

**VILLAGE of SUGAR GROVE  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of December 21, 2011**

**1. CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Irv Ochenschlager in the Village Hall Board meeting room.

**2. ROLL CALL**

Plan commission/ZBA members present:

Irv Ochenschlager, John Guddendorf, Mary Heineman, Rebecca Sabo, and Don Meisinger

Absent: Jim Eckert and Ryan Reuland

Also present: Mike Ferencak, Village Planner and Richard Young, Community Development Director

**3. APPROVAL OF MINUTES of the October 19, 2011 MEETING**

Motion made by **Mr. Guddendorf** and seconded by **Ms. Sabo** to approve the minutes of the November 16, 2011 Plan Commission meeting as presented. **The motion carried by unanimous voice vote.**

**4. PUBLIC HEARINGS**

**a. Petition 11-019: Light Industrial District – Zoning Ordinance Text Amendment (Village of Sugar Grove)**

**Chairman Ochenschlager** opened the public hearing. He then swore in those persons in attendance planning to testify.

**Petitioners' Request:**

**Mr. Ferencak** presented an overview of the request. This is the LI Light Industrial zoning district staff is proposing to add to the Zoning Ordinance to serve as a buffer zoning between the M-1 Limited Manufacturing District / higher intensity zoning and lower intensity zoning. It's basically modeled after the M-1 District, but with some minor changes and improvements, primarily the use list. The full text before the Commission for recommendation is contained in the Ordinance attached to the staff report.

**Petitioner Presentation: None**

**Public Comments/Questions:**

**Mr. Guddendorf** asked about the maximum structure height in relation to the airport. **Mr. Ferencak** stated that 50' is the threshold the FAA is concerned with. **Mr. Young** stated there are cones of space within approach areas to the runways where the height restriction is less than 50'. The Village has maps regarding these areas and addresses them on a case by case basis. The FAA also regulates when

beacons are required on top of structures. **Mr. Guddendorf** asked about adult use and entertainment, asphalt and concrete plants and what districts they are allowed in. **Mr. Young** stated that these are addressed in the Zoning Ordinance and would not be allowed in this district as a permitted or special use.

**Close of Public Hearing:**

With no further comments or questions forthcoming, **Chairman Ochenschlager** closed the **Public Hearing on Petition 11-019**.

5. **Old Business**

None

6. **New Business**

a. **Petition 11-019: Light Industrial District – Zoning Ordinance Text**

**Amendment (Village of Sugar Grove)** **Ms. Heineman** questioned a few of the permitted uses in the B-3 Regional Business District that are not being considered for inclusion in the LI Light Industrial District. **Mr. Young** stated that if the use is not listed as a permitted or special use, it would require a text amendment to the Ordinance to add it. The focus for this district was more of a buffer zone between residential and commercial, not so much retail. The uses listed are more limited as to traffic and impact, more of an office - school type use, destination use. There was a question about where pawn shops are allowed. A pawn shop isn't specifically called out as a use in any district right now. If there was a request received it would need requested for addition to one the districts at that time via text amendment.

**Mr. Guddendorf made a motion seconded by Mr. Meisinger to recommend to the Village Board approval of a text amendment to create section 11-10-A, LI Light Industrial District of the Sugar Grove Zoning Ordinance.**

**The motion carried unanimously by roll call vote.**

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

**Temporary and Special Signage** was approved by the Village Board with the caveat that it comes back before the Plan Commission next year with the remainder of the more comprehensive updates for the Sign Ordinance.

The updates to the **Off Street Parking and Loading** ordinance were also approved by the Village Board as recommended by the Commission.

**The next regularly scheduled meeting would be January 18.** Coast Oak representing Settlers Ridge would like to come back but can't that night. **Mr. Young** recommended moving the regular meeting to January 25<sup>th</sup> instead. Meeting time is still 7 pm.

**Walgreens** submitted building plans on Monday for a building permit on the northwest corner of Galena and Route 47.

**Jimmy Johns** also started construction this past Monday. They're locating in the south end unit of The Landings Lot 3 building where the eye doctor and nail salon is located.

**Molloy-Bolz** has had a series of meetings with staff regarding the proposed 150 bed assisted living / brain trauma rehabilitation facility on the 18 acre site north of the car wash. They're hoping to be ready to request PUD approval in the spring. They're almost through with the State approval process. Some infrastructure is already there including the water. IDOT approval is needed for the curb cuts required along Route 47 which they are also working on now. There would be a lot of veterans served at this facility. Kane County is underserved for these types of services. At a later date, they intend to add a senior component to the site.

8. **ADJOURNMENT**

**A motion was made by Ms. Heineman and seconded by Mr. Guddendorf that the meeting be adjourned at 7:20 pm.**

**The motion carried unanimously by voice vote.**

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary