

October 6, 2015

Village of Sugar Grove

6:00 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee Johnson lead the Pledge. The roll was then called.

Present: President Michels, Trustee Koch, Trustee Herron, Trustee Paluch, Trustee Montalto, Trustee Geary, and Trustee Johnson.

Quorum Established.

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Chamberlin, Community Development Director Magdziarz, Public Works Director Speciale.

APPOINTMENTS AND PRESENTATIONS

President Michels recognized the young man from Scout Troop 49 that is working on his government badge.

President Michels introduced Kristi Smith from the Sugar Grove Senior Apartments. Ms. Smith explained the amenities that will be available and the approximate move in date. She stated there are still units available and that person that are interested can contact her at 630-277-6210.

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comments as no member of the public stepped forward and this portion of the agenda was closed.

CONSENT AGENDA

- a. Approval: Minutes of the September 1 and 15, 2015 Village Board and COTW Meetings
- b. Approval: Vouchers
- c. Proclamation: Celebrating the 25th Anniversary of the Passage of the Americans with Disabilities Act
- ~~d. Approval: 2016 Meeting Calendar~~
- e. Resolution: Supporting the 2016 UL International Crown a
- f. Resolution: Authorizing Execution of an IGA with Kane County for Limited Building Inspection Services
- g. Resolution: Accepting a Grant of Easement for Sidewalk
- h. Resolution: Approval of a Farm Lease, *STAR

Trustee Johnson **moved to Approve the Consent Agenda removing item d.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	None
	Paluch				
	Johnson				
	Geary				
	Koch				

	Herron				
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Motion Carried.

Trustee Johnson **moved to Approve the 2016 Meeting Calendar.** Trustee Paluch seconded the motion. It was questioned why only 1 meeting was scheduled in January. Staff answered that due to the holidays at the end of December an time to prepare this was suggested. Generally there is not much businesses to conduct in January. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	None
	Paluch				
	Johnson				
	Geary				
	Koch				
	Herron				

Motion Carried.

GENERAL BUSINESS

Discussion – Drive-Thru’s as a Permitted Use

Community Development Director Walter Magdziarz explained that restaurants with drive-through facilities are a Special Use in the B-1, B-2, and B-3 zoning districts During their review the Planning Commission recommended that all references to restaurants with drive-through facilities be modified to read restaurants (eliminating the drive-through facilities) so that drive-through facilities are regulated by the Accessory Use section of the Zoning Ordinance.

Staff suggests that the Board consider making drive-through facilities (associated with any type of principal use) a Permitted Accessory Use in the B-2 and B-3 zoning districts, rather than a Special Accessory Use in those same districts. With the proposed change, a set of detailed requirements would be added to carefully regulate them, such as not next to residential.

Drive-through facilities are not listed as a Permitted Accessory Use or Special Accessory Use in any district other than B-2 and B-3. Making drive-through facilities a Permitted Accessory Use, would eliminate the need for additional review by the Planning Commission reducing the time and cost to an applicant wishing to construct such a facility. It is also important to remember that some of the site zoned B-3 in the Village are part of Planned Unit Developments that have pre-determined use lists. This could require a special use for a drive thru in those areas.

The Board discussed the recommendations and agreed that staff should move forward with the proposed changes.

Discussion – Zoning Text Amendment

Community Development Director Magdziarz explained that the section of the Zoning Ordinance pertaining to the administration and enforcement of regulations for zoning variations be amended. The proposed amendment includes the addition of a purpose statement, several provisions regarding the processing of variations, a list of authorized variations, and a period of validity for an approved variation.

The purpose of establishing authorized variations is to protect the Zoning Ordinance from undue influences. Zoning Variations, generally, refer to dimensional requirements in the zoning regulations. The proposed amendment will continue to permit a property owner to request a variation of the setback or height requirements such as for a trash enclosure. It will not allow the property owner to vary the requirement that a trash enclosure be provided.

Also proposed, modification of the regulations that address the notification requirements for all zoning requests (variations, special uses, map and text amendments), specifically, posting the notice sign on the affected property. Instead of the applicant preparing a sign with certain text unique to the property, the Village would provide more generic reusable sign the petitioner or applicant could post. The notification signs will apply to all zoning changes: rezoning, Special Uses, and variations.

The Village Board may want to consider, at this time, eliminating the Hearing Officer and Zoning Board of Appeals as parties in the zoning variation process and make the Plan Commission responsible for hearing zoning variation requests.

The Board discussed the proposed changes and agreed that the Village should do its best to work with homeowners, businesses, and developers to assist them in achieving their goals, within reason. Staff was asked to provide instances in which administrative allowance may possibly be given. Staff was given the go-ahead to work on an ordinance making the suggested amendments.

NEW BUSINESS

None.

REPORTS

President Michels stated that it was great to work with the team from the County on the IGA and resolution of support for the 2016 International Crown.

President Michels asked how Triumph was coming along. Community Director Magdziarz stated that staff is working with a developer to obtain the needed information as to whether or not they would qualify for TIF Benefits.

Trustee Paluch asked staff to be a little more diligent on citing those who improperly park Boats, RV's etc.

Public Works Director Speciale stated that the light heads for Strafford Woods are back ordered and the project may be delayed past the end of October. Trustee Herron asked that a reminder be sent about watching for and reporting suspicious activity.

Kudos from all on the Kite Festival.

PUBLIC COMMENTS

President Michels called for any public. Karen McCannon gave an update on the progress of the volunteers that are working to have a the tree in Entrance Park lit for the Holidays. portion

AIRPORT REPORT

None.

Meeting was adjourned at 7:35 p.m. by motion made by Trustee Johnson seconded by Trustee Herron, all in attendance voted Aye in a Voice Vote.

Respectfully submitted, Cynthia L Galbreath, Clerk