



Planning Commission / Zoning Board of Appeals

AGENDA

FEBRUARY 19, 2020

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

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES: January 29, 2020 Meeting Minutes
- IV. PUBLIC HEARING: Text Amendment "Banquet Hall"
- V. NEW BUSINESS: Knierim Rezoning
42W560 KeDeKa Road
- VI. OLD BUSINESS: None
- VII. COMMISSIONER COMMENTS AND
MISCELLANEOUS INFORMATION
- VIII. ADJOURNMENT

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
SPECIAL MEETING
MINUTES of January 29, 2020 MEETING**

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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 Village Hall.

2. ROLL CALL

Present: Chairman Irv Ochsenschlager, John Guddendorf, Greg Wilson, Rebecca Sabo, and James Eckert

Absent: James White and Larry Jones

Also present: Walter Magdziarz, Community Development Director
Danielle Marion, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve the January 15, 2020 minutes. Commissioner Wilson provided the second.

Motion PASSED by unanimous voice vote

4. PUBLIC HEARING:

A. Petition 20-002: Special Use Permit for dog grooming at 91 Sugar Lane, Suite 2 (Lucky Dog Grooming Co.)

Chairman Ochsenschlager called the public hearing to order and administered the oath to those testifying at 7:03 p.m. Administrator Marion provided a brief summary of what has transpired since the public hearing was opened. The petitioner was present and gave a statement about the business and their plans for the new location.

Chairman Ochsenschlager closed the public hearing at 7:06 p.m.

Commissioners asked for clarification with respect to the operation of the pet grooming facility, and discussed recommended conditions of approval with the petitioner. Mrs. Rainford clarified that the current location had floor drains, there were no harmful chemicals that would be stored on premise, she will provide a trash can for disposal of waste outside of the business, and there would be 4 employees at the business.

Motion by Commissioner Eckert, seconded by Commissioner Sabo, to recommend the Village Board grant a Special Use Permit for a dog grooming facility at the premises at 91 Sugar Lane, Suite 2 subject to the following conditions: (1) Hours of operation shall be limited between 8:00 a.m. and 8:00 p.m.; (2) No pets will be kept outside the premises; (3) An adequate area for pets to relieve themselves will be designated and the business will keep that area clean.

Motion PASSED by unanimous voice vote

NOTE: These minutes are not a verbatim transcription of the comments, statements and discussion that occurred during the meeting. They are intended to make an official record only of the actions taken by the Planning Commission / Zoning Board of Appeals, and may include only a brief description of discussion items. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

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5. OLD BUSINESS:

None

6. NEW BUSINESS:

None

7. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

Next meeting will be February 19, 2020.

Commissioners discussed an article in the newspaper about a property located in Sugar Grove possibly annexing to Elburn.

8. ADJOURNMENT

Commissioner Guddendorf moved to adjourn, Commissioner Wilson provided a second.

Motion PASSED by unanimous voice vote

The meeting was adjourned at 7:15 p.m.

Prepared by:
Danielle Marion, Recording Secretary

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VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Sean Herron
Ted Koch
Jennifer Konen
Heidi Lendi
Rick Montalto
Ryan Walter

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

TO: Plan Commission
FROM: Danielle Marion, Planning and Zoning Administrator
DATE: February 7, 2020
PETITION: 20-003

PROPOSAL

Amend the Zoning Ordinance by adding "Banquet Hall" as a permitted use in the M-1 Limited Manufacturing District and B-3 Regional Business District. Also, adding "select general business uses" to the purpose of the M-1 Limited Manufacturing District. Add to the list of definitions, the definition of "Banquet Hall".

GENERAL INFORMATION

PROJECT NAME: Zoning Ordinance Text Amendment (Banquet Hall in M-1)
PETITIONER: Village of Sugar Grove
LOCATION: Village-wide (M-1 Limited Manufacturing District, B-3 Regional Business District)

SPECIFIC REQUEST(S)

The Village is requesting that "Banquet Hall" be added to the Zoning Ordinance as a permitted use in the M-1 Limited Manufacturing District. The Village is also requesting that "select general business uses" be added to the purpose of the M-1 Limited Manufacturing District. The Village is also requesting that the definition of "Banquet Hall" be added to the zoning definitions.

