

**VILLAGE of SUGAR GROVE**  
**PLANNING COMMISSION/ZONING BOARD of APPEALS**  
**MINUTES of April 19, 2017**

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 Irv Ochenschlager in the Village Hall Board meeting room.

2. **ROLL CALL**

Present: John Guddendorf, Larry Jones, Irv Ochenschlager, Jim Eckert, and Heidi Lendi  
Absent: Rebecca Sabo and Greg Wilson

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

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Guddendorf, seconded by Commissioner Jones, to approve the minutes of the January 18, 2017 Planning Commission meeting as presented. A chorus of ayes followed. The motion passed.

4. **PUBLIC HEARING**

A. Petition 17-002: Rezoning from R2 Detached Residential to R3 Medium Density Residential

Chairman Ochenschlager called the public hearing to order and administered the oath to those testifying at 7:01 p.m. Planner Hanlon provide a brief summary of the request. Keith Duff, Village Bible Church representative, was present and provided additional background information. Sally Bruce, 381 Capitol Drive, asked for clarification on the child daycare center/preschool operating at this location. Staff provided clarification.

Chairman Ochenschlager closed the public hearing at 7:10 p.m.

B. Petition 17-003: Special Use for Child Daycare and Church

Chairman Ochenschlager called the public hearing to order and administered the oath to those testifying at 7:11 p.m. Planner Hanlon provided a brief summary of the request.

Chairman Ochenschlager closed the public hearing at 7:15 p.m.

C. Petition 17-005: Amendment to Settler's Ridge Planned Development District

Chairman Ochenschlager called the public hearing to order and administered the oath to those testifying at 7:20 p.m. Director Magdziarz provided a summary of the request. Commissioners questioned Director Magdziarz about improvement plans for the Settler's Ridge Planned Development District.

Chairman Ochsenschlager closed the public hearing at 7:50 p.m.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

- A. Petition 17-002: Rezoning from R2 Detached Residential to R3 Medium Density Residential

Commissioner Lendi asked staff if any public comment was submitted prior to the hearing. Director Magdziarz responded that there were no public comments.

A motion was made by Commissioner Eckert, seconded by Commissioner Jones, to recommend to the Village Board approval of petition 17-002 Rezoning from R2 Detached Residential to R3 Medium Density Residential at 847 N Sugar Grove Parkway.

Motion passed by unanimous voice vote.

- B. Petition 17-003: Special Use for Church and Child Daycare

Commissioner Lendi asked staff to explain the nature of the complaint regarding the Child Daycare facility operation at this location. Director Magdziarz explained that the complaint was limited to the applicant not securing the proper zoning approval prior to establishing the use. Commissioner Lendi asked what the hours of operation are for the child daycare facility. Commissioner Guddendorf asked how many parking spaces are required to accommodate the Church overflow parking. Keith Duff, applicant, provided information about the preschool operation and the parking needs of the church.

A motion was made by Commissioner Jones, seconded by Commissioner Eckert, to recommend to the Village Board approval of petition 17-003 granting Special Use for Church and Child Daycare at 847 N Sugar Grove Parkway with conditions: 1) A plan for parking lot improvements, drafted by a licensed engineer, shall be submitted to the Village within six (6) months of Village Board approval of this Special Use request. 2) Parking lot improvements, or a formal agreement for the provision of off-site parking, shall be completed within eighteen (18) months of Village Board Approval of this Special Use request.

Motion passed by unanimous voice vote

- C. Petition 17-005: Amendment to Settler's Ridge Planned Development District

Commissioners and Staff discussed the benefits of this amendment to the Zoning Ordinance and Zoning Map.

A motion was made by Commissioner Eckert, seconded by Commissioner Jones, to recommend to the Village Board approval of petition 17-005 Amending the Village of Sugar Grove Zoning Ordinance, Village of Sugar Grove Zoning Map, and Settler's Ridge Planned Development District.

Motion passed by unanimous voice vote

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

Next meeting will be May 3, 2017.

Director Magdziarz provided an update on the status of various development projects across the Village.

**8. ADJOURNMENT**

Motion by Chairman Ochsenschlager, seconded by Commissioner Lendi to adjourn the meeting. Motion passed by unanimous voice vote

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
Renee Hanlon  
Recording Secretary

