

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES OF MARCH 21, 2007 MEETING**

1. CALL TO ORDER

The regular meeting of the Plan Commission/Zoning Board of Appeals (ZBA) was called to order by Chairman Ochsenschlager at 7:15 p.m. in the Village Hall Board Room.

2. ROLL CALL

Plan Commission/ZBA Members Present

Steve Benesch, Jim Eckert, Ed Saloga, Irv Ochsenschlager

Absent

Barbara Manzanares, Bob Dray, and Ryan Reuland

Quorum established

Also Present

Community Development Director, Scott Buening

Village Planner, Mike Ferencak

Mike Hoffman, Planning Consultant Teska & Associates

3. APPROVAL OF MINUTES OF FEBRUARY 21, 2007 PLAN COMMISSION MEETING

A motion was made by Benesch to approve the Meeting Minutes of February 21, 2007 as corrected. Saloga seconded the motion.

The motion carried by unanimous voice vote in favor.

Note: The corrections made were as follows:

Page 3, 3rd paragraph changed to read, "Sugar Grove Holdings, **LLC** Petitioner

Page 4, 5th paragraph changed to read, ". Prairie Street/Illinois Route 47 intersection, and a 1,400 **foot wide** corridor along Main Street including portions of Route 47.

4. PUBLIC HEARING

a. Petition 07-002: Rich Harvest Farms Dormitory - Rezoning to E-1 and Special Use Upon (upon Annexation)

Jerome A. Rich and Keith J. Rich, Petitioners

Chairman Ochsenschlager called the public hearing to order on Petition 07-002 at 7:25 p.m. He explained the Petitioners' request as seeking annexation, which would bring the subject property into the Village under an R-1 zoning. They are asking to change the zoning when annexed from R-1 to E-1 with a Special Use.

He then swore in those intending to give testimony during the hearing.

Ferencak informed the Commission/ZBA that the proposed annexation is located within the large parcel that was annexed last year. The request is for a rezoning and Special Use to permit the continuing operation of the existing golf course and private lodging facilities. The subject property consists of 5.9 acres with an address of 45W741

Granart Road. It is surrounded by the other property, which is a golf course. Staff agrees that the standards for approval of a Rezoning and a Special Use have been met. Staff recommends approval of the rezoning from R-1 to E-1 and the Special Use.

Wade Joyner, Attorney representing the Petitioners, of 407 W. Galena Boulevard, Aurora, rose to give testimony. He clarified that the building in question existing on Granart Road was the barn that is being refurbished into a lodge as the main complex for the golf course. It is part of what Rich Harvest Farm has committed to do in connection with the 2009 Solheim Cup to provide space and rooms for the participants and PGA Officials. The annexation/rezoning is being done in two phases because ownership issues had to be worked out.

Ochsenschlager asked for any public comments. There were none. He closed the public hearing on petition 07-002 at 7:35 p.m.

6. NEW BUSINESS

a. **Petition 07-002: Rich Harvest Farms Dormitory - Rezoning to E-1 and Special Use (upon annexation) Jerome A. Rich and Keith J. Rich, Petitioners**

Chairman Ochsenschlager moved down to the New Business item on the agenda to allow for discussion and action on Petition 07-002.

Eckert had questions regarding the zoning designations on the lands adjacent to the subject property. Buening explained that the zoning is different from the land use. And the land use is different from the future land use. The existing land use in the area north of Granart is residential and farming. The zoning for the piece that is annexed would be estate residential. On the long-range plan, the future land use north of Granart would eventually be business park.

Saloga stated he definitely thought the Rich Harvest Farm is a great asset to the Sugar Grove community. He thought the Solheim Cup tournament coming to the Village was exciting and anything the Village could do to help promote and facilitate the event he would be in favor of.

Benesh made a motion to recommend to the Village Board approval of Petition 07-002 requests for the rezoning from R-1 Low Density Residential District to E-1 Estate Residential District (upon annexation) and granting of a Special Use to permit the operation of an existing golf course and existing private lodging facilities for the property located at 45W741 Granart Road. Saloga seconded the motion.

Roll call vote on the motion:

Ayes: Benesch, Eckert, Saloga, Ochsenschlager

Nays: None

Absent: Manzanares, Dray, and Reuland

Motion carried and the Petition will be forwarded to the Village Board for review and action.

