

**VILLAGE of SUGAR GROVE
REGULAR MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of July 15, 2015**

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 Ochsenschlager in the Village Hall Board meeting room.

2. **ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Gregory Wilson, Jim Eckert, and Heidi Lendi
Absent: Rebecca Sabo

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Community Development Director

3. **PUBLIC HEARING**

None

4. **OLD BUSINESS**

None

5. **NEW BUSINESS**

a. Petition 15-006: Permitted and Special Uses – Text Amendment (Village of Sugar Grove)

Mr. Ferencak prepared a permitted and special use table with basic necessary corrections and distributed it to the Plan Commission last week. Since then, the section highlighted in yellow was also refined. **Commissioner Guddendorf** asked if some of the uses removed may someday need to be added back in. **Mr. Ferencak** said the uses that have been removed from the table were mostly repetitive or combined similar uses that were listed separately (possibly as the result of different amendments in the past). Basically housekeeping. Nothing has been taken away that would affect any current property in the Village. Staff is requesting comments and direction for revisions to be made and then presented at a later date.

Staff said the OR-2 district is proposed for deletion - there's only one property with that zoning. Staff didn't see any reason to keep this zoning. That property would then need to be rezoned. Or, instead, if we keep the OR-2 district, the uses and list of requirements for that district would need to be greatly expanded to make it consistent with the other zoning districts. The BP district should be suitable for most of the land uses that would be part of OR-2.

Commissioner Eckert discussed several uses that could be combined. Silos and silos 90' in height. If they're located on the parcel as the primary use they are listed one way but if it's located in combination with a farm, it would be listed differently. What properties have A-1 zoning? **Mr. Ferencak** said the Aurora Sportsman's Club, property along Municipal Drive north of US Highway 30, and property south of the railroad tracks. **Commissioner Eckert** said animal pounds and shelters could include kennels and pet grooming. **Mr. Ferencak** said they weren't grouped because of the definitions and different zoning locations. Staff didn't think a pound would be desirable in a residential district for example. Pet grooming is listed here as a primary use, not a secondary use like with Petco.

Commissioner Eckert said greenhouses are listed here and should include nurseries. **Mr. Magdziarz** said plant nurseries and orchards are similar but different operations. Nurseries remove the plant but in the orchard the plant stays and harvesting occurs seasonally. In this application the greenhouse is the primary use and it is a structure, not the accessory use. The Commission discussed under which heading they should be listed. Agricultural should include what makes sense in this zoning district. Specific scenarios were reviewed.

The **Commissioners** suggested that categories need to be listed where they make sense. **Mr. Magdziarz** said the categories are based on the Census Bureau's standard industrial classifications for classifying business, not necessarily uses. Agricultural is a business classification as used here so that's why there's a mix of retail and agricultural type uses under that classification. Pet grooming, for instance, probably wouldn't locate on an agricultural zoned parcel but it's listed in this section of the table because it's farming and animals. The use could be in any zoning district depending on whether it's a permitted or Special Use. The census is much more detailed in their classifications. For instance, orchards could have 500 different classifications.

Commissioner Guddendorf stated some uses seem obscure for this community. **Mr. Ferencak** agreed, but also stated that though there may not be a certain use located in the Village presently does not mean it should not be listed on the permitted use table. Also, the Village's boundaries will grow over time and additional uses may be relevant. There are also legal reasons to keep the use list broad.

Auction barn (agricultural) and auction rooms (business & personal service) were discussed. Was the intent for the barn to include husbandry and the room more of retail, furniture and personal items? Placement of the use into a category was discussed.

Mr. Ferencak stated the permitted and special use table was basically cut in half by removing the repetitive and duplicate uses.

Livestock, backyard chickens and residential bee keeping were discussed as well as crops being grown in zoning districts other than A-1 Agricultural. Chickens and bees are defined as livestock. There is a special section in the general provisions which allows crops to be grown in any zoning district and also restricts livestock from any other zoning district. Commissioners discussed that there's a growing greener movement to allow chickens, bees and goats in residential districts, even in Chicago. Commissioners discussed if each should be separated so some could be allowed in other districts.

Commissioner Eckert said private stables should be changed to simply say 'Private Stables' and have the rest of the text listed under the separate provision section. Mining would be done similarly. These are examples where the regulations need to be pulled out of the permitted uses list and placed elsewhere in the ordinance.

Commissioner Eckert stated that things you would see in agricultural type areas should be listed under agricultural. **Commissioner Guddendorf** stated that he thought of agricultural as a 'looser-end' zoning with more of an openness. **Mr. Magdziarz** explained that in county zoning that may be typical but in municipal zoning things are much more restrictive with respect to agricultural uses.

Environmental corridors was placed under entertainment & recreation uses because it's seen as a green space or open space area. Design firms will be eliminated and consolidated under professional and administrative offices.

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Mobile home parks is not listed anywhere and should be listed under which section? Recreational area or campgrounds is listed under both recreation and motor vehicle uses.

Commissioner Guddendorf said under transportation and utilities, aircraft landing fields and airports and heliports could be combined. **Mr. Ferencak** said aircraft landing fields includes private airstrips for residential subdivisions or grass landing fields so that is why staff kept them separate for now. Passenger train stations need to be included.

Mr. Ferencak said that in preparing the present table the permitted or special use designation was carried over for the most part, but he did change it if it seemed to make sense. Maybe some need to be relooked at.

Commissioner Eckert will pass along his comments to **Mr. Ferencak** in writing and commented that he likes the direction staff is heading with this section. The next step will be to cross check – for example, reading the R-2 purpose and then reading down the column and the uses listed to see if they make sense. **Mr. Magdziarz** stated that

interpretation could be from every view point but if the uses listed in the columns of the chart make sense for that district on that area of the zoning map then this will serve the purpose needed.

Plumbing and heating shop should be under business and personal services not construction and mining to be with furnace repair too.

The lot development requirements table was briefly reviewed. 'DU' stands for dwelling unit.

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

769 Heartland Drive PUD – Top Pick Athletic Company, will be going to the Committee of the Whole for the Special Use and PUD Tuesday.

Nonconforming Structures – This is on the consent agenda for Tuesday's Board meeting.

Stop light on Park and Route 47 – Any forward movement? No.

Dugan Road and Granart Road Roundabout – The roundabout is paved but won't be open for a while due to the State rebuilding their part of the intersection to the north at Dugan Road and US Highway 30 and BNSF rebuilding the crossing. Mid or late September is the most optimistic date for opening of the intersection, railroad crossing, and roundabout. A Plan Commissioner asked about the second track BNSF would be adding. Staff said this is further east and extending into Aurora and is for freight traffic relief. BNSF is adding tracks at the EOLA yard as well. Producers Chemical can't use the rail stub because the railroad traffic has grown with the transportation of the oil from the Dakotas and it's a single track. Switching rail cars there would obstruct the single track too much.

Route 47 & I-88 interchange - a public open house will be held at Waubensee Community College on July 29th. It's on the Village website. At this point the Village is just following the process.

No new businesses coming right now. Lots of new activity and things are busy. The developer of the business park is continuing to have interest. The assisted living facility should be in for building permit any day now.

Dunkin Donuts is still trying to pull their deal together. All of the existing locations are busy.

7. **ADJOURNMENT**

A motion was made by Commissioner Guddendorf and seconded by Commissioner Eckert that the meeting be adjourned at 7:54 p.m.

The motion carried by unanimous voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary