
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: LANDINGS SUBDIVISION MINOR PUD AMENDMENT
AGENDA: NOVEMBER 1, 2022 VILLAGE BOARD MEETING
DATE: OCTOBER 28, 2022

ISSUE

Shall the Village Board approve an Ordinance approving a minor PUD amendment for The Landings Lot 4.

DISCUSSION

The property owner is requesting a minor PUD amendment in order to modify the approved sign plan for the building on the premises. Old Second Bank is replacing West Suburban Bank in the multi-tenant building and will be replacing the signage. The bank's new sign will be smaller in area than the West Suburban Bank sign and the building owner wants to use the difference for other building tenants. In order to provide a harmonious sign arrangement on the north elevation, the building owner is also requesting permission to add a like-sized sign to balance the signs on the building elevation. The new sign arrangement, including the additional sign, has a total sign area *less* than what is otherwise permitted (64 square feet compared to 100 square feet).

The Landings PUD included a detailed sign plan and the requested changes are significant enough to warrant a minor PUD amendment. The requested changes do not otherwise change or alter the intended character of the building. Note that the rectangles shown on the exhibit do not represent the sign but rather the location and area of the proposed signs. Signs placed on the building are required to be individual letters and symbols, not a can fixture.

ATTACHMENT

- Planning Commission Recommendation PC22-14
- Ordinance Approving a Second Amendment to The Landings PUD

COSTS

All costs associated with the PUD amendment are borne by the Applicant.

RECOMMENDATION

That the Village Board approve the Ordinance Approving a Second Amendment to The Landings PUD.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Alison Murphy



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Ted Koch

Heidi Lendi

Michael Schomas

Ryan Walter

James F. White

R E C O M M E N D A T I O N

PC22-14

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of October 26, 2022
PETITION: 22-017 Minor PUD Amendment for 522 Sugar Grove Parkway

PROPOSAL

Make a minor amendment to the sign regulations for the PUD for 522 Sugar Grove Parkway.

BACKGROUND & HISTORY

The current sign regulations in the PUD for this property are very specific in regards to the West Suburban Bank signage and the signage placement. The applicant is wishing to add signage to the North elevation of the building for the business that is located in unit B. In addition to this change, there is a new tenant, Old Second National Bank, that has taken over unit A where West Suburban Bank previously was located, so it is necessary to amend the PUD to allow for their proposed wall signage.

Old Second's new sign is smaller than the sign West Suburban Bank displayed. The Building owner would like to allocate the difference in sign area (14 sqft) to an existing tenant and add a similar sized sign to balance the signs on the north elevation. The total wall sign area will remain *less than* what the Zoning Ordinance permits.

There have been past amendments to this PUD in relation to signage. The proposed amendment will address the wall signage and help to prevent the need for future amendments.

DISCUSSION

The Planning Commission discussed the proposed amendment and had no concerns.

RECOMMENDATION

The Plan Commission recommends the Village Board approve the proposed minor PUD amendment for 522 Sugar Grove Parkway as attached in exhibit A.

