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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
RENEE HANLON, ZONING ADMINISTRATOR  
**SUBJECT:** DISCUSSION: SPECIAL USE PERMIT FOR CHILD DAYCARE AT  
847 N SUGAR GROVE PARKWAY  
**AGENDA:** MAY 2, 2017 VILLAGE BOARD MEETING  
**DATE:** APRIL 28, 2017

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**ISSUE**

Shall the Village Board discuss granting a Special Use Permit for Church and Child Daycare on the property located at 847 N Sugar Grove Parkway.

**DISCUSSION**

Earlier this year, the Community Development Department received a complaint that a child daycare facility was being operated at 847 N Sugar Grove Parkway. Child daycare facilities are not permitted in the current R-2 zoning district assigned to this property. Although Village Bible Church was granted a Special Use in 2006 for the Church, the Special Use cannot be extended to include Child Daycare without specific approval.

The request is for Special Use to permit both the existing Church to continue operations (with the reclassification of the property) and to permit the addition of a Child Daycare facility at this location.

**ATTACHMENT**

- Planning Commission Recommendation PC 17-003

**COSTS**

All costs associated with the special use request are borne by the Applicant.

**RECOMMENDATION**

That the Village Board provide any comments in order for staff to prepare the Ordinance granting the Special Use Permit for Church and Child Daycare for consideration at the next Village Board meeting.

**VILLAGE PRESIDENT**

P. Sean Michels

**VILLAGE ADMINISTRATOR**

Brent M. Eichelberger

**VILLAGE CLERK**

Cynthia Galbreath



**COMMUNITY DEVELOPMENT DEPARTMENT**

**VILLAGE TRUSTEES**

Kevin Geary  
Sean Herron  
Mari Johnson  
Ted Koch  
Rick Montalto  
David Paluch

**R E C O M M E N D A T I O N**  
**PC17-03**

**TO:** Village President and Board of Trustees  
**FROM:** Planning Commission  
**DATE:** Meeting of April 19, 2017  
**CASE FILE:** 17-003  
**Special Use for Church and Child Daycare at 847 N Sugar Grove Parkway**

**PROPOSAL**

Special Use Permit to allow Church and Child Daycare at 847 N Sugar Grove Parkway

**LOCATION MAP**



**BACKGROUND AND ZONING HISTORY**

The property at 847 N Sugar Grove Parkway is owned by Village Bible Church and is improved with a principal building and paved surfaces used for a church and private parking lot. A Special Use Permit was granted to Village Bible Church in 2006 and is still in effect. Conditions of the Special Use Permit include;

adherence to proposed construction plans for a building and parking lot expansion, and a prohibition on removing trees from the property without prior village approval. Prior to 2006, the church operated as a legal, nonconforming use of the property.

### Child Daycare Use

Earlier this year, the Community Development Department received a complaint that a child daycare facility was operating at 847 N Sugar Grove Parkway. Community Development Department staff investigated and found One Day at a Time Preschool operating at this location. Child daycare facilities are not allowed within the R-2 Single Family Detached zoning district. Child daycare facilities are allowed by special use in the R-3 Medium Density Residential district and by right in all Business districts. In order to allow this special use petition to be considered, Village Bible Church has also requested rezoning to R-3 Medium Density Residential (petition# 17-002). The zoning violation case has been placed on hold until the petitioner completes the zoning change process.