BACKGROUND & HISTORY

In response to inquiries about establishing a "Banquet Hall" in the Village we discovered that a banquet hall is not a permitted use anywhere within the Village.

The inquiries that have prompted this request, have been primarily interested in buildings

located in the M-1 Limited Manufacturing District. The Village feels that the buildings that are of interest for this use would be good locations for a banquet hall in the Village. There may be possible locations for this use in commercial districts, as well.

In order to make this use conform to the M-1 Limited Manufacturing zoning category, the addition of "select general business uses" should be added to the purpose of the M-1 Limited Manufacturing District. A definition for "Banquet Hall" would also need to be added to the zoning ordinance.

ZONING ORDINANCE

See Exhibit A

EVALUATION

The addition of "Banquet Hall" as a permitted use would conform to the stated purpose of the M-1 Limited Manufacturing Zoning District, with the addition of "select general business uses" to the purposes of the M-1 Limited Manufacturing District.

PUBLIC RESPONSE

A public notice was published in a local newspaper. Staff has not received any inquiries from the public about the proposal at this time.

STAFF RECOMMENDATION

Staff recommends approval of the zoning amendments in Exhibit A, attached hereto.

EXHIBIT A

Section 11-3-2 Definitions:

BANQUET HALL: an establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such use may or may not include; 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on premises consumption, only during scheduled events and not open to the general public

Section 11-4-22 Table of Permitted Uses:

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	BP	OR-2	M-1	I-1
Commercial uses:													
Banquet Hall									P*			P*	

Section 11-10-1 Purpose/Special PUD Provisions:

- A. The M-1, Limited Manufacturing District is intended to provide for:
 - 1. High quality, nuisance free manufacturing, transportation, warehousing, wholesaling, and *select general business uses* that are compatible with a variety of office and service uses.

Section 11-4-23 Additional Standards for Specific Uses:

Banquet Hall

- A. Hours of operation must be between 8:00 a.m. and 12:00 a.m.
- B. Size of events cannot exceed the occupancy of the building in which it is taking place in.

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

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

TO: Plan Commission
FROM: Danielle Marion, Planning and Zoning Administrator
DATE: February 6, 2020
PETITION: 20-004

PROPOSAL

The applicant is requesting a map amendment (rezoning) for property located in Sugar Grove Township, Kane County.

GENERAL INFORMATION

HEARING DATE: February 19, 2020
PROJECT NAME: Knierim Rezoning
PETITIONER: James F. Cooke
LOCATION: 42W560 KeDeKa Road
PARCEL NUMBER(S): 14-09-100-018
CURRENT ZONING: F- Farming

SPECIFIC REQUEST(S)

The applicant is requesting a map amendment (rezoning) for property located in Sugar Grove Township in Kane County. The applicant is requesting the zoning classification be changed from F – Farming to E – 2 Estate Residential District on a portion of the property.

CHARACTER OF AREA

The subject property is located on the north side of KeDeKa Road, east of Blackberry Creek in Sugar Grove Township. Land adjacent to the property is residential and open space.

BACKGROUND & HISTORY

The subject property is currently zoned F – Farming District and is vacant land that is being used for farming and a residence is under construction. The applicant is requesting that a portion of the property be rezoned to E-2 – Estate Residential. The proposed use for the property is Single Family Residential.

The applicant is planning to convey 13 acres of the property to the Kane County Forest Preserve District. There may be an opportunity for one additional single family residence on the 9 acre parcel retained by the applicant in the future.

Should the rezoning be approved the following improvements and construction would be planned for the property:

1. New access to KeDeKa Road
2. Right-of-way dedications (for KeDeKa Road)
3. New home(s)
4. Septic and well
5. New drain tile

(Note: A new single-family house along with new access to KeDeKa Road, septic and well, and drain tile is currently under construction on the subject property).

COMPREHENSIVE PLAN RECOMMENDATIONS

The Village Comprehensive Plan designates the site as “Estate Residential”. Contiguous properties to the north, west and south are designated as “Open Space”, and the properties contiguous to the east are designated “Estate Residential”.

The Village of Sugar Grove has no plans for intensive development in the area. The land along KeDeKa Road is trending toward unincorporated, low density residential use and Forest Preserve District open space. The Rezoning of this property to E-2 – Estate Residential is consistent with the Village’s Future Land Use Plan.

