

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of November 28, 2018 SPECIAL MEETING

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 Municipal Center.

2. ROLL CALL

Planning Commission/Zoning Board of Appeals members present:

Irv Ochsenschlager, Larry Jones, James White, James Eckert, and
Rebecca Sabo

Absent: John Guddendorf (to avoid appearance of conflict of interest in that he is also Sugar Grove Fire Protection District Board Member) and Greg Wilson

Also present: Renee Hanlon, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner White moved to approve Minutes of the September 19, 2018 Meeting of the Planning Commission/Zoning Board of Appeals. Commissioner Eckert provided the second.

Motion passed by unanimous voice vote.

4. PUBLIC HEARING:

Petition #18-019 Special Use and Variation for Accessory Structure at 25 S Municipal Drive Applicant: Sugar Grove Fire Protection District

Chairman Ochsenschlager called the public hearing to order at 7:02 p.m. Witnesses were sworn in by the Chairman.

Administrator Hanlon provided a brief description of the request and the proposed training facility.

Assistant Chief Wayne Parson explained the need for the training facility at this location. He explained that until the SGFPD builds such a training facility they will not meet their training goals.

Members of the public present (see attached sign in sheet) posed questions and comments focused on the following issues:

- The appearance of the proposed structure. Objectors feel that the facility will be an eyesore in their neighborhood and asked if a more compatible structure could be built.
- The noise that will be generated by the training operation. There was concern over the hours of operation and how many other fire departments may be using the facility.
- Potential other locations were discussed. Other locations suggested are: Denny Road SGFPD site, Waubensee Community College, and the Aurora Airport.
- The need for this facility versus paying overtime to firefighters to train off site.
- The impact this facility will have on neighboring property values.

Fire Chief William Perkins provided the following testimony in answer to questions from the public:

- The shipping container construction provides the most cost effective way to build the training facility. He stated that he and his staff will speak to the supplier about enhancements to the facility to improve the appearance and enhance the compatibility with the residential neighborhood.
- The noise level will not be much different than the current noise level at the fire station. Currently training exercises occur regularly. He assured the public that they will not be banging on the sides of the containers and will be sensitive to noise concerns. He further stated that limiting the hours of operation would be an acceptable condition placed on the Special Use.
- The Denny Road site is too expensive to develop for the purpose of establishing this training facility. Any offsite location creates the same problem that the department is currently experiencing; if firefighters receive a call for service while training, they must return to the fire station to pack equipment before responding to the emergency. This slows response time throughout the jurisdiction.
- The cost of overtime pay is not the biggest issue with having off duty firefighters train offsite. Training occurs in groups; therefore, many firefighters have to be scheduled for the same time. Many firefighters are employed part time with SGFPD and are not available during off duty hours, because they work second jobs. If the training facility is located onsite these firefighters may train while on duty.
- There may be an impact to insurance rates throughout the Village if the facility is not allowed. Currently, SGFPD receives no points for training on their annual ISO (Insurance Service Office) assessment. This ISO rating impacts insurance rates in the community.
- Chief Perkins closed by stating that this training facility is not about meeting the minimum training standards, but exceeding training minimums and providing the opportunity for the firefighters to take their training to the next level.

Commissioner White reiterated the need to establish hours of operation and asked the SGFPD to look at ways to enhance the façade of the training structure in order to make it more aesthetically pleasing.

Commissioner Sabo asked if the structure will be damaged during training exercises creating a need to constantly be rebuilding the structure. Chief Perkins assured her that the training exercises will not result in a need to undertake major repairs.

Commissioner Eckert shared the following concerns which Chief Perkins addressed:

- Smoke damage of the exterior as a result of training. Chief Perkins testified that no flames will be created that would cause damage. Smudge pots will be the only live fire and do not produce flames.
- Water usage during training that may create flooding issues. Chief Perkins explained that very little water is used during the exercises.
- Hazardous materials used during training causing damage to wetlands from runoff. Chief Perkins states that no hazardous materials are used during training exercises.
- The creation of traffic hazards along US Hwy 30 from smoke billowing out of structure. Chief Perkins explained that other area facilities are located on busy streets and he has not heard of a problem in those towns.

Commissioner Jones asked if the SGFPD would explore the offsite locations that some members of the public suggested. Chief Perkins agreed to explore those possibilities.

Chairman Ochsenschlager closed the public hearing at 8:37p.m.

5. **NEW BUSINESS:**

Petition #18-019 Special Use and Variation for Accessory Structure at 25 S Municipal Drive
Applicant: Sugar Grove Fire Protection District

Commissioners discussed the request for special use. Commissioner White asked Chief Perkins if he was willing to come back to the Planning Commission with plans for architectural enhancements to the building. Commissioner White suggested that the item be tabled and revisited at the next scheduled meeting.

Chairman Ochsenschlager asked Chief Perkins if he understood the additional information being requested of him. Chief Perkins responded that he did understand.

Commissioner White moved to table Petition #18-019 until the next meeting on December 19, 2018. Commissioner Sabo provided the second.

Motion passed by unanimous voice vote

Commissioner White left the meeting at 9:05.

Item: County of Kane Petition for Landscape Compost Operation and Mining within Planning Jurisdiction
Applicant: Creekside Farms, LLC

Administrator Hanlon explained that this project will be zoned under the jurisdiction of Kane County. Since this property falls within one and one-half miles of the corporate limits of the Village of Sugar Grove, the Village has the right to comment on the zoning application. Ms. Hanlon provided an overview of the zoning request.

Commissioners discussed the proposal and concluded that the operation will not have an impact on the Village of Sugar Grove Land Use Plan.

6. **OLD BUSINESS:**

None

PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Administrator Hanlon provided an update on development projects that will be coming before the Planning Commission.

Commissioners discussed the status of different construction projects throughout the village.

7. **ADJOURNMENT**

Commissioner Jones moved, Commissioner Eckert seconded, to adjourn.

The motion passed by unanimous voice vote.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary