



Planning Commission/Zoning Board of Appeals

Agenda

March 20, 2019

7:00 P.M. Village Hall, 10 S Municipal Drive

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) January 16, 2019 Meeting Minutes
- b) January 23, 2019 Special Meeting Minutes
- c) February 6, 2019 Special Meeting Minutes
- d) February 20, 2019 Meeting Minutes

IV. PUBLIC HEARING

- a) None

V. NEW BUSINESS

- a) None

VI. OLD BUSINESS

- a) Petition #18-019 Special Use and Variation for Fire Department Training Facility; 25 Municipal Drive
Applicant: Sugar Grove Fire Protection District

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

VIII. ADJOURNMENT

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of January 16, 2019 MEETING

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Community Room of the Sugar Grove Public Library.

2. **ROLL CALL**

Planning Commission/Zoning Board of Appeals member present:

Chairman Irv Ochsenschlager, John Guddendorf, Greg Wilson, Larry Jones, James White, James Eckert, and Rebecca Sabo

Absent: None

Also present: Walter Magdziarz, Community Development Director and Renee Hanlon, Planning & Zoning Administrator

3. **PUBLIC HEARING:**

Petition #18-010 Rezoning from E-1 to PDD and assignment of PDD Zoning to annexed land Applicant: Sugar Grove LLC
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Chairman Ochsenschlager called the public hearing to order at 7:00 p.m. Witnesses were sworn in by the Chairman.

Chairman Ochsenschlager announced that, due to the large crowd in attendance, the Planning Commission/Zoning Board of Appeals has directed village staff to find a larger venue if the public hearing is continued.

Director Magdziarz presented information intended to clear up public misconceptions about the petition including: tax increment financing district (TIF) establishment regulations and the difference between PDD and PUD zoning designations. He explained that a TIF had not been requested and the purpose of this public hearing was for collecting evidence to determine if the proposed zoning regulations are appropriate for this area. He further explained that if a TIF is requested in the future, a public hearing will be held to collect evidence related to the TIF request. Director Magdziarz went on to explain the differences and similarities of Planned Unit Development (PUD) and Planned Development District (PDD) zoning. He concluded by stating that the size of this project justified the PDD request.

Chairman Ochsenschlager explained the zoning approval process and the rules of conduct during the public hearing.

Dan Olsem, representing the petitioner, presented a power point presentation (Exhibit B, Public Hearing Record) which explained the project and requested zoning. Mr. Olsem explained that Sugar Grove LLC is a division of Crown Community Development. He provided a brief history of the company. He stated that the company has owned the property for seventeen (17) years and believes that with the tollway interchange construction, now is the time to develop the property. Mr. Olsem explained that the current market demand is for warehouse uses to support e-commerce. Mr. Olsem walked through the proposed project explaining that the portions of the property which are adjacent to the tollway will be

developed with large warehouse type buildings, the area immediate north of the existing Hannaford Farm subdivision will be developed with detached single family homes, and other areas (yet to be identified) may contain regional retail uses. Mr. Olsem presented his findings related to the costs of development and the anticipated tax revenue that the Village may collect if this project is completed.

Tim Sjorgen, representing the petitioner, stated that he is a licensed engineer with Kimley Horn Engineering and has been retained by Sugar Grove LLC to study the traffic impact of this project. Mr. Sjorgen walked through the proposed roadway improvement plan. He explained that Denny Road will be extended to gain access to the property. The Denny Road extension has been designed to minimize conflict between private automobile and commercial truck traffic by including two (2) traffic circles. Mr. Sjorgen explained that Merrill Road will be realigned and Seavey Road will be improved. He concluded by summarizing the finding from a traffic study that his firm prepared. (All referenced material is included in Exhibit A of the public hearing record)

Dan Olsem presented a summary of the architectural standards that the developer will adhere to when developing this property. These standards apply to all buildings within the PDD. He provided information about the residential land uses within the PDD. The single family neighborhood is expected to include approximately 175 units and one (1) multifamily development will contain up to three hundred (300) units with 1,500 square foot one (1) bedroom units and 2,500 square foot two (2) bedroom units. (All referenced material is included in Exhibit A, Public Hearing Record)

Greg Sagan, representing the petitioner, states that he is a licensed landscape architect and has been retained by Sugar Grove LLC to develop open space and landscape plans for the project. Mr. Sagan walked through the proposed open space plan emphasizing the walking/bike trail system that will be completed as part of this project. He presented illustrative plans to help visualize how individual lots will be landscaped to provide screening from the public streets and soften large buildings. (All referenced material is included in Exhibit A, Public Hearing Record)

Mr. Olsem concluded the petitioner's presentation by summarizing the request for rezoning.

Chairman Ochenschaler opened the floor to members of the public.

Lynda Flowers, 2S233 Green Road, stated her opposition to the rezoning for the following reasons: PDD allows developer more control than a PUD would allow, this project represent a drastic change from the existing land uses in the area, and this project is not in compliance with the recommendations of the Route 47 Corridor Plan.

