

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of DECEMBER 19, 2007 MEETING**

1. CALL TO ORDER

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

2. ROLL CALL

Plan Commission/ZBA Members

Present: Steve Benesch, James Eckert, Barbara Manzanares, Ed Saloga, Irv Ochsenschlager

Absent: Ryan Reuland, Bob Dray

Quorum present

3. MINUTES of NOVEMBER 28, 2007 MEETING

Eckert made a motion, which was seconded by Manzanares, that the Plan Commission/ZBA minutes of the November 28, 2007 meeting be approved as presented.

The motion carried unanimously by voice vote.

4. PUBLIC HEARING

**PETITION 07-012: PRAIRIE GROVE COMMONS/WALGREENS
PRELIMINARY PUD, FINAL PUD FOR WALGREENS, PRELIMINARY AND
FINAL PLAT FOR WALGREENS**

(The Daly Group, applicant)

The hearing was opened at 7:04 P.M. Ochsenschlager swore in those who planned to give testimony. Quorum of Plan Commission/ZBA members as at roll call.

Jamie White, Attorney representing the applicant submitted the proofs of having met the legal requirements for the public hearing; posting of the sign giving notice, publication in local newspaper and green return receipt cards for notices mailed to surrounding property owners. He indicated the Exhibit listing exceptions was revised by the petitioner's additional exceptions requested.

Ferencak reviewed the Petitioner's requests.

1. The rezoning from E-1 Estate Residential District (upon Annexation) to B-3 Regional Business District PUD the 43.86 acre site.
2. Approval of a Preliminary PUD and Final PUD for a proposed drugstore/pharmacy with a drive-thru drug counter on 2.18 acres within the 43.86-acre site.
3. Approval of a Preliminary and Final Plat to combine two parcels into one lot and dedicate public right-of-way.

The property is located West of Illinois Route 47, South of The Landings, North of US Route 30.

The Staff report of December 19, 2007 gave a history of the project, which in part stated that, the applicant, Prairie Grove Commons, LLC and The Daly Group, LLC, have submitted requests to rezone the entire site upon annexation and simultaneously plat and plan a Walgreens drugstore at the northwest corner of Illinois Route 47 and Galena Boulevard extended. The platting and planning of the remainder of the site would be done with a separate submittal at a later date. The applicant will propose commercial uses for the remainder of the site. Staff believed the request for rezoning met the Village Zoning Ordinance Standards for granting a rezoning.

Staff recommended approval of the Preliminary and Final PUD for a drugstore/pharmacy with drive-thru drug counter, subject to twenty-five conditions being met by the applicant. These conditions appear on pages 10, 11 and 12 of the Staff report.

Bill Hoag, representing the applicant, indicated the Galena Boulevard extension would be accomplished and asked that Division Drive also be extended. Perhaps when action on the PUD for the rest of the site is taken the Division Drive extension can be constructed.

Staff noted the landscape plan was short of a number of trees. The petitioner will take another look at the plan to determine what could be added, including some Sugar Maples, remembering visibility is very important to Walgreens. However, plantings would be added to the West and North perimeter.

The Petitioner stressed the need for an LED sign on the site. They also want to keep the sign as it is, with the LED on top. And they also prefer that the pharmacy and photo signs be allowed to remain. As far as the sign being over the permitted size, they ask that the Village allow the 1.7 S.F. overage.

Hoag said the petitioner prefers metal halide lighting to high-pressure sodium vapor. The colors appear brighter with metal halide. Staff reiterated that the maximum foot candle average is exceeded and that lighting should be reduced throughout the site, this would address the other overages. The public streetlights provide sufficient lighting at the entrances too.

Hoag said that the 18' strip of land would be acquired by the petitioner when the project applications are submitted.

White asked that the PlanCommission/ZBA make a positive recommendation to the Village Board.

Public Comment

Staff received one call from a resident asking for further information on the project.

Chairman Ochsenschlager closed the public hearing on Petition 07-012 at 7:22 P.M.

5. **OLD BUSINESS** - None

6. **NEW BUSINESS**

**PETITION 07-012: PRAIRIE GROVE COMMONS/WALGREENS
REZONING, PRELIMINARY PUD, FINAL PUD FOR WALGREENS,
PRELIMINARY AND FINAL PUD FOR WALGREENS**

(Applicant The Daly Group)

The Plan Commission/ZBA members reviewed the conditions Staff recommended if a recommendation of approval was made to the Village Board. The Petitioner's representatives participated in the discussion of the twenty-five conditions.

- No. 1 The Preliminary PUD and Final PUD**
(except as such plans may be revised to conform to Village codes and ordinances and Staff condition recommendation)
The condition is to stand as is.
- No. 2 Revised Exception List** (Exhibit E, Variance List)
This was modified to end "It shall not include any exceptions not permitted below."
- No. 3 Confirm if trees meet mitigation requirements**
The condition is to stand as is.
- No. 4 Easements added to Site Plan**
The condition is to stand as is.
- No. 5 Correct Parking Table**
The condition is to stand as is.
- No. 6 Additional Trees**
The condition is to stand as is. It was noted that the applicant could work with the staff to meet the intent of this condition.
- No. 7 Evergreens and Sugar Maple Trees**
The condition was revised to read, "Evergreen trees and Sugar Maple shall be *substituted* throughout the plan and shown as such, prior to Village Board review. (The Petitioner expressed concern that Sugar Maples not be planted in asphalt areas because of use of salt during the winter months damaging them.)
- No. 8 Correct Plant Counts, labeling, and table**
The condition is to stand as is.
- No. 9 Move business name to top of ground sign**
The condition is to stand as is.
- No. 10 LED Displays**
The condition is to stand as is.
- No. 11 Revise Wall Sign as not to exceed area requirement**
The Plan Commission was ok with removing this condition. This will still need to be addressed however, as this is a variance then.
- No. 12 Pharmacy and Photo Signs to be removed**
The Plan Commission was ok with removing this condition.
- No. 13 Revise Lighting to High Pressure Sodium**
This condition is to stand as is.

