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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  
**SUBJECT:** ORDINANCE: GRANTING A SPECIAL USE AND HEIGHT VARIATION FOR AN ACCESSORY STRUCTURE AT 25 S MUNICIPAL DRIVE (SGFPD)  
**AGENDA:** MAY 7, 2019 VILLAGE BOARD MEETING  
**DATE:** APRIL 21, 2019

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**ISSUE**

Shall the Village Board approve an Ordinance granting a Special Use and height variation for an accessory structure to be located at 25 S Municipal Drive (Sugar Grove Fire Protection District).

**DISCUSSION**

The Village Board discussed this matter at its April 16 meeting and directed Village staff to prepare an Ordinance granting a Special Use and height variation for an accessory structure to be located on the subject property reflecting the revised information presented by the Applicant. Specifically, the proposed relocation of the accessory training facility and clarification of the use and operation of said facility. All of which are memorialized in the conditions of approval in the attached Ordinance.

**ATTACHMENT**

- Ordinance No. 2019-0507\_ Granting a Special Use and height variation for an accessory structure 25 S Municipal Drive

**COSTS**

There are no costs associated with the requested action.

**RECOMMENDATION**

That the Village Board approve Ordinance No. 2019-0507\_ Granting a Special Use and height variation for an accessory structure 25 S Municipal Drive.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2019-0507\_**

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**AN ORDINANCE GRANTING A SPECIAL USE TO  
ESTABLISH AND OPERATE AN ACCESSORY TRAINING FACILITY AND A  
ZONING VARIATION AT 25 S. MUNICIPAL DRIVE  
(SUGAR GROVE FIRE PROTECTION DISTRICT)**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 7<sup>th</sup> day of May, 2019

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove  
this 7<sup>th</sup> day of May, 2019

**ORDINANCE NO. 2019-0507\_**

**AN ORDINANCE GRANTING A SPECIAL USE TO  
ESTABLISH AND OPERATE AN ACCESSORY TRAINING FACILITY AND A  
ZONING VARIATION AT 25 S. MUNICIPAL DRIVE  
(SUGAR GROVE FIRE PROTECTION DISTRICT)**

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**WHEREAS**, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, the Sugar Grove Fire Protection District (SGFPD, the “Applicant”) has requested a Special Use to establish and operate an accessory training facility and a zoning variation to increase the permitted height of the accessory structure from fifteen (15) feet to twenty-two feet six inches (22.5) on the subject property located at 25 S. Municipal Drive and legally described in Exhibit A, attached hereto and made a part hereof by this reference; and,

**WHEREAS**, it is necessary and desirable for the Applicant to provide an on-site training facility to develop and hone first responder firefighting and rescue skills; and,

**WHEREAS**, the Applicant proposes to construct the accessory training facility of five customized shipping containers with two containers being stacked on top of three containers forming the base, and a gable roof being added to the top containers; and,

**WHEREAS**, after due notice the Planning Commission held a public hearing on November 28, 2018, at which objectors were present and heard, and in their Recommendation PC18-19 recommended approval of the Special Use and zoning variation subject to certain conditions; and,

**WHEREAS**, the Village Board reviewed the request and the Planning Commission’s findings and recommendation and deemed that approval of the Special Use would be in compliance with the Village Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE: SPECIAL USE**

A Special Use Permit to establish and operate an accessory training facility on the subject property legally described in Exhibit A be and it is hereby granted subject to the following conditions:

1. That the accessory training structure shall be constructed and maintained in compliance with the 3D Model and Rendering (received on March 14, 2019 by the Community Development Department) and attached hereto as Exhibit B.
2. That the accessory training structure shall be comprised of five (5) repurposed shipping containers, modified by a third party, with a gable roof attached to the highest portion of the structure and shall be painted to look new.
3. If the accessory training structure becomes obsolete for training purposes, it shall be removed from the property. The accessory training structure may not be

adapted or repurposed to a use other than training purposes without amending this Special Use permit.

4. That the accessory training structure may not be fitted with railings, towers, roofs, or stairs that exceed the allowed twenty-two foot and six inch (22.5 feet) structure height.
5. That the hours of operation of the accessory training structure shall be limited to the hours between 8:00 a.m. and 9:00 p.m.
6. That the exterior stairs on the accessory training structure shall be secured when the facility is not in use.
7. The use of smoke during training activities is permitted only when weather permits, i.e. wind direction and/or velocity is away from the adjacent Library and residences in the Prairie Glen neighborhood.
8. That the facility's primary purpose is for training purposes of SGFPD personnel; other mutual aid departments may use the facility for training purposes only when in conjunction with SGFPD personnel.
9. That the structure shall be maintained at a high level, including but not limited to, fixing and repairing rust and peeling paint.
10. That no outside storage of combustible material intended to be used in the training facility shall be allowed.
11. That combustible materials used during training exercises shall be Class A materials in accordance with NFPA regulations.
12. That the accessory training structure shall be located on the paved surface immediately north of the current enclosed trash dumpster as depicted on the site plan, attached hereto as Exhibit C.
13. That the layout of the accessory training structure shall place the highest portion of the structure farthest from the west property line of the subject property.
14. That the SGFPD shall publicize its training schedule for the accessory training structure or any changes thereto on the SGFPD website.
15. That the Applicant add sufficient number and size landscaping, as determined by the Village Community Development Department, in the area designated on the Site Plan in Exhibit C.