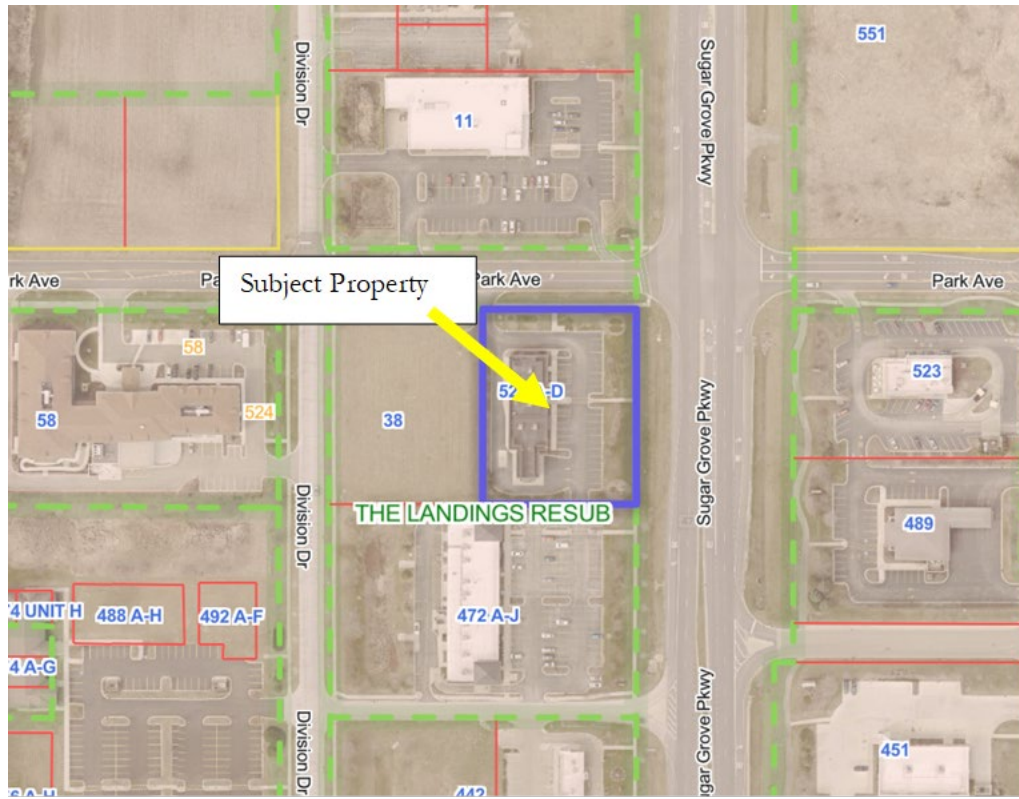


Exhibit A

The Landings Lot 4 wall sign regulations are amended as follows:

East Elevation:

Unit A maximum permitted wall signage may not exceed 90 sf
All other units must comply with the sign regulations per the Village Zoning Ordinance

North Elevation:

Sign X: 36 sqft maximum permitted in location shown below
Sign Y: 14 sqft maximum permitted in location shown below
Sign Z: 14 sqft maximum permitted in location shown below
Signs Y and Z must be uniform in style and size
Sign X may be used by Unit A only
Building owners to determine which tenant spaces B, C, or D get to use sign spaces Y and Z.
Tenant spaces B, C, and D may occupy Sign Y or Z, but not both.

South Elevation:

Unit A permitted to have signage in compliance with the sign regulations of the Village Zoning Ordinance.

West Elevation:

All units shall comply with sign regulations of the Village Zoning Ordinance.

North Elevation sign plan





**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 20221101E

**AN ORDINANCE APPROVING A MINOR AMENDMENT OF THE
LANDINGS RESUBDIVISION PLANNED UNIT DEVELOPMENT—REVISED SIGN REQUIREMENTS
(522 N. SUGAR GROVE PARKWAY (IL 47))**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 1st day of November 2022

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove,
Kane County, Illinois, this 1st day of November 2022

ORDINANCE NO. 20221101E

APPROVING A MINOR AMENDMENT OF THE LANDINGS RESUBDIVISION PLANNED UNIT DEVELOPMENT—REVISED SIGN REQUIREMENTS (522 N. SUGAR GROVE PARKWAY (IL 47))

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, The Village Board previously granted approval of The Landings Resubdivision Planned Unit Development, legally described in **Exhibit A**, attached hereto and made a part hereof by this reference, on July 15, 2008 (Ordinance No. 2008-0715A); and

WHEREAS, Nita Estates, LLC is duly authorized to make application to amend the Landings Resubdivision Planned Unit Development and has requested a minor amendment of the Landings Resubdivision Planned Unit Development, in the manner required by the Sugar Grove Zoning Ordinance; and,

WHEREAS, the Planning Commission met on October 26, 2022 to consider the request and no objectors were present; and

WHEREAS, the Planning Commission, in its Recommendation PC22-14, recommends the Village Board approve the requested minor PUD amendment; and

WHEREAS, the Village Board has reviewed the request and has deemed that the approval would be in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: PLANNED UNIT DEVELOPMENT AMENDMENT

The Planned Unit Development on the subject property legally described in **Exhibit A** hereof and previously approved on July 15, 2008 (Ordinance No. 2008-0715A); is hereby amended by changing the wall sign requirements for the tenant spaces to be and to read as provided in **Exhibit B**, attached hereto and made a part hereof by this reference.

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 1st day of November 2022.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Alison Murphy,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee Ryan Walter	___	___	___	___
Trustee James F. White	___	___	___	___

EXHIBIT A

Legal Description

That Lot 4 in The Landings Resubdivision, being a resubdivision of Lots 4 and 5 in Sugar Grove Corporate Center Unit 2, being a subdivision in the East half of Section 16, Township 38 North, Range 7, East of the Third Principal Meridian, according to the plat of said The Landings Resubdivision recorded December 18, 2007 as Document No. 2007K122721, in Kane County, Illinois.

The subject property includes parcels with the following PINs:

14-16-251-011, Unit A
14-16-251-011, Unit B
14-16-251-011, Unit C
14-16-251-011, Unit D

EXHIBIT B

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North Elevation sign plan

