

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES SPECIAL MEETING
DECEMBER 5, 2007**

1. CALL TO ORDER

The Special Meeting of the Sugar Grove Plan Commission/Zoning Board of Appeals (ZBA) was called to order at 7:04 p.m. by Chairman Irv Ochsenschlager in the Village Board Room.

2. ROLL CALL

Plan Commission/ZBA Members present
Steve Benesch, Barbara Manzanares, Ryan Reuland, Bob Dray, Ed Saloga,
Irv Ochsenschlager
Absent: James Eckert
Quorum present

Also present:

Scott Buening, Community Development Director
Mike Ferencak, Village Planner
Mike Hoffman, Planning Consultant, Teska & Associates
Nancy Zak, Recording Secretary

3. PUBLIC HEARING (continued)

**PETITION 07-011: SUGAR GROVE LIBRARY DISTRICT
REZONING, MAJOR PUD AMENDMENT, FINAL PUD, SPECIAL USE,
PRELIMINARY and FINAL PLAT**

Petitioner: Sugar Grove Library District

Public Hearing Continued

Chairman Ochsenschlager called the continued public hearing to order at 7:06 p.m. Quorum of Plan Commission/ZBA members was established as at roll call. Ochsenschlager swore in those intending to give testimony.

Introduction

He then reviewed the Petitioner's requests, which were as follows:

1. Rezoning from R-2 Single-Family Detached Residential District PUD to B-2 General Business District PUD for those portions of the 5.54 acre site not currently zoned B-2 PUD.
2. Major PUD Amendment for changes to the plan, pursuant to Prairie Glen PUD Ordinance 2005-0920A and Section 11-11-7 of the Sugar Grove Zoning Ordinance.
3. Final PUD for a proposed public library with drive-through book drop and coffee shop, pursuant to Prairie Glen PUD Ordinance 2005-0920A.

4. Special Use for a public library with drive-through book drop and coffee shop, pursuant to Section 11-8-5-C-5 of the Sugar Grove Zoning Ordinance.
5. Preliminary and Final Plat to resubdivide the various existing lots into one lot.

The site in question is located on the West Side of Municipal Drive, South of Bastian Drive.

Staff began working with the Petitioner in August 2007. The plans submitted have been reviewed by Staff, the Architectural Review Group, Committee of the Whole and Plan Council prior to coming before the Plan Commission/ZBA.

Staff suggested a revision of the site layout. However the Petitioner did not adjust the layout as Staff suggested.

Petitioner Presentation

Jamie White, attorney representing the petitioner submitted statements indicating the requests being sought met the Village criteria for approval.

He introduced Mr. Cordogan, Architect and Village resident, who designed the proposed library facility. Cordogan said the site was located adjacent to the Village Hall on Municipal Drive. The property has been purchased and a 27,000 S.F., one-story building is proposed to be constructed on the almost six acre site. The style of the building is that of having a residential look, with the use of hardi-board and a red roof of architectural shingles. The interior of the building takes into consideration the various uses that will take place with quieter activities taking place on the south side, which suits patrons who wish an undisturbed setting and also serves to buffer the residential, adjacent to it.

The revised plan has eliminated the cul-de-sac. The plan establishes full access on Municipal Drive. It is their belief that Municipal Drive will remain fairly free of traffic for some time. As growth in the Village does occur along Municipal Drive, the Petitioner is willing to limit access, but not until that time.

In regard to the landscape plan, Cordogan said they thought their plan to be better suited to the building that the one suggested by Staff.

In regard to the changes Staff suggested in the photometric plan they will correct and make those changes.

Ms. Thompson, Project Manager, addressed Staff's condition that no signs shall contain LED displays and that the plans be revised to indicate changeable copy. She said the Petitioner wants to have a sign that can be programmed. They understand it's an issue with Staff but sought the Plan Commission/ZBAs opinion

on the matter. Staff believes LED signs present a safety issue and in general are not aesthetically pleasing.

Thompson went on to explain there would be monument signs on the North and South entrances to the site. The South entrance sign would mirror the arch on the building. There are no specific details of the signs at this time; the plans are still in flux. The lettering would be etched stone cap and the base of the signs are planned to be stone. The Petitioner is asking for an exception to the 100' requirement for each face of the sign. They believe signs of this size would be too small to be clearly visible to the traffic flowing by the facility.

Directional signs are planned for the interior of the site leading patrons to their desired destination, i.e. book drop.

Identification of the facility and its address would be of raised lettering over the door, possibly back lit.

White concluded the presentation saying it is the Petitioner's desire to provide a library that would meet everyone's service needs.

