
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: EXTRATERRITORIAL REZONING REQUEST, KNIERIM PROPERTY
AGENDA: MARCH 3, 2020 VILLAGE BOARD MEETING
DATE: FEBRUARY 27, 2020

ISSUE

Shall the Village Board take a position on the Knierim property rezoning application to Kane County.

DISCUSSION

Kane County solicits comments from municipalities when there is a rezoning application on property lying within 1½-miles of the corporate limits. The Village has no authority to apply its zoning requirements beyond its corporate limits. The County's primary interest is whether the Village objects to the rezoning request. Kane County's zoning amendment process requires a 3/5 majority of the County Board to approve a rezoning request if a municipality objects to the request.

The Knierim property lies less than one-half mile from the corporate limits on the north side of KeDeKa Road in Sugar Grove Township. The property owner desires to rezone the property from F-District to R2 District in Kane County. The rezoning is promulgated by the conveyance of property to the Kane County Forest Preserve District, which results in a lot being less than the minimum required in the F-District for a dwelling unit. The property owner is currently constructing a single-family residence, well and septic system, and new access to KeDeKa Road.

The property owner has submitted an application to Kane County Development Department to rezone the property. The applicant is requesting no departures or variations from the zoning district requirements. The Kane County Development Department is seeking comments from the Village concerning the application.

The Planning Commission considered the request and found the rezoning request is consistent with the Kane County Land Resource Management Plan and the Sugar Grove Future Land Use Plan and concluded there was no compelling reason to object to the rezoning request and recommends the Village Board take no position on the request.

ATTACHMENTS

- Planning Commission Recommendation PC20-004

COSTS

There are no costs associated with the requested action.

RECOMMENDATION

That the Village Board respond to the County Development Department's request for comments with no objection to the Knierim zoning applications.

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE TRUSTEES

Sean Herron
Ted Koch
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VILLAGE ADMINISTRATOR

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COMMUNITY DEVELOPMENT

VILLAGE CLERK

Cynthia Galbreath

R E C O M M E N D A T I O N
PC20-004

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of February 19, 2020
PETITION: 20-004

PROPOSAL

The applicant is requesting a map amendment (rezoning) for property located in Sugar Grove Township, Kane County.

GENERAL INFORMATION

PROJECT NAME: Knierim Rezoning
APPLICANT: James F. Cooke
LOCATION: 42W560 KeDeKa Road
PARCEL NUMBER(S): 14-09-100-018
CURRENT ZONING: F-Farming

DISCUSSION

The Planning Commission discussed the proposed rezoning request and concluded that the request is consistent with the long term land use plans of the Village and the established land uses in the general vicinity. The Planning Commission did not have a compelling reason to object to the rezoning request, and therefore recommends the Village board take no position on the request.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **take no position** on the request.

AYES: Ochsenschlager, Wilson, White, Eckert, Guddendorf, and Sabo

NAYES: None

ABSENT: Jones