Linda Gaska, 921 Lakeridge Court, stated her opposition to the rezoning for the following reasons: she visited Elmwood, IL and does not want Sugar Grove to develop in the same manner, warehousing would increase truck traffic which will increase particulate matter in the air which will compromise air quality in the area, infrastructure costs associated with this increased truck traffic, the jobs this project will bring will be low wage and will not enhance the community, and this project will change the rural atmosphere that she moved to Sugar Grove to enjoy. (Exhibit C, Public Hearing Record)

Jason Mann, 610 Hickory, stated his opposition to the rezoning for the following reasons: he believes that the project is a "done deal" due to marketing brochure claiming zoning is in place and due to Sugar Grove LLC sharing costs of the interchange construction with the Village, truck and automobile traffic conflicts on Denny Road, this project is not in compliance with the "spirit and intent" of the 2005

Comprehensive Plan, and the 2018 Comprehensive Plan amendment was accomplished without adequate public input and should be repealed.

Laura Remes, 43W484 Scott Road, stated her opposition to the rezoning for the following reasons: her experience as a real estate agency allows her to conclude that this project will result in a decline of area property values.

Mavis Bates, 60 S Harrison, stated her opposition, as a representative of the Sierra Club, to the rezoning for the following reasons: the area has a history of flooding, the PDD allows more control by the developer than a PUD would allow, open space plan does not provide the minimum forty percent (40%) that the zoning ordinance requires, Seavey Road Run must be protected from potential contaminants due to its status as a high functioning wetland, forested area at southeast corner of Rt 47 and tollway must be preserved due to its value to the environment, and all nonresidential buildings should be required to include solar. (Exhibit D, Public Hearing Record)

Nancy Nseytu-Freske, 43W874 Old Midlothian Road, stated her opposition to the rezoning for the following reasons: PDD allows more developer control than a PUD would allow, project will decrease property values in the area, the project has a high potential for contaminating the shallow aquifer which is the source of drinking water in the area, negative impact on wildlife, traffic safety questionable, increased noise and light pollution, crime will rise with the addition of warehouse buildings, forest at the southeast corner of RT 47 and tollway sequesters a large amount of carbon so it should be preserved, planting trees throughout the village will not replace the forest, proposal does not meet forty percent (40%) open space as required, and school bus safety with increased truck traffic is concerning. (Exhibit M, Public Hearing Record)

Rick Boyle, 43W857 Red Oak Drive, stated his opposition to the rezoning for the following reasons: low wage jobs will be created raising the demand for low income housing, more low income housing will raise the demand for bilingual teachers, moved here for rural setting which will be destroyed by project, buildings should be certified green buildings, and we will be “trading bald eagles for pigeons and rats”. (Exhibit E, Public Hearing Record)

Commissioner White moved to continue the public hearing to January 23, 2019 to a location unknown. Commissioner Sabo seconded the motion.

Motion Passed by Unanimous Voice Vote

Chairman Ochenschaler explained that the Village Website will be updated with the location as soon as one is secured by staff.

4. **NEW BUSINESS:**

None

5. **OLD BUSINESS:**

None

6. **ADJOURNMENT**

Village of Sugar Grove
Planning Commission/Zoning Board of Appeals
January 16, 2019
pg. 4

Commissioner White made a motion to adjourn. Commissioner Sabo seconded the motion.
Motion Passed by Unanimous Voice Vote

Meeting was adjourned at 9:20p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

DRAFT

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of January 23, 2019 SPECIAL MEETING

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Academic Professional Training Center at Waubensee Community College.

2. **ROLL CALL**

Planning Commission/Zoning Board of Appeals member present:

Chairman Irv Ochsenschlager, John Guddendorf, Greg Wilson, Larry Jones, James White, James Eckert, and Rebecca Sabo

Absent: None

Also present: Steven Andersson, Village Attorney; Walter Magdziarz, Community Development Director; and Renee Hanlon, Planning & Zoning Administrator

3. **PUBLIC HEARING:**

Petition #18-010 Rezoning from E-1 to PDD and assignment of PDD Zoning to annexed land Applicant: Sugar Grove LLC
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Chairman Ochsenschlager called the continued public hearing to order at 7:00 p.m. Witnesses were sworn in by the Chairman.

Attorney Andersson provided an explanation of the differences and similarities of PDD Planned Development and PUD Planned Unit Development zoning. He explained that procedurally the two zoning classifications are identical and neither allows more developer control than the other. He concluded by stating that the large scale and mixed use nature of the project justifies the request for a PDD zoning designation.

Michael Coghlan, 1203 S 2nd Street, stated that he is an area attorney and has been retained by area individuals and Woods Not Warehouses, LLC to represent their interests during the public hearing process. Mr. Coghlan offered to meet with Sugar Grove LLC outside of the hearing process to discuss the proposed project. He explained that he has submitted a freedom of information request to the Village to gain access to all information related to this project and is waiting for fulfillment of the request. He requested more specific plans from Sugar Grove LLC for the site development. He concluded his comments by stating that if area flooding is worsened by this development, there will be lawsuits filed under 65ILCS13.1.