Public Comment

The was no public comment forthcoming at the hearing nor was any comment regarding the petition voiced or written to the Village Staff

Close of Public Hearing

Chairman Ochsenschlager then closed the Public Hearing on Petition 07-011, the Petitioner being the Sugar Grove Library District.

4. **OLD BUSINESS** None
5. **NEW BUSINESS**

PETITION 07-011: SUGAR GROVE LIBRARY DISTRICT- REZONING, MAJOR PUD AMENDMENT, FINAL PUD, SPECIAL USE, PRELIMINARY and FINAL PLAT

Petitioner: Sugar Grove Library District

Plan Commission/ZBA comment and questions

Ferencak explained why it was necessary for the Petitioner to make the requests petitioned. The Prairie Glen PUD (the development the library site is located within) was approved in September 2005. Prairie Glen was planned to include residential and commercial lots. The library site includes a mix of lots currently zoned and R-2 PUD and B-2 PUD. The residential lots had their Final Plat approved in June 2006. With this proposal, a rezoning to B-2 PUD for the library site is required.

Also required are a Final PUD to review the modified site as a whole, a Major PUD Amendment to change the lot configuration as well as increase the B-2 PUD area by more than 10%, and Preliminary and Final Plats to consolidate the lots into one.

The proposed library with drive through book drop and coffee shop request require the granting of a Special Use.

Staff wanted the site plan to be reconfigured and an alternative site plan was drawn. The plan was basically flipped. Staff thought the new configuration offered a better view of the front of the building and it would then be the key focal point. The traffic flow through the site would be improved and a right-in/right-out on Municipal Drive could be incorporated.

White, in defense of the Petitioner's site plan, said the location of the building took into consideration an expansion of the facility in the future. It could possibly be a 3-story expansion, which would be best sited nearest the commercial development of Prairie Glen rather than the residential area. It would also be a good fit with the Village Hall and Fire Station. Ferencak said Staff preferred not to deal with any future expansion at this time. Staff wants to consider only what the request was right now, but that staff's plan provides better vehicular access if the building is expanded.

Also the drive to the book drop was changed in Staff's plan, which the Petitioner is not in agreement with.

White also said staff is opposed to the full access on Municipal Drive, but the Petitioner would like this. They believe full access should be allowed until such time traffic flow warranted that it be changed and they would be willing to make an adjustment at such time.

Saloga agreed with the Petitioner in respect to not changing the site plan. He respected the reasons the Petitioner had given for keeping it as submitted. He would like to see the front entryway constructed with a stone facade.

Benesch also liked the plan that was set up by the Petitioner. He had some concern that a 3-story addition to the facility might not be allowed by the airport. Ferencak said it may be allowed by the FAA, but he was not sure. It would be allowed by Village Ordinance and the proposed initial building cupola would not be counted in the building height. Benesch thought the Petitioner should rethink the access to the drive through book drop. At present there is a lot of asphalt. Perhaps there could be a better way to access it and he in this instance favored Staff's recommendation to access to the book drop. Ms. Thompson explained that the drive through has a landscaped center and will be improved with wetland plants.

Dray too agreed with the Petitioner in regard to keeping the Petitioner's site plan. He saw no ugly side on the building proposed. However, he thought the drive configuration to the book drop looked similar to a racetrack. It appears extravagant.

Ochsenschlager preferred the Petitioner's site plan.

Marzanares questioned why there could not just be a walk-up book drop rather than a drive through? Beverly Holmes-Hughes, the Library Director, said the books and material are safer and makes it easier for staff to retrieve them. There is thought that pick up book service could be facilitated through the drive through book drop in the future. Cordogan interjected that library patrons have made the request for the drive through book drop.

Review of Staff Recommendations and conditions

The Staff recommendations and recommended conditions were reviewed by the Plan Commission/ZBA along with the Petitioner and their representatives.

Should the Plan Commission/ZBA take action to recommend approval of the Petitioner's requests? Staff had compiled 31 conditions that should go along with the action.

Conditions (as listed in the Staff report dated December 5, 2007, pages 11, 12, 13 and 14) were read. Determination had been made between those Staff issues that would stand and those the Petitioner respectfully disagreed with.

Conditions 1, 2, 5, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, 30, 31 were agreeable to the Petitioner.

Though the petitioner objected, Condition 3 was not revised and remains.

Condition 4, requiring the Sugar Grove Library District to work with the Prairie Glen developer and the Village to ensure construction and opening of the private road at the north end of the site prior to receiving a Certificate of Occupancy. White explained that construction and opening of the private road was out of the Library's control. Dray questioned if the library could not put this road in under a recapture agreement. Staff indicated there would have to be two access points into the site, perhaps there could be a temporary access to Snow Street.