5. OLD BUSINESS

None

6. **NEW BUSINESS** (continued)
b. **Petition 05-DWNTWN: Downtown Study - Review**
Village of Sugar Grove, Petitioner (continued)

Ochsenschlager again complimented the Committee and everyone involved in creating the Downtown Study, saying it was nicely done. As he understood the Plan Commission/ZBA was just being asked for its opinions and thoughts on the plan.

Hoffman indicated they wanted it to move on to the Village Board to get their reaction, but wanted to be certain the Plan Commission/ZBA was comfortable with it.

Ochsenschlager said he had reviewed it and had nothing specific to comment on. Staff has to live with it and he believes the plan gives the Village a look at what the future blueprint has in store for the downtown development.

Benesch questioned how the plan would get started. He wondered if it was going to be voluntary on the part of the businesses and citizens living in those areas? He asked if at some point the Village would take homes to accomplish redevelopment? Hoffman said there is no intention on the Village's part to start condemning properties. The business owners were part of the committee formulating the plan and many of them are excited about it. They would look to the Village for some assistance. If the Village could create some kind of mechanism to help with financing or new streetscape improvements, those would be the kind of things that would be encouraging to them. This is probably a 20-year or longer project to achieve things outlined in the plan. The goal would be to start at the core business area at Cross Street and Route 47 and work out from there. The goal and overall strategy is to work very closely with the property owners and provide assistance where the Village can, but not to bulldoze.

Buening stated that what Staff would be looking to get from the Village Board is direction as to what level of implementation they would like to have. Whether it be nothing or whether they would like Staff to go ahead and hire a person to do everything that's in the plan. He anticipated the Board might be somewhere in the middle where they want Staff to do some of the things in the plan, and look at it on a case by case basis. They may or may not adopt the plan as an element of the Comprehensive Plan. The first one Buening could see happening is developing a downtown zoning district or overlay. The idea behind that would be to facilitate people being able to develop and use their property for mixed uses, i.e. to have houses next to offices, next to commercial property to allow that type of mix to happen. This would facilitate people to convert a house to an office or to have an office on the ground floor and live on the second floor. Right now the Village ordinances aren't flexible enough to allow that.

Benesch asked if the Village did adopt one of these plans regarding Concept C, the part that is south of the Burlington Railroad, would the Village try to develop that or would some other developer come in and do that? Buening responded that he thought right now the Village was not in a position to be a developer. The Village does not have the resources nor staff and other things are currently pressing. He thought about 98% would have to be development driven. The Village would react to developers as they come in being interested in that area. There is a possibility the Village could eventually implement a TIF District to help pay for the development. The Village would have to commission a study to determine if the area would qualify for a TIF. If it does, the question arises, what would the Village do with those TIF funds and how will they be paid back? Those are things that all have to be considered.

Ochsenschlager asked if the downtown plan would only come up for a public hearing if the Village wanted to adopt it as part of the Comprehensive Plan? Buening responded that was right.

Eckert expressed his concern related to the increase in traffic flow that would accompany redevelopment of the downtown area and infrastructure improvement development. Hoffman said there would be a lot of improvements to that intersection, so a lot of that has already been taken into account.

Eckert also had concern about starting a downtown project and Forest City deciding to start its project at the same time. Buening explained that they would be two different types of development. Forest City being a large-scale life-style center and the downtown project being more of a mixed use element to where it would be more of the extension of the downtown area. There probably would be a large housing component also. Hoffman said it would be more likely that the Village would start doing some things to Cross Street and the north end of Main Street, while Forest City was going on. The Village doesn't have a Metra Station now. That would take ten to fifteen years to develop.

Saloga said he likes the plan a great deal. He said he's supported that downtown main street idea for several years. He hoped the Village would act upon it. The sales tax talked about, if it wouldn't be used for Forest City should be used right in the heart of the Village.

Eckert made a motion to forward the Downtown Sugar Grove Plan to the Village Board for its review. Saloga seconded the motion.

The motion carried unanimously by voice vote.

It was noted that the plan is being forwarded with the Plan Commission/ZBA's blessing.

**c. Petition 06-SUBORD: Subdivision Ordinance -Review Chapters 1-4
Village of Sugar Grove, Petitioner (continued)**

Ochsenschlager indicated that Eckert had passed his comments on the proposed changes to Chapters 1 - 4 to Staff. Ferencak has made some adjustments according to Eckert's comments in addition to adjustments he himself made.

Benesch had some questions. One was about the definition for detention basins, as opposed to retention. He asked if any wording could be incorporated to help that definition of detention basin to say that it is normally dry. For retention basins normally hold water. Buening noted it and thought it was a good point.