Ross Powell, 43W976 Oakleaf Drive, stated his opposition to the rezoning for the following reasons: he has forty (40) years of experience as a professor of geology, this area is high value prime farmland and should be preserved as farmland, concern about wetlands contamination, hydric soils are not adequate for building, shallow aquifer contamination, area flooding will be worsened by the development, soil erosion will be worsened by the construction, he moved to the area for the country atmosphere which will be destroyed by the development of this property, and this proposal is “not for the greater good”. (Exhibit H, Public Hearing Record).

Sakina Bjowala, 1715 Hannaford Drive, stated her opposition to the rezoning for the following reasons: she explained that she is a physician specializing in allergy and asthma treatment, her experience in this field leads her to believe that the increased truck traffic will have a detrimental effect on the air quality and respiratory health of area residents, her findings were presented as a power point presentation which is marked Exhibit I, Public Hearing Record. Commissioner Sabo asked how many diesel trucks could pass through the area before the air quality is diminished. Dr. Bajowala stated that she did not know, but she would “run numbers” and get back to the Commission with the answer.

Anthony Basile, 2S303 Green Road, stated his opposition to the rezoning for the following reasons: he did not receive proper notification of the public hearing, flooding concerns, and this development will change the character of the area. (Exhibit J, Public Hearing Record)

Journey Steward, 43W833 Red Oak Drive, stated her opposition to the rezoning for the following reasons: semi-trucks passing through the residential subdivisions, noise and light pollution with twenty four (24) hour operations, Rt. 47 is not adequate to handle the amount of truck traffic anticipated, and lack of input from the community before plans were made. (Exhibit K, Public Hearing Record)

Ryan Walter, 1800 Hunters Ridge Lane, stated his opposition to the rezoning for the following reasons: TIF funds should not be used for this project, rezoning is only consistent with Comprehensive Plan because staff and Crown Community Development (CCD) changed the plan, conflicts of interest around this plan due to Dan Olsem serving on the Economic Development Corporation board and CCD is paying for the TIF study, Village worked with CCD and not with the residents to develop this proposal, traffic study is not valid due to time of year data collected did not account for school traffic. (Exhibit K-1, Public Hearing Record)

Diane Homan, 503 Fairlee Court, stated her opposition to the rezoning for the following reasons: less than forty percent (40%) open space is not acceptable, a two (2) acre park for the single family neighborhood is not adequate, traffic conflicts between automobiles and semi-truck especially student drivers, adding more low wage jobs will widen the income gap, bars and liquor stores are a proposed permitted use, and air pollution concerns. (Exhibit L, Public Hearing Record).

Perry Elliott, 860 Longview Court, stated his opposition to the rezoning for the following reasons: TIF will leave Village on the hook for expenditures, air quality will be compromised, and Village must require CCD to study many of the negative issues the public has outlined. (Exhibit N, Public Hearing Record)

James Huguelet, 1016 Oak Street, stated his opposition to the rezoning for the following reasons: loss of charm to the Village, area should be developed as office park or research facilities, multifamily is not compatible with current single family uses in the area, interchange should be reconsidered, rezoning should occur after TIF is established, prefer development like Cantera, and Village needs a new Comprehensive Plan. (Exhibit O, Public Hearing Record)

Lisa Maathan, 900 Spruce St, stated her opposition to this rezoning for the following reasons: she is holding off plans to build her home at 1918 Hunter’s Ridge Lane until this rezoning is concluded, would not have bought the lot had she known the Village was considering this project, noise and air pollution associated with truck traffic, TIF is not appropriate, and workers may be bussed in from other areas to work low wage jobs created by this project.

Bill Lenert, 765 Wheatfield Avenue, stated his opposition to the rezoning for the following reasons: his experience as a Kane County Board Member, negative effect on property values, light and air pollution, no guarantee that CCD will actually building the single family subdivision shown on the plans, and CDD will build and “unsightly” water tower on the property. (Exhibit Q, Public Hearing Record)

Janet Doherty, 526 Rose Street, stated her opposition to the rezoning for the following reasons: the public was not given adequate notification of the rezoning, neighbors should be part of the design process for this property, and project is not compatible with the 2005 Comprehensive Plan. (Exhibit R Public Hearing Record)

Commissioner Eckert moved to continue the public hearing to January 30, 2019 at the same location. Commissioner Sabo seconded the motion.

Motion Passed by Unanimous Voice Vote

4. **NEW BUSINESS:**

None

5. **OLD BUSINESS:**

None

6. **ADJOURNMENT**

Commissioner White made a motion to adjourn. Commissioner Eckert seconded the motion.

Motion Passed by Unanimous Voice Vote

Meeting was adjourned at 10:05p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of February 6, 2019 SPECIAL MEETING
(MEETING WAS SCHEDULED FOR JANUARY 30, 2019. POSTPONED DUE TO EXTREME
TEMPERATURES)

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Academic Professional Training Center at Waubesa Community College.

2. **ROLL CALL**

Planning Commission/Zoning Board of Appeals member present:

Chairman Irv Ochsenschlager, John Guddendorf, Greg Wilson, Larry Jones, and James Eckert

Absent: Rebecca Sabo and James White

Also present: Steven Andersson, Village Attorney, Walter Magdziarz, Community Development Director and Renee Hanlon, Planning & Zoning Administrator

3. **PUBLIC HEARING:**

Petition #18-010 Rezoning from E-1 to PDD and assignment of PDD Zoning to annexed land Applicant: Sugar Grove LLC
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Ben Markham, on behalf of State Representative Keith Wheeler, read a letter of opposition to the rezoning from Representative Wheeler. Mr. Markham concluded his testimony by stating that State Senator Jim Oberweiss asked him to express Senator Oberweiss' shared opposition to the rezoning.

