lit but they don't want pole lighting on the storage area. The hours of operations would be 9 - 5 Monday through Friday and 9 - 12 on Saturdays.

Benesch said he also thought access off Heartland was preferred.

Dray was concerned about the sight line in respect to the landscaping. Williams opinion was that there was too much landscaping required. Ferencak explained that the ordinance requires the landscaping shown on the plan. Ferencak said the ordinance actually requires additional landscaping for the storage area that is not being shown. Maybe some evergreen trees should be added to the front for that requirement. Williams asked that the Maples be taken away from the perimeter. Ferencak said the second row of Maples might be changed to evergreens instead.

The Plan Commission/ZBA reviewed the Staff recommendations and discussion that had taken place and Chairman Ochsenschlager called for a motion.

Benesch made a motion that the Plan Commission/ZBA recommend to the Village Board approval of Petition 06-016, the request for a Special Use to allow retail and wholesale sales and servicing of golf carts, utility vehicles,

and other off road vehicles, including storage of vehicles in an outside fenced area and outside display of said vehicles during operating hours in the M-1 Limited Manufacturing District, subject to Staff's recommendations listed in the Staff Report dated November 15, 2006 (excluding recommendations 4, access to Lot 33 from the rear of Lot 31 and 5, the front fence on Lot 31 be moved to a setback of 30 feet from front property line), and that the Village Board accept the Findings of Fact also in the Staff Report.

Roll call vote on the motion:

Ayes: Benesch, Eckert, Dray, Ochsenschlager

Nays: None

Absent: Manzanares, Reuland, Saloga

Motion carried.

6. PLAN COMMISSIONER COMMENTS, PROJECT UPDATES and MISCELLANEOUS INFORMATION

a. Prairie Glen Minor PUD Amendment

The finance aspect of the amendment is being reviewed and the petition for the PUD Amendment will be in front of the Village Board next Tuesday. A report to the Commission will be forthcoming as to the Board's decision.

b. Meeting Dates

The next Plan Commission/ZBA meeting will be on its regular scheduled date, December 20, at 7:00 p.m.

The Village is sponsoring a Christmas Party for employees and those serving on various boards. It is planned for December 9. Invitations will be going out soon.

7. ADJOURNMENT

Benesch made a motion that the meeting be adjourned. Dray seconded the motion. By unanimous voice vote, the motion carried.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Nancy Zak
Recording Secretary