EVALUATION

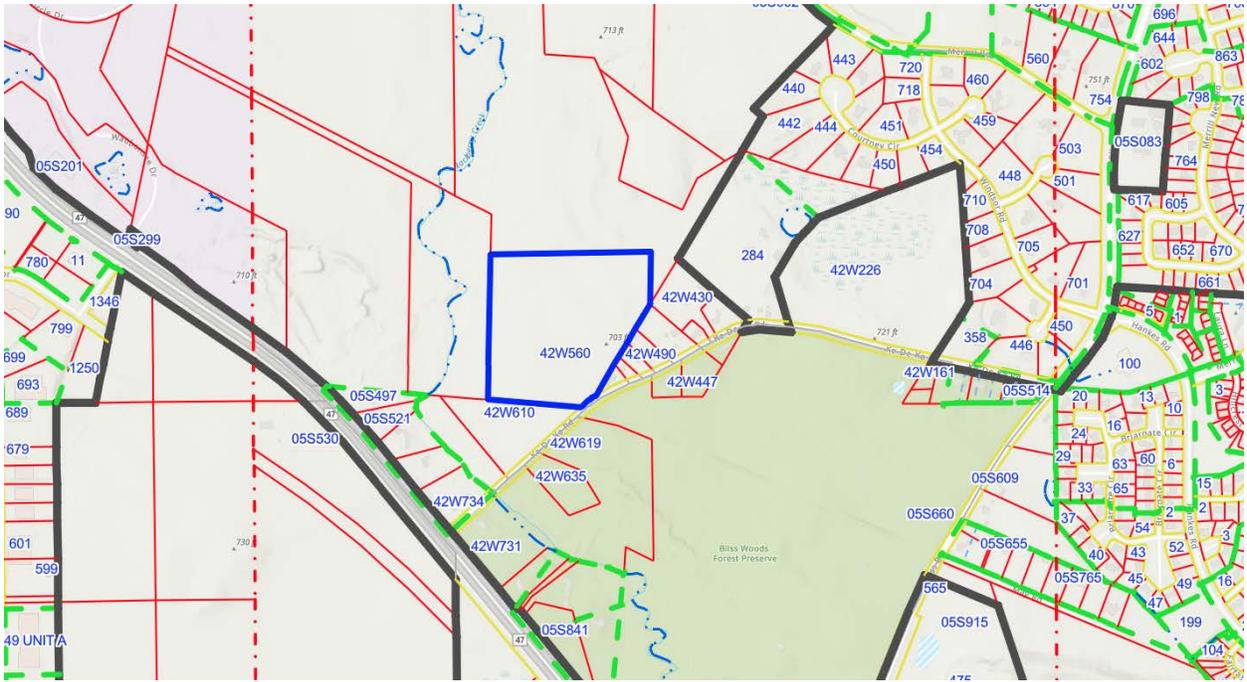
1. Land Use / General – The proposed land use is compatible with the surrounding land uses.
2. Comprehensive Plan – The proposed rezoning is consistent with the Village and County Comprehensive Land Use plans.
3. Lots & Buildings – The proposed use of the property would include Single Family Residential.

FINDINGS OF FACT

1. The proposed estate residential use is compatible with the low density residential and Forest Preserve District open space uses already established in the general area.
2. F-Farming and R-1 Residential Districts are the predominant zoning classifications in the general area.
3. The existing farm zoning is suitable for the agricultural use. The soils are well drained, not prime agricultural, and are well suited for the proposed use.
4. The land along KeDeKa Road is trending toward unincorporated, low density residential use and Forest Preserve District open space, and is consistent with Village's Land Use Plan recommendations.
5. The proposed use is consistent with the Kane County 2040 Land Use Plan with the Forest Preserve District Open Space Plan.

STAFF RECOMMENDATION

The Village has no zoning jurisdiction beyond its corporate limits. It cannot apply its zoning regulations to the subject property. However, if the requested zoning classification is inconsistent with the long term land use plans of the Village and the established land uses in the general vicinity, the Village may object to the request. Unless, the Planning Commission can identify a compelling reason to object to the rezoning request, the Commission should recommend the Village Board take no position on the request.



COMPREHENSIVE LAND USE PLAN