Michael Coghlan, attorney representing Woods Not Warehouses LLC, stated his opposition to the continued public hearing due to his believe that the opposition group's due process rights have been denied since they were not heard prior to an advisory report being prepared by staff. Mr. Coghlan asked that all previous questions posed by the public be answered by CCD. He further addressed each standard for rezoning in the advisory report and took issue with staff findings.

Perry Elliot, 860 Longview Court, asked questions which were answered by Dan Olsem, Sugar Grove LLC. The following questions were asked and answered: How were tax revue projections calculated? Estimated value multiplied by current millage rate. Explain TIF proposal? No request has been made; however, TIFs are set up in many different ways and for different lengths of time. What will developer do to prevent aquifer contamination and pollution? Abide by IEPA rules. Is there more information that can be made available about the project? All information has been provided to the Planning Commission.

Mike Assell, 1788 Hunter's Ridge Lane, stated his opposition to the rezoning for the following reasons: He chose to live in area due to green space and uninterrupted views, his view will be destroyed by this project, and the natural beauty of the area will be destroyed. (Exhibit S, Public Hearing Record)

Mary Ochsenschlager, 5S247 Sugar Grove Parkway, stated her opposition to the rezoning for the following reasons: the area contains high functioning wetlands which must be protected, the \$193,000

trade for the forest at the southeast corner of Rt 47 and Tollway is not acceptable, and the PDD must meet the minimum forty percent (40%) open space requirement. (Exhibit T, Public Hearing Record)

Melody Sczepanik, 43W350 Thornapple Tree Road, stated her opposition to the rezoning based on the following: moved to area for the natural beauty and low traffic volume, had water contamination problems at her former residence after a similar development was constructed, and aesthetics of such large structures. (Exhibit U, Public Hearing Record).

Tim Balles, 43W398 Thornapple Tree Road, stated his opposition to the rezoning based on the following: noise of trucks added to local roads, and natural beauty of area will be destroyed. (Exhibit W, Public Hearing Record) Mr. Balles asked several questions of Dan Olsem, Sugar Grove LLC, to which Mr. Olsem responded. The following questions were asked and answered: Is primary tenant Amazon? No. Do warehouse employees receive public aid? Do not know. Will warehouses make use of Aurora Airport? No plans for that. Who are the property owners? Crown Community Development and Sugar Grove LLC

Beth Ball, 2S951 Red Oak Drive, stated her opposition to the rezoning based on the following: public expenditures for added infrastructure, police, and fire to serve this development.

Fred Morellio, 3S980 Lakewood Drive, stated his opposition to the rezoning based on the following: loss of forest at southeast corner of Rt 47 and Tollway, light pollution, water supply limitations, flooding in the area, and public expense for infrastructure improvements. (Exhibit X, Public Hearing Record) Mr. Morelli posed questions to Dan Olsem, Sugar Grove LLC, which were answered. The following questions were asked and answered: Who are investors? Crown family. Who is Newark, Knight and Frank? Real estate brokers. Why did broker's brochure state that zoning existed? Do not know.

Daniel Ryan, 2S335 Pine Row Court, stated his opposition to the rezoning based on the following: warehouses will attract criminals to the area, vehicle burglaries will rise, public expenditures for more police, truck stops welcome prostitutes and pimps to the area, long haul truckers are associated with serial killers, and warehouse jobs are often filled by low wage workers with criminal histories. (Exhibit Y, Public Hearing Record)

Bill Suhayda, 43W445 Thornapple Tree Road, stated his opposition to the rezoning based on the following: increased traffic, inadequacy of Rt 47 to handle traffic, and a disruption of his current view. (Exhibit Z, Public Hearing Record)

Bill Klish, 1864 Hunter's Ridge Lane, stated his opposition to the rezoning based on the following: forty percent (40%) open space is required and must be met, uses proposed are not compatible with current uses in area. (Exhibit a, Public Hearing Record) Mr. Klish asked questions of Dan Olsem and Tim Sjorsen, both representing the petitioner, which were answered. The following questions were asked and answered: What is total acreage of the property? 760.26 acres. Mr. Klish argued that the PINs listed do not equal that amount of acreage. Mr. Olsem stated that he will check into the issue. Is UPS a proposed tenant? No. When will the final traffic study be completed? Soon. Is the Village working on an economic impact study for the project? Director Magdziarz responded that the Village is not working on an economic impact study.

Judi Childress, 43W050 Seavey Road, stated her opposition to the rezoning based on the following: noticing of the public hearing was insufficient, her horses will be adversely effected by the project, and the project does not meet the standards for rezoning. (Exhibit b, Public Hearing Record)

Commissioner Guddendorf moved to continue the public hearing to February 13, 2019 at the same location. Commissioner Jones seconded the motion.