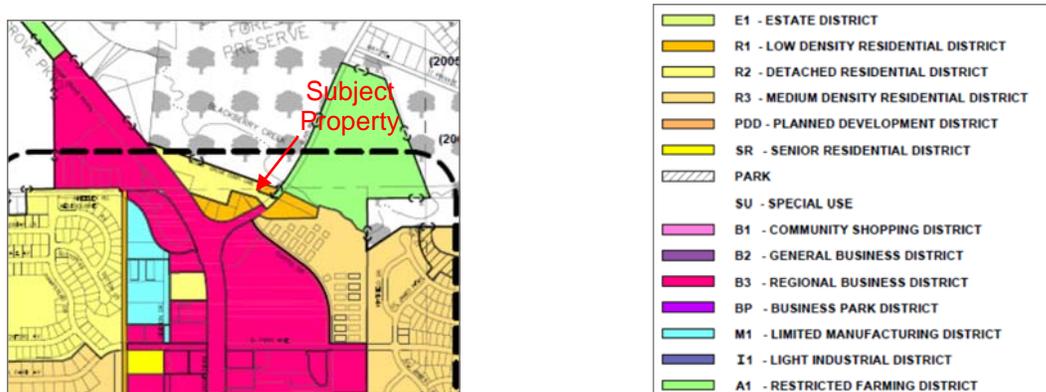
### Church Use

The church is allowed by special use in the current R-2 Detached Single Family district, as well as, the requested R-3 Medium Density Residential district. The church operation is currently underserved with parking spaces. During Sunday morning services, cars are often parked on unimproved areas of the property. Section 11-12-2 of the Zoning Ordinance prohibits the parking of vehicles on unimproved surfaces. The church must expand their existing parking lot, or make arrangements for permanent off site shared parking, so that the need to park on unimproved surfaces is eliminated. Representatives of the church have assured Community Development Department staff that they are working to develop a concept plan for parking expansion.

The lack of parking for Sunday morning services has been an ongoing issue for a number of years. The issue is complicated by the proximity to flood hazard and environmentally sensitive areas. Although the church has recognized the problem for years, no progress has been made in providing this needed parking.

### ZONING MAP

The current zoning classification of property in the vicinity of the subject property are shown below.



## LAND USE PLAN

The Village Comprehensive Plan anticipates the following future land uses in the vicinity of the subject property.



## FINDING OF FACT

When considering special use requests, the Zoning Ordinance provides standards which must be considered. Each standard is addressed below.

1. *How will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?*

The Land Use Plan designates this property as *Public/Semi Public*. The church and child daycare uses are included in the future land use designation description of desired uses. The church use has operated on this property for many years without negative impact on the community. The child daycare use will be complimentary to the existing church use, as well as, the surround residential and commercial uses.

2. *How will the special use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not alter the essential character of the area?*

There will be no physical changes to the building. Additional parking facilities will be provided in the future. The parking expansion will be designed to protect the environmentally sensitive properties in the area.

3. *Will the special use be hazardous or disturbing to existing or future neighborhood uses?*

These uses will not disturb the planned future neighborhood uses of commercial and multifamily residential.

4. *Will the special use be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools or will the persons or agencies responsible for the establishment of the proposed use be able to provide such*

services?

The property is currently served with utilities adequate for the contemplated uses.

5. *Will the special use create excessive additional requirements, at public cost, for public facilities and services, and be detrimental to the economic welfare of the village?* Applicant response: "No".

Adequate public facilities exist to serve this use.

6. *Will the special use involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?*

These uses will operate at the same level of traffic generation as currently exist on the property.

7. *Will the special use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets and highways?*

The existing vehicular approaches will remain unchanged.

8. *Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief?*

Although this property does contain areas of protected floodplain, there is no plan for physical expansion of the building. The future parking lot expansion will be designed in compliance with floodplain regulations.

9. *Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village?*

No, the parking lot expansion will be designed to minimize impact to the protected natural areas to the north of the property.

### **PUBLIC RESPONSE**

No objections to this request for Special Use have been entered into the public record.

### **RECOMMENDATION**

Based on the finding of facts, the Plan Commission recommends the Village Board grant the Special Use for Church and Child Daycare at 847 N Sugar Grove Parkway, subject to the following 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 provision of off-site parking shall be completed within eighteen (18) months of Village Board Approval of this Special Use petition.

AYES: Oschenschlager, Eckert, Jones, Lendi, Guddendorf

NAYES: None