Condition 6. Staff's requirement that the Library District work with the Prairie Glen developer and the Village to relocate the Prairie Glen subdivision signs to the common lots south of Snow Street. Again, White said this action was out of the Library District's control. This condition remains.

Condition 7. Staff's requirement that the site be reconfigured as shown in the staff drawing, prior to the Village Board meeting was deleted.

Condition 13 regarding the bike path being revised to curve to the north prior to reaching the western property line, such that it may be continued on the private road lot, prior to recording the Final Plat. If necessary, the Sugar Grove Library District shall work with

the Prairie Glen developer to establish a landscape easement on the single-family home lots so that there is more room for the bike path on the private road lot.

Again, White said meeting this requirement was an issue that could only be met by the Prairie Glen developer. This condition remains.

Condition 15 regarding access to Municipal Drive being limited to right-in/right-out only with a full access added at Snow Street. This shall be shown on the plans prior to recording the Final Plat. White said the Petitioner was not in agreement with this condition. The Petitioner would agree to put in a pork-chop at this access if it was determined to be necessary in the future. This was changed to allow for full access until such time the Village determines that limited access is warranted and at that time the Library shall make the required modifications.

Condition 19 was revised to add that air conditioners shall be screened with appropriate size evergreens.

Condition 21 stating per the ARRG, the entrance area shall be revised from fiber-cement board to stone prior to recording the Final Plat. Cordogan said they are willing to pursue stone depending upon the cost. This condition remains.

Condition 22. This was revised to read, "The ground sign shall not exceed 10' in height or 10' in width. These changes shall be made prior to the recording of the Final Plat." Ferencak said the directional signs were too large, but the Plan Commission was not concerned.

Condition 23. The Petitioner was in disagreement with the condition that no signs shall contain LED displays. Staff's directive was that the plans should be changed to show changeable copy. If the Plan Commission/ZBA and/or the Village Board approve an LED display, staff will provide a list of restrictions for that sign. Holmes-Hughes and Cordogan spoke strongly about the advantages of having an LED display to keep patrons informed as to current programs being offered. Reuland, Benesch and Manzanares were opposed to a LED sign believing it would take away from the "homey" feeling they were trying to project. This condition remains.

Dray asked if the site would be lighted at night? Ms. Thompson replied yes, there would be lighted accents and lighted emergency exits.

Reuland asked what the library hours would be? Holmes-Hughes said Monday, 2 p.m. to 9 p.m.; Tuesday and Thursday 9 a.m. to 9 p.m.; Wednesday 10 a.m. to 5:00 p.m.; Friday 10 a.m. to 2 p.m. and Saturday 10 a.m. to 5 p.m.

With no further discussion or questions Ochsenschlager called for Plan Commission/ZBA action on Petition 07-011.

Saloga made a motion, which was seconded by Reuland, that the Plan Commission/ZBA recommend to the Village Board approval of Petition 07-011, the Sugar Grove Library District requests for:

Rezoning of the eight (8) properties north and west of Municipal Drive and Snow Street intersection from R-2 Single-Family Detached Residential District PUD to B-2 General Business District PUD

The Preliminary and Final plat to combine the nine (9) properties southwest of Municipal Drive and Bastian Drive into one lot.

And that the standards for approval of Rezoning be adopted as outlined in Staff Report dated December 5, 2007.

Roll call vote on the motion:

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

Nays: None

Absent: Eckert

Motion carried

Saloga made a motion that the Plan Commission/ZBA recommend to the Village Board approval of the Sugar Grove Library District's Petition 07-011 with requests for approval of the Major PUD Amendment, Final PUD, and Special Use for a public library with drive-through book drop and coffee shop pursuant to Ordinance 2005-0920A and Section 11-8-5-C-5 of the Sugar Grove Ordinance,

and that the standards for approval of a Special Use * be adopted as outlined in the Staff Report of December 5, 2007 **.

Roll call vote on the motion:

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

Nays: None

Absent: Eckert

*As summarized in the previous pages of these minutes.

**Staff expressed concern regarding the full access to Municipal Drive on the Petitioner's Plan and did not recommend it.

6. PLAN COMMISSIONER COMMENTS, PROJECT, UPDATES and MISCELLANEOUS INFORMATION No comments or project updates

7. ADJOURNMENT

Dray made a motion to adjourn the meeting. Benesch seconded the motion

The motion carried unanimously by voice vote. The meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Nancy Zak, Recording Secretary