Motion Passed by Unanimous Voice Vote

4. **NEW BUSINESS:**

None

5. **OLD BUSINESS:**

None

6. **ADJOURNMENT**

Commissioner Eckert made a motion to adjourn. Commissioner Wilson seconded the motion.

Motion Passed by Unanimous Voice Vote

Meeting was adjourned at 10:05p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of February 20, 2019 MEETING

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Board Chambers of the Village of Sugar Grove Municipal Center.

2. **ROLL CALL**

Planning Commission/Zoning Board of Appeals member present:

Chairman Irv Ochsenschlager, John Guddendorf, Rebecca Sabo, Greg Wilson, and Larry Jones

Absent: James White

Also present: Walter Magdziarz, Community Development Director; and Renee Hanlon, Planning & Zoning Administrator

3. **PUBLIC HEARING:**

None

4. **NEW BUSINESS:**

None

5. **OLD BUSINESS:**

Petition #18-019 Special Use and Variation for Accessory Structure at 25 S Municipal Drive Applicant: Sugar Grove Fire Protection District

Chairman Ochsenschlager announced that the petitioner has requested a continuance until March 20, 2019.

Commissioner Eckert moved to continue discussion on this petition until March 20, 2019.

Commissioner Guddendorf provided a second.

Motion Passed by Unanimous Voice Vote

6. **Commissioner Comments and Miscellaneous Information**

Commissioners recapped the most recent public hearings and questioned whether the commission may limit the amount of time speakers are allowed during public hearing testimony. Director Magdziarz responded that is something staff can explore, but it is his opinion that a time limit may not be placed on speakers.

Commissioners and staff reviewed current administrative procedures and found that no changes are warranted.

Commissioners requested updated hard copies of the Zoning Ordinance. Staff agreed to provide those as soon as the codifier has all the updates inputted.

7. **ADJOURNMENT**

Commissioner Sabo moved to adjourn. Commissioner Wilson provided a second.
Motion was passed by unanimous Voice Vote

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

DRAFT

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

Sean Herron
Mari Johnson
Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

COMMUNITY DEVELOPMENT DEPARTMENT

**A D V I S O R Y
R E P O R T**

TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: November 28, 2018 **Updates in Red March 15, 2019**
PETITION: 18-019

PROPOSAL

The applicant is requesting a Special Use for an accessory structure and a height variation for an accessory structure.

GENERAL INFORMATION

HEARING DATE: November 28, 2018
PROJECT NAME: Sugar Grove Fire Protection District Training Facility; 25 S Municipal Drive
PETITIONER: Sugar Grove Fire Protection District

LOCATION MAP

25 S Municipal Drive



BACKGROUND & HISTORY

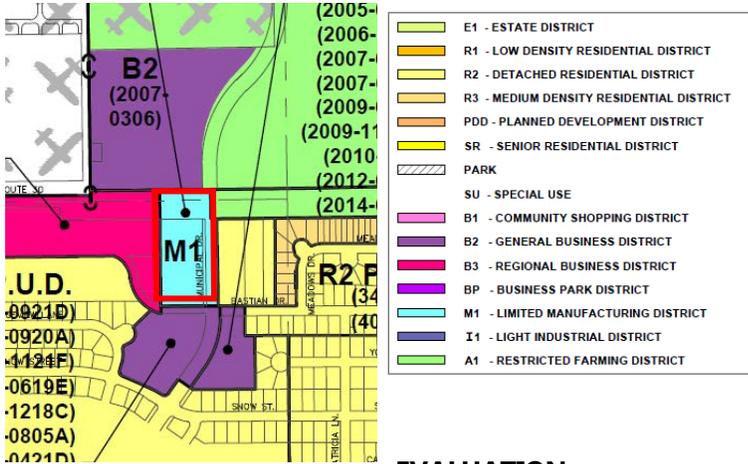
The property located at 25 S Municipal Drive is the current location of the Sugar Grove Fire Protection District (SGFPD) Fire Station #1. The SGFPD proposes to construct a training facility on their property. Currently, SGFPD staff have to travel to other communities to complete training exercises. When firefighters travel off site for training, it leaves the fire station under staffed.

SGFPD has researched different building methods for constructing this training facility and has concluded the most cost effective option is to place shipping containers on an existing paved area. The facility will be comprised of five (5) shipping containers with two (2) stacked on top of three (3) containers. The picture below provides an example of the construction type. This picture does not accurately depict the finished product that will be installed on this property.



EXISTING ZONING

Subject Property: M-1 SU Limited Manufacturing with a Special Use for Fire Station



North: B-2 General Business District
South: B-2 SU General Business District with a Special Use for Public Library
East: R-2 Detached Residential District
West: B-3 PUD Regional Business District with Special Use for Planned Unit Development

EVALUATION

A. When considering special use requests, the Zoning Ordinance provides standards to be considered. Each standard is addressed below.

1. *How will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?*

The training facility use will promote the health and public safety of the community by providing opportunity for better training of first responders.

2. *How will the special use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not alter the essential character of the area?*

The structure shall be setback from the property lines as to minimize the visibility from any adjoining land uses. The structure shall be painted dark red to match the fire station.

3. *Will the special use be hazardous or disturbing to existing or future neighborhood uses?*

The use is accessory to the established public service use on the property.

