

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of May 18, 2016 MEETING**

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Present: J. Eckert, J. Guddendorf, B. Sabo, G. Wilson, H. Lendi (7:05) and I. Ochsenschlager
Absent: L. Jones

Also present: Walter Magdziarz, Community Development Director and Renee Hanlon, Village Planner/Zoning Administrator

3. **APPROVAL OF MINUTES**

Roll call for the March meeting should list J. Eckert absent. I. Ochsenschlager, J. Guddendorf, B. Sabo, and H. Lendi present.

J. Guddendorf made a motion to approve the minutes of the March 23, 2016 meeting as corrected and J. Eckert seconded. Motion carried.

Roll call should reflect that L. Jones was present. The public hearing should reflect they were sworn in. J. Eckert made a motion to approve the minutes of the April 20, 2016 meeting as corrected and J. Guddendorf seconded. Motion carried.

4. **PUBLIC HEARING**

A. Petition 16-004: Zoning Ordinance Amendment – lot coverage, accessory structures, et al (Village of Sugar Grove)

Public were sworn in.

R. Hanlon provided a brief explanation of the matter for consideration. These are amendments to the zoning ordinance to just clarify and make less confusing. The maximum lot coverage is being amended to be consistent throughout all the districts not changed. The term impervious was clarified. The definition section is being modified for clarity to match. Chapter 4 of the ordinance is being clarified to make it easier to determine the requirements for permitted obstructions in 11-4-12. Propose to add a chart mimicking the chart in the previous chapter that outlines which zoning districts and where on the lot these items can be located.

There are a few language changes throughout chapter 4. Under home occupations, 11-4-17, under 4 the word service was added after daycare, it becomes daycare service. This

definition was also added to limit the daycare service to allow 8 children which is what DCFS allows. The prohibited home occupation section is being removed to clarify that only the permitted occupations are allowed, no need to resay it another way.

Public Hearing was closed without additional public comment.

B. Petition 16-005: Zoning Ordinance Amendment – Permitted Uses in A-1 and M-1 Districts (Village of Sugar Grove)

Public were sworn in.

W. Magdziarz provided a brief overview. The purpose is to add parks and catch basin areas as a permitted use in the agriculture and M-1 districts. These two districts don't currently allow them. Definitions will also be added for park, conservation area and play field.

Public Hearing was closed without additional public comment.

C. Petition 16-006: Rezoning from R-2 to M-1 District

Public hearing was opened and the public was sworn in.

W. Magdziarz provided an overview. The park district has a facility at the extreme northwest corner of the airport. The city is asking to rezone that parcel but asked to wait until next meeting.

A motion was made by J. Eckert and seconded by H. Lendi to continue this public hearing to the June 15, 2016 meeting.

5. OLD BUSINESS

None

6. NEW BUSINESS

A. Petition 16-004: Zoning Ordinance Amendment – lot coverage, accessory structures, et al

Applicant: Village of Sugar Grove

J. Eckert clarified that trees are still allowed with 11-4-7. Construction trailers are called out as a temporary use in the Zoning Ordinance. A shed can't be built before a principal structure. The table was reviewed and discussed. Surfaces were discussed as well. Trash dumpsters can be pulled out where it says paved, but left where it says concrete.

The screening section was discussed. No change is being proposed just language clarification.

The distance of sight triangle easement was discussed. J. Guddendorf suggested increasing it to 30'. Check with County staff.

Residential communication antennas were discussed with relation to a fall zone.

R. Sabo brought up personal trainers that train outside. #7 would cover this instance. Displays of bounce houses for rent in the front yard. If not listed as permitted, it is prohibited.

Staff was asking for approval of the changes. Comments made tonight were regarding the actual issues in this chapter not of the proposed changes

Motion was made by B. Sabo, seconded by H. Lendi, to approve Petition 16-004 which amends the Zoning Ordinance by deleting the crossed out text and adding the blue text from the staff recommendation including the change to the lot coverage definition and section H of 11-4-7 to state: All accessory uses which are **improved with an impervious surface**, accessory structures, and accessory buildings, together with **any all** principal buildings ~~or and~~ principal uses and ~~paved-areas~~ **impervious surfaces** shall not exceed the maximum lot coverage requirement for the district within which they are located and suggesting an increase in the distance of the sight triangle easement from 25' to 30', the fall of the antenna will not be included but tabled for the future. A chorus of ayes followed. There were no dissenters. Motion passed.

B. Petition 16-005: Zoning Ordinance Amendment – Permitted Uses in A-1 and M-1 Districts

Applicant: Village of Sugar Grove

The park can have conservation areas in it but conservation areas can't contain a park. They're mutually exclusive.

Motion was made by J. Guddendorf, seconded by B. Sabo, to approve Petition 16-005 which defines conservation area, play field and park including the same language in the park definition of public or private but not commercial and add them as a permitted use in the A and M-1 districts. A chorus of ayes followed. There were no dissenters. Motion passed.

7. PLANNING COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Updates were given on many projects including: 769 Heartland Top Pick Athletics; the Assisted Living facility submitted building permit last Friday; Village Board accepted Plan Commission recommendation for latest Zoning Ordinance amendments for restaurants, temporary signs, residential driveways; Settlers Ridge construction improvement contract awarded, should be done end of summer; Dunkin' Donuts developer has decided to do a freestanding building on the property immediately south of Jimmy John's; Auto Zone is scheduled to have a meeting regarding architectural review of the building elevation; College Corner is moving forward with the sanitary connection – no building plans yet. Quite a bit of activity at the gas station at Galena Blvd. There is

a party purchasing the property and meeting with the Village on a sales tax rebate. This site will be remodeled and cleaned up. Should happen this summer. Residential has nothing new. Orleans is building their last house and K. Hovnanian is half done. Trying to come to terms with the owner of Settlers Ridge.

Next meeting will be in June 15, 2016.

8. **ADJOURNMENT**

Motion by R. Sabo, seconded by H. Lendi to adjourn the meeting. A chorus of ayes followed. There were no dissenters. Motion passed.

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary