

**VILLAGE of SUGAR GROVE  
PLANNING COMMISSION/ZONING BOARD of APPEALS  
MINUTES of June 21, 2017 REGULAR 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 Room.

2. **ROLL CALL**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Jim Eckert, Becky Sabo, Larry Jones, and Heidi Lendi

Absent: John Guddendorf, and Gregory Wilson

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

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Sabo and seconded by Commissioner Eckert to approve the minutes of the May 3, 2017 meeting as presented. A chorus of “ayes” followed. Motion passed.

4. **PUBLIC HEARING**

A. Petition 17-007: Zoning Ordinance Text Amendment  
(Residential Chicken Keeping)

Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order. The Applicant and others expected to give testimony were sworn. The Applicant provided a brief background and explanation of the requested Zoning Ordinance text amendment. The Applicant is requesting a change to remove the prohibition against keeping fowl in residential districts in order to accommodate residential chicken keeping which would be regulated by other sections of the Village Code.

Matt and Lisa Ligoretta, 262 Chatsworth Drive, described residential chicken keeping and their experience keeping chickens.

Given that no others wished to provide testimony, Chairman Ochsenschlager closed the public hearing and opened the floor to Commissioners to discuss the matter.

Commissioners had questions concerning the proposed chicken keeping pilot program and were generally supportive of the initiative. Commissioner Eckert asked for clarifications of several proposed definitions and limiting the pen area to the rear yard. Commissioner Lendi inquired about the number of permits under the proposed program.

A motion was made by Commissioner Eckert and seconded by Commissioner Jones to recommend the Village Board approve Petition #17-007 amending Title 11, Zoning Regulations, to provide for residential chicken keeping as presented in the Advisory Report dated June 21, 2017.

AYE: J. Eckert, L. Jones, B. Sabo, H. Lendi, I. Ochsenschlager

NAY: None

ABSENT: John Guddendorf, and Gregory Wilson

MOTION PASSED.

- B. Petition 17-008: Zoning Ordinance Text Amendment  
(Motor Vehicle Repair in M1 Limited Manufacturing District)  
Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order. The Applicant was sworn. The Applicant provided a brief background and explanation of the requested Zoning Ordinance text amendment. The proposed amendment is intended to clarify the Permitted Use Table and legitimize the existing motor vehicle repair uses in the M1 District.

Given that no others wished to provide testimony, Chairman Ochsenschlager closed the public hearing and opened the floor to Commissioners to discuss the matter.

Commissioners asked points of clarification and generally accepted the Village staff's proposal to clarify the Permitted Use Table with respect to these uses in the M1 District.

A motion was made by Commissioner Sabo and seconded by Commissioner Lendi to recommend the Village Board approve Petition #17-008 amending Title 11, Zoning Regulations, to provide for establishment and operation of motor vehicle repair service in the M1 Limited Manufacturing District as presented in the Advisory Report dated June 21, 2017.

AYE: B. Sabo, H. Lendi, J. Eckert, L. Jones, I. Ochsenschlager

NAY: None

ABSENT: John Guddendorf, and Gregory Wilson

MOTION PASSED.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

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

Next meeting will be in July 19, 2017.

8. **ADJOURNMENT**

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,  
Walter Magdziarz  
Recording Secretary