4. *Will the special use be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools or will the persons or agencies responsible for the establishment of the proposed use be able to provide such services?*

Yes

5. *Will the special use create excessive additional requirements, at public cost, for public facilities and services, and be detrimental to the economic welfare of the village?*

No

6. *Will the special use involve uses, activities, processes, materials, equipment and/or conditions of*

operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?

No

7. Will the special use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets and highways?

NA

8. Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief?

NA

9. Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village?

No

B. When considering variation requests, the Zoning Ordinance provides standards which must be met. These standards are discussed below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

Petitioner has researched the most cost effective way to construct the training facility and has determined the use of shipping containers to be the most cost effective method. The containers are a standard size; therefore, not allowing the petitioner to alter the overall height of the structure without great expense.

2. The plight of the owner is due to unique circumstance.

The unique circumstance of this property owner is economical. The petitioner is a public agency tasked with responsible spending of tax payer dollars.

3. This variation will not alter the essential character of the locality.

The training facility will not be as tall as the principal structure on the property nor any adjacent building.

The Zoning Ordinance provides additional guidance in determining whether these standards have been met. If the Plan Commission/Zoning Board of Appeals does not agree with the above findings, the supplemental questions listed below should guide further discussion.

1. The particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out.
2. The conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. The alleged difficulty or particular hardship has not been created by any person

presently having an interest in the property, or by the applicant.

5. The granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variation will not:
 - a. Impair an adequate supply of light and air to adjacent properties.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of Sugar Grove.
 - d. Diminish or impair property values in the neighborhood.
 - e. Unduly increase traffic congestion in the public streets and highways.
 - f. Create a nuisance.
 - g. Result in an increase in public expenditures.
7. The variation is the minimum variation necessary to make possible the reasonable use of the land, building or structure.

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has not received inquiries regarding this petition.

STAFF RECOMMENDATION

Staff recommends approval of Petition #18-019 Special Use for Accessory Structure at 25 S Municipal Drive and Accessory Structure with a Height Variation to ~~seventeen feet (17') in structure height~~ subject to the following conditions:

- 1) The Accessory Structure must be maintained in good condition with dark red paint.
- 2) If the structure becomes obsolete for training exercises, the structure shall be removed from the property. The structure may not be put to another use other than training without revision of the special use permit.
- ~~3) The structure may not be fitted with railings, towers, or stairs that exceed the seventeen foot (17') structure height.~~
- 4) The structure may not be fitted with railings, towers, or stairs that exceed the twenty five foot (25') structure height.
- 5) Facility shall be constructed and maintained in compliance with the 3D Model and Rendering received on March 14, 2019 by the Community Development Department.

SAMPLE MOTION

Based on the presented testimony and finding of fact, I move that the Planning Commission

recommend to the Village Board approval of Petition #18-019 Special Use for Accessory Structure at 25 S Municipal Drive and Accessory Structure Height Variation ~~to seventeen feet (17')~~ in structure height subject to the following conditions:

- 1) The Accessory Structure must be maintained in good condition with dark red paint.
- 2) If the structure becomes obsolete for training exercises, the structure shall be removed from the property. The structure may not be put to another use other than training without revision of the special use permit.
- 3) ~~The structure may not be fitted with railings, towers, or stairs that exceed the seventeen foot (17') structure height.~~
- 4) The structure may not be fitted with railings, towers, or stairs that exceed the twenty five foot (25') structure height.
- 5) Facility shall be constructed and maintained in compliance with the 3D Model and Rendering received on March 14, 2019 by the Community Development Department.