(*Note: Commission was in agreement with the use of metal halide if it is agreeable with the Village Board. If so, then the entire development must have metal halide.)

- No. 14 Maximum average foot candle requirement**
The developer is to work with staff to mitigate, modify and revise the submitted lighting plan.
- No. 15 Show Detail of Trash Enclosure Gates**
This condition is to stand as is.
- No. 16 Approval of Engineering Plans**
This condition is to stand as is.
- No. 17 Letter of Credit**
This condition is to stand as is.
- No. 18 Dedication of Galena Boulevard**
This condition is to stand as is with the Commission's addition of "subject to the Village Engineer's approval." (The Petitioner said they are in the process of negotiating dedication of the right-of-way.)
- No. 19 Revise font to 12 point on Final Plat**
This condition to stand as is.
- No. 20 Building Setback Lines**
Plan Commission/ZBA struck this condition.
- No. 21 18' strip of land be acquired**
This condition to stand as is.
- No. 22 Correct references to "Counties" on Final Plat Certificates**
This condition to stand as is.
- No. 23 Correct Division Street to read Division Drive**
This condition to stand as is.
- No. 24 Stormwater Management Easement Exhibit to be approved by Village Engineer**
This condition to stand as is.
- No. 25 Building Division issues be reviewed and approved**
This condition to stand as is.

ECKERT MADE A MOTION, WHICH WAS SECONDED BY BENESCH, THAT THE PLAN COMMISSION/ZBA RECOMMEND TO THE VILLAGE BOARD APPROVAL OF PETITION 07-012'S REQUEST TO REZONE FROM E-1 ESTATE RESIDENTIAL DISTRICT (UPON ANNEXATION) TO B-3 REGIONAL BUSINESS DISTRICT PUD FOR THE 43.86 ACRE SITE; AND THAT THE FINDINGS OF FACT THAT INDICATE THE REZONING MEETS ZONING ORDINANCE STANDARDS BE ACCEPTED.

ROLL CALL VOTE ON THE MOTION:

AYES: BENESCH, SALOGA, MANZANARES, ECKERT, SALOGA, OCHSENSCHLAGER

NAYS: NONE

ABSENT: DRAY, REULAND

ECKERT MADE A MOTION WHICH WAS SECONDED BY BENESCH THAT THE PLAN COMMISSION/ZBA RECOMMEND TO THE VILLAGE BOARD

APPROVAL OF PETITION 07-012'S REQUEST FOR APPROVAL OF THE PRELIMINARY PUD AND FINAL PUD FOR A PROPOSED DRUGSTORE/PHARMACY WITH DRIVE-THRU DRUG COUNTER ON 2.18 ACRES WITHIN THE 43.86 ACRE SITE, SUBJECT TO THE CONDITIONS RECOMMENDED BY STAFF AS DISCUSSED.

ROLL CALL VOTE ON THE MOTION:

AYES: SALOGA, BENESCH, MANZANERAS, ECKERT, OCHSENSCHLAGER

NAYS: NONE

ABSENT: DRAY, REULAND

MOTION CARRIED

ECKERT MADE A MOTION, WHICH WAS SECONDED BY BENESCH, THAT THE PLAN COMMISSION/ZBA RECOMMEND TO THE VILLAGE BOARD APPROVAL OF PETITION 07-012's REQUEST FOR APPROVAL OF A PRELIMINARY PUD AND FINAL PUD FOR A DRUGSTORE/PHARMACY WITH DRIVE-THRU COUNTER, SUBJECT TO STAFF RECOMMENDED CONDITIONS, AS AMENDED.

ROLL CALL VOTE ON THE MOTION:

AYES: OCHSENSCHLAGER, BENESCH, ECKERT, MANZANARES, SALOGA

NAYS: NONE

ABSENT: DRAY, REULAND

MOTION CARRIED

The Petition will be forwarded to the Village Board with Plan Commission/ZBA recommendations.

7. PLAN COMMISSIONER COMMENTS, PROJECT UPDATES and MISCELLANEOUS INFORMATION

A. CHAIRMAN OCHSENSCHLAGER

Wished everyone a Merry Christmas and a Happy New Year. He complimented Staff and Consultants on the fine job they do.

B. LIBRARY PROJECT

The Village Board approved the Library District's petition. However the District's Request for LED signage remains open for discussion and action. The District architect made the request that they not be required to put the amount of stonework on the entryway of the building required by the Plan Commission/ZBA and Architectural Review Group.

8. ADJOURNMENT

BENESH MADE A MOTION, WHICH WAS SECONDED BY SALOGA, THAT THE MEETING OF THE PLAN COMMISSION/ZBA BE ADJOURNED. MOTION CARRIED BY UNANIMOUS VOICE VOTE.

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Village of Sugar Grove
Plan Commission/ZBA Minutes
of December 19, 2007 Meeting

Nancy Zak
Recording Secretary