

**VILLAGE of SUGAR GROVE  
MEETING of the  
PLAN COMMISSION/ZONING BOARD of APPEALS  
MINUTES of December 16, 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 Acting Chairman in the Village Hall Board meeting room.

**2. ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Gregory Wilson, Jim Eckert, Rebecca Sabo, Halle Cox and Heidi Lendi

Absent: None

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

**3. APPROVAL OF MINUTES**

**A motion was made by Commissioner Guddendorf seconded by Commissioner Wilson to approve the minutes of the September 23, 2015 Plan Commission Meeting as presented.**

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

**A change was requested on page 1. The median height requirement of the building was met.**

**A motion was made by Commissioner Guddendorf seconded by Commissioner Cox to approve the minutes of the October 21, 2015 Plan Commission Meeting as corrected.**

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

**4. PUBLIC HEARING**

None

**5. OLD BUSINESS**

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

**Staff Ferencak** reviewed the documents presented to the Commission. The table is becoming more user friendly each time it's revised. More discussion was held regarding combination/separation of uses, different definitions, duplications and simplifying descriptions. One tense should be used for the terms consistently; singular or plural. Within each zoning district specific businesses were reviewed and then placed within a zoning district. A text amendment can be performed to the ordinance if someone comes in with a use that isn't already included. The intent to

simplify the process of establishing a business in Sugar Grove so that an amendment or special use isn't needed each time. Ancillary uses were discussed as well.

Hotel/Motels are currently listed as special uses under services in B1, B2 and B3. Change this to be listed as allowed and added in BP.

The food pantry and where it would be allowed was discussed with no determination.

Gun shops were reviewed as retail but in the current ordinance aren't listed separately. Adult uses are separate but not tobacco shops. Restrictions can be made for these under Zoning or licensing. Some uses can have location criteria but others may be better as a special use for more control. Tattoo shops are not listed at all.

Concealed and carry training and gun range locations were discussed as well. The classroom would be allowed in the technical school locations but the range would be elsewhere. Gun range is only listed under agricultural. This may be a situation where being general may be better or only certain ones would be allowed with certain restrictions. No determination was made.

Alternative energy like battery storage units wouldn't be a principal use in most cases. It would be an accessory use in a residential district. In the future, subdivisions may have a centrally located area for these that are drawn off of at night. It would most likely be utility as an accessory use. Charging stations for electric cars should be addressed as well.

Truck uses would be differentiated from automobile.

Under agricultural, review the classification of plant nurseries with and without retail sales, orchards and greenhouses.

There are some uses that just don't fit into a zoning district and will remain as a special use. If this list can become clear enough then each PUD wouldn't require a separate use list.

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

Next step is to update the list again with tonight's recommendations. **Staff** will continue to refine and organize the sections as well.

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

**Drive-thru Facilities and Zoning Variations** is still under legal review before going before the Village Board.

**Sugar Grove Senior Living and American Heartland Bank** – both are getting closer to full occupancy. Both are occupied on temp occupancies. The bank sign is to move shortly and the berm along Wheeler will be regraded in spring.

**769 Heartland Drive (Top Pick Athletics)** – utility reconfiguration is being completed. They still need a site permit.

**Prairie Pointe Assisted Living Facility** will be coming in for permit next spring.

**College Corner Development** is across from 769 Heartland and the Commission recommended approval back in 2010, but the developer hadn't completed the Board's conditions so the plat could be recorded so now it's in a rush mode to finalize it. The plat has been recorded but the PUD's are still open. There are different issues that keep coming up and need to be fixed. Staff is trying to handle it administratively in order to help it go faster.

**8. ADJOURNMENT**

**A motion was made by Commissioner Sabo and seconded by Commissioner Guddendorf to adjourn the meeting at 7:57 p.m.**

Respectfully submitted,  
Holly Baker  
Substitute Recording Secretary