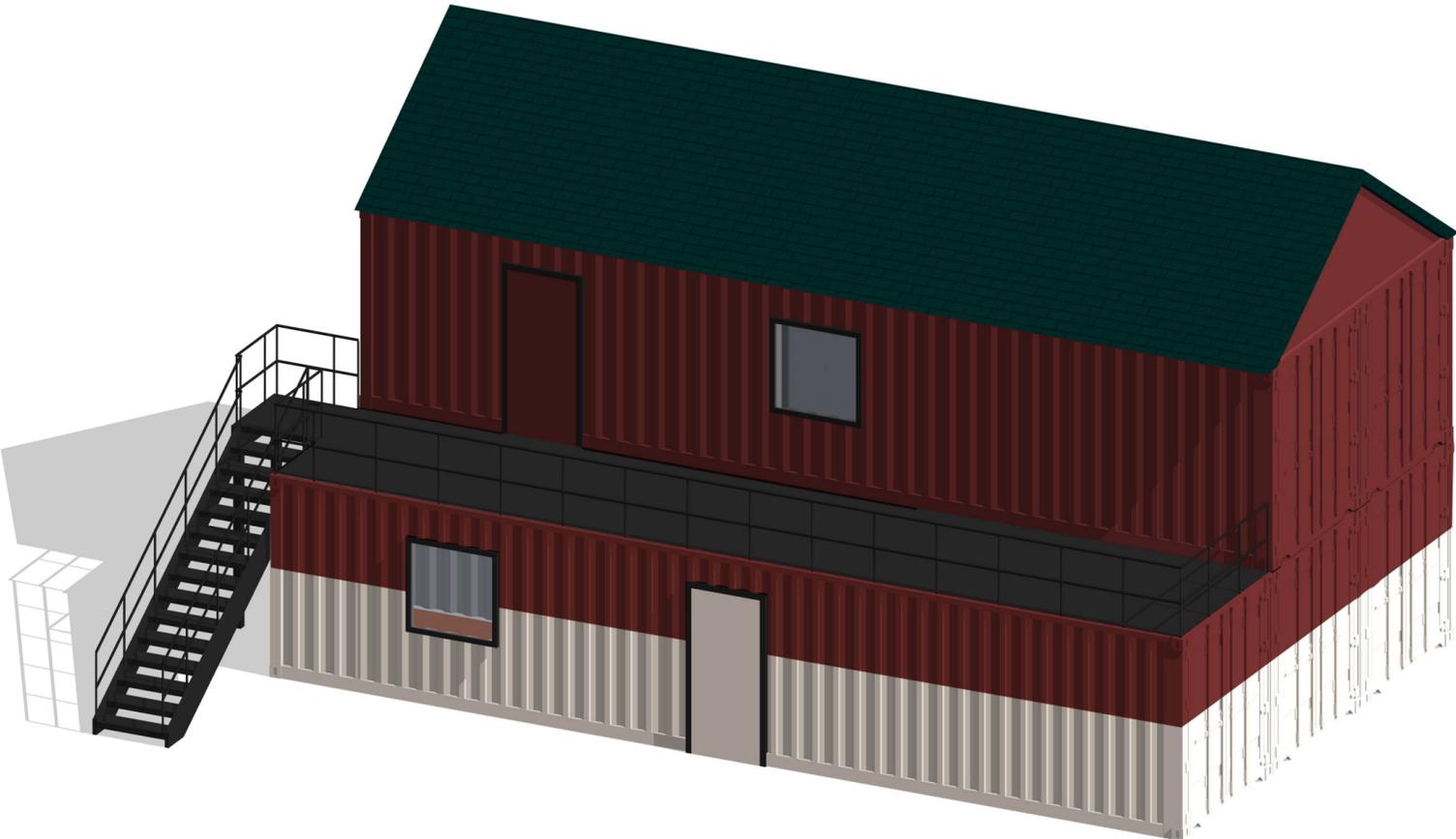
ATTACHMENTS:

- Site Plan
- Structure Plan
- 3D Model and Rendering received on March 14, 2019 by the Community Development Department