Benesch then asked, in regard to cul de sacs, if anything needed to define that they need to be sufficient for fire and safety access. Buening indicated that would take care of itself when the details regarding radius are set in later chapters.

Benesch asked a question about the chapters that have not been seen as yet. He wondered if the Village had given thought to fines on buildings, etc. that don't conform after building permits have been issued? Buening said the ordinance already allows people to be fined and cited for that type of issue. The ordinance allows for a fine of up to \$750 per day. If anyone is in violation the Village can cite them. However, the Village's goal is to work with people to bring them into compliance whether it be by a variance or fixing the problem, particularly if the Village is working with somebody and they in turn are working with the Village.

Benesch made a motion to move the proposed Subdivision Ordinance changes forward to the Village Board with comments made by the Plan Commission/ZBA. Eckert seconded the motion.

By voice vote the motion unanimously carried.

7. PLAN COMMISSION/ZBA COMMENTS, PROJECT UPDATES and MISCELLANEOUS INFORMATION

Buening reported on the following updates:

a. Medical and Dental Parking Spaces

The Village Board went back and forth on the number of parking spaces per 1,000 S.F. of building. The Plan Commission/ZBA and Staff proposed 5 parking spaces per 1,000 S.F. The original ordinance was 3 parking spaces per 1,000 S.F. The Board compromised on 4 spaces per 1,000 S.F. Some of the Board members were concerned about how requiring the 5 spaces would effect development. Staff was concerned about how that would effect the tenants. The developer will be gone; the tenants will be here. The Village will bear the problems if there is insufficient parking spaces.

b. Hannaford Farm Amendment

That was approved by the Village Board last night. What was achieved was permission to allow additional building permits in the development before the Merrill Road/Bliss Road improvements are completed. The Board agreed to allow a total of 50 building permits throughout the whole development before those improvements are done. There has been delays in the County trying to get the permit done and in making certain the engineering is the way the Village wants it and the way the County wants it. There was some compromise achieved.

c. Village Police Headquarters

That was rezoned to B-2. The text amendment was approved allowing Village uses in certain zoning districts as a permitted use versus a special use. The Board is looking at the start of building the Police Headquarters and whether or not to proceed with it this year or next year. They are looking at some numbers and capital improvement fees and how those bonds are being paid off. They want to make sure there will be enough money to get the building done.

d. Prairie Glen Office Park

This project was approved by the Village Board last night along with the Final PUD and the Final Plat. The Board went with the version where there is no access on Bastian Street. They did turn the building, and now have two access points off of Municipal Drive. One is a full access point and one will be right-in, right-out only. The property owner next door who had concerns about the Bastian access was very pleased to learn of the change.

Benesch wondered about the island in the center of Municipal Drive as far as impeding access. Buening said the southern access would be the full access going to the southern end of the site. There will be another access near the northern part of the property that would be the right-in, right-out only partial access, for the median cannot be crossed there.

Eckert asked about changes to the backs of Buildings 1 and 2. Buening said changes are being made to make it look similar to the front of the buildings.

In respect to signage, since the driveways have been relocated, there will be two signs, one at the corner and another at the main entrance.

e. **SWC IL Route 47 and Park Avenue**

This project was in front of the Committee of the Whole last night. There was some general discussion but the Board was receptive to that plan. The review and action on the project should come before the Board sometime in April.

f. **1267 Dorr Drive**

This matter regards the variance requested for a sunroom in the rear of the house at this address. The Board did believe the petitioner did have some unusual situations and that they could meet the standards/criteria for the variance. So the Board was leaning towards approval. The only substantial change requested was that the sunroom colors match the siding of the existing house.

g. **Proposed Kaneland Middle School**

Eckert commented on an article he read in the newspaper that quotes Superintendent McCormick as saying that if the referendum does not pass the school district is considering holding students for another year at the schools they are currently in.

h. **Landscaping Brick**

Eckert noted that April 1 would be the start of the requirement for people to obtain a permit to put in landscaping bricks. Buening indicated some discretion would have to come into play on whether a permit would be required. For instance if someone is putting in a couple of bricks, they probably would not need a permit. However if they were putting in any type of wall or patio or sidewalk they would require one. A permit might cost approximately \$50.

8. **ADJOURNMENT**

**Benesch made a motion to adjourn the meeting. Saloga seconded the motion
By voice vote the motion carried unanimously.**

The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Nancy Zak
Recording Secretary