**SECTION TWO: ZONING VARIATION**

A zoning variation to increase the permitted height of an accessory structure from fifteen (15) feet to twenty-two feet six inches (22.5) for use as an accessory training facility on the subject property legally described in Exhibit A be and it is hereby granted.

**SECTION THREE: GENERAL PROVISIONS**

REPEALER: That all ordinances or portions thereof in conflict herewith are hereby repealed to the extent of any such conflict.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 7<sup>th</sup> day of May 2019.

\_\_\_\_\_  
P. Sean Michels,  
President of the Board of Trustees

ATTEST:

\_\_\_\_\_  
Cynthia L. Galbreath,  
Village Clerk

|                       | Aye | Nay | Absent | Abstain |
|-----------------------|-----|-----|--------|---------|
| Trustee Sean Herron   | ___ | ___ | ___    | ___     |
| Trustee Ted Koch      | ___ | ___ | ___    | ___     |
| Trustee Jen Konen     | ___ | ___ | ___    | ___     |
| Trustee Heidi Lendi   | ___ | ___ | ___    | ___     |
| Trustee Rick Montalto | ___ | ___ | ___    | ___     |
| Trustee Ryan Walter   | ___ | ___ | ___    | ___     |

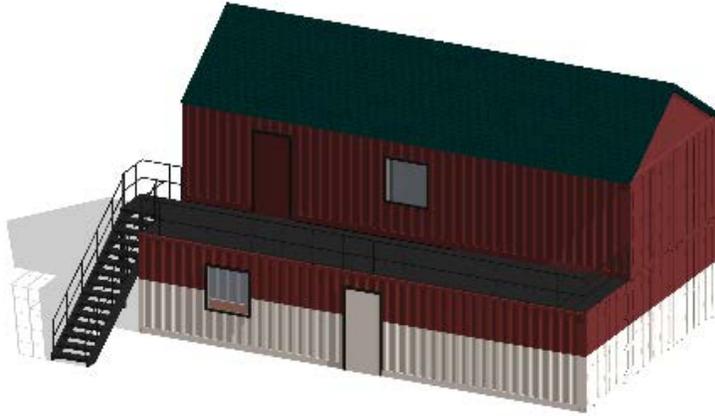
**Exhibit A**

*Legal Description*

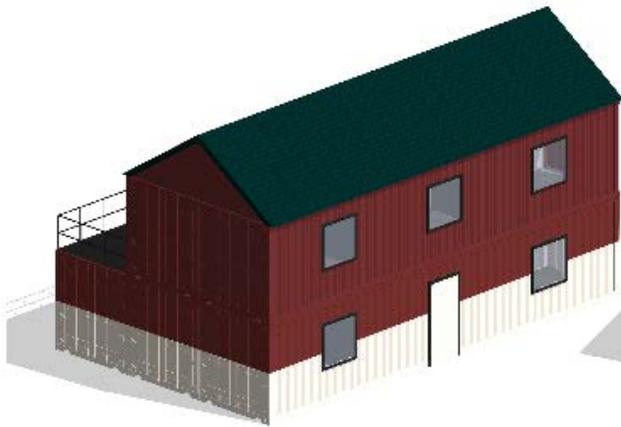
THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 47 MINUTES 18 SECONDS EAST, 992.70 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A POINT ON THE WEST LINE OF THE EAST 5 CHAINS OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 12 SECONDS WEST, 40.0 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY OF U.S. ROUTE 30 (F.A. ROUTE 573); THENCE SOUTH 89 DEGREES 47 MINUTES 18 SECONDS EAST, 318.84 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 00 DEGREES 12 MINUTES 42 SECONDS WEST, 91.00 FEET TO A SECOND SOUTH RIGHT OF WAY OF U.S. ROUTE 30 (FA ROUTE 573); THENCE SOUTH 89 DEGREES 47 MINUTES 18 SECONDS EAST, 782.99 FEET ALONG SAID SECOND SOUTH RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF MUNICIPAL DRIVE PER DOCUMENT 96K029734 FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 37 SECONDS WEST, 587.80 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF BASTIAN DRIVE; THENCE NORTH 89 DEGREE 07 MINUTES 40 SECONDS WEST, 302.17 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 19 MINUTES 37 SECONDS EAST, 584.31 FEET PARALLEL TO THE WESTERLY RIGHT-OF-WAY OF MUNICIPAL DRIVE TO THE SECOND SOUTH RIGHT-OF-WAY OF U.S. ROUTE 30 (F.A. ROUTE 573); THENCE SOUTH 89 DEGREES 47 MINUTES 18 SECONDS EAST, 302.16 FEET ALONG SAID SECOND RIGHT-OF-WAY TO THE POINT OF BEGINNING; IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

## Exhibit B

### 3D model renderings



1 - Front 3D View



2 - Back 3D View



3 - Side 3D View



**Exhibit C**

*Site Plan*



25 S Municipal Drive  
40' X 24' Training Facility