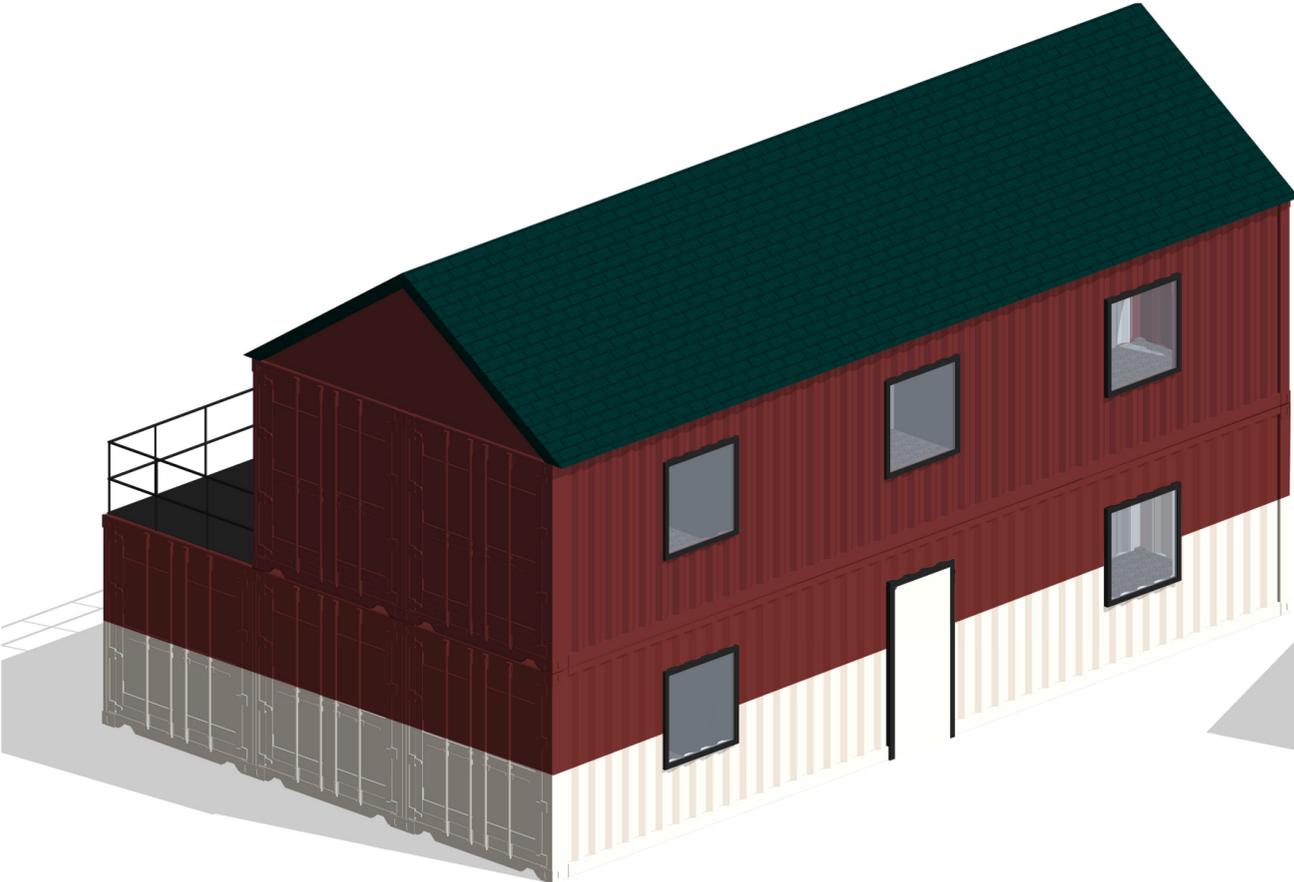
3D MODEL

SCALE: 3/16" = 1'-0"

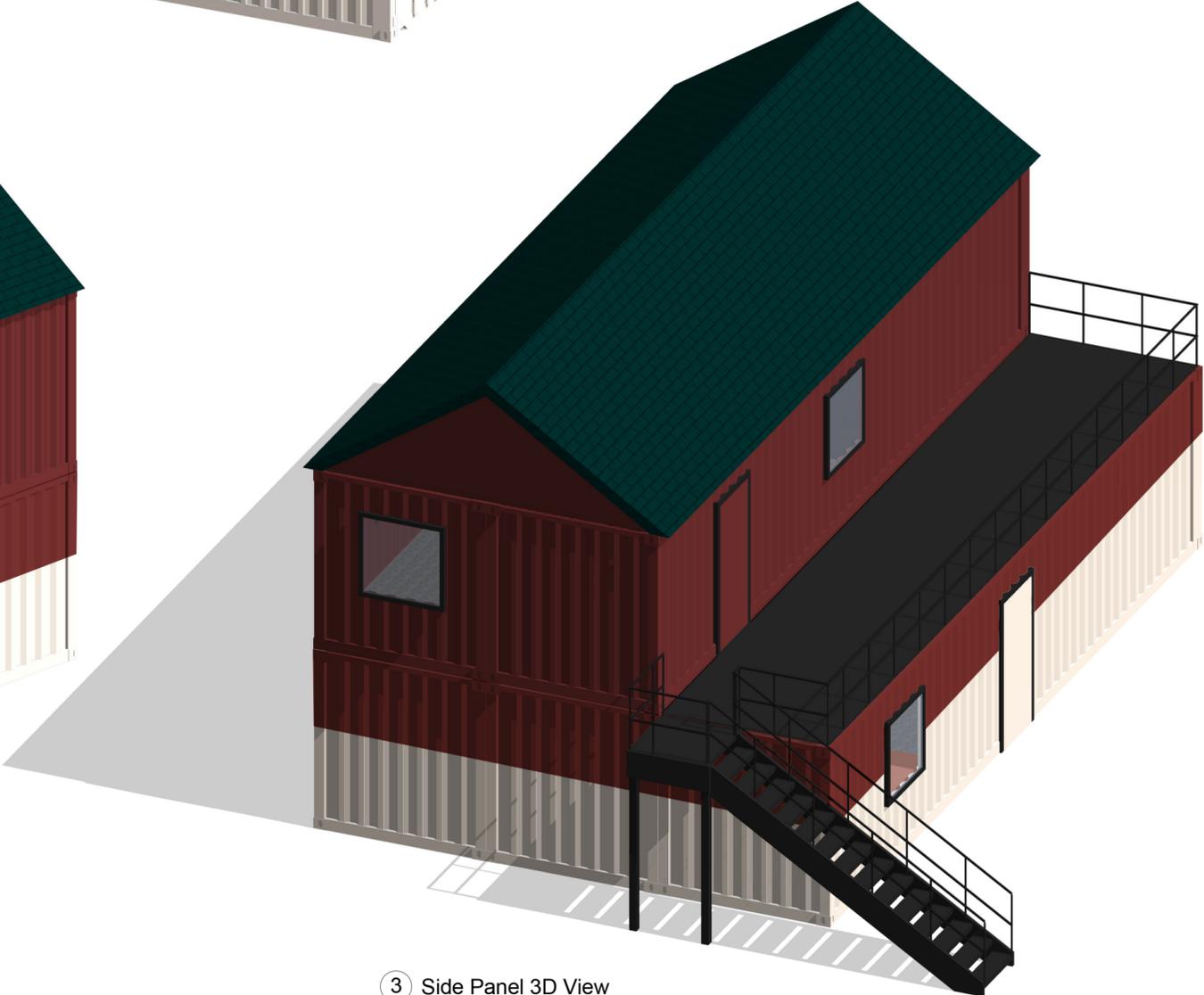
Received 03/14/19
Community Development Department



① Front 3D View



② Back 3D View



③ Side Panel 3D View

RENDERING

COLOR SCHEME

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Community Development Department

