
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
DANIELLE MARION, PLANNING & ZONING ADMINISTRATOR
SUBJECT: DISCUSSION: ZONING ORDINANCE AMENDMENT (BANQUET HALL)
AGENDA: MARCH 3, 2020 VILLAGE BOARD MEETING
DATE: FEBRUARY 27, 2020

ISSUE

Shall the Village Board discuss an upcoming Zoning Ordinance amendment adding “banquet hall” to the Permitted Use Table.

DISCUSSION

The Community Development Department staff was approached by an individual interested in establishing and operating a banquet hall in the Village. It was learned that a “banquet hall” is not a permitted use in any zoning district in the Village. In order to accommodate this individual’s desire, a Zoning Ordinance amendment was prepared for the Planning Commission’s consideration.

The proposed amendment was presented to the Planning Commission at their regular meeting in February. The Commission had a number of concerns and questions concerning the use and the proposed amendment and directed Village staff to prepare responses to their concerns, questions and issues. The revised amendment is attached for your information. Bear in mind, the Planning Commission has not reviewed it nor made a recommendation on the proposed amendment. The Planning Commission will next consider the amendment at a Special Meeting on Wednesday March 4, 2020.

Ordinarily, the presentation of a Zoning Ordinance amendment to the Village Board occurs following the Planning Commission’s recommendation. Village staff is reasonably confident the Planning Commission will accept the revised amendment and we want to get the Village Board familiar with the issue since the matter would then be presented to the Board for approval at the next meeting in March, assuming the Planning Commission recommends approval at their Special Meeting. There is a sense of urgency to approve the zoning amendment as the interested party has a contract to purchase property subject to the Village amending the Zoning Ordinance. If Board members have any issues or concerns with the proposed use Village staff needs to know, now, in order to address/resolve them in advance of the final action on March 17.

The Zoning Ordinance amendment is not property specific. It is intended to apply generally across one or two specific zoning classifications. A number of conditions of use are proposed, along with a definition for the use.

ATTACHMENTS

- Proposed zoning amendment draft

COSTS

There are no costs to discuss the matter.

RECOMMENDATION

That the Village Board provide comments and direction on the proposed amendment in advance of the Planning Commission's recommendation.

EXHIBIT A

Add to Section 11-3-2 Definitions:

BANQUET HALL : A building or portion thereof (excluding similar facilities located in restaurants or hotels) where the only business is the accommodation of private functions, including but not limited to banquets, weddings, anniversaries and other similar functions, which may include elaborate and often ceremonial meals, either prepared on the premises or otherwise, along with beverages for consumption only on the premises on a prearranged basis; is primarily intended to accommodate one or more groups of diners or patrons for such functions, is not open to the public, and the use thereof is restricted to the invitees of the party contracting for use of the facility.

Add to Section 11-4-22 Table of Permitted Uses:

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	BP	OR-2	M-1	I-1
Commercial uses:													
Banquet Hall									P*			P*	
Banquet Hall, within 600 feet of a residential zoning district									S			S	

Revise Section 11-10-1-A-1 Purpose/Special PUD Provisions, as follows:

- A. The M-1, Limited Manufacturing District is intended to provide for:
 - 1. High quality, nuisance free manufacturing, transportation, warehousing, wholesaling, and *select general business uses* that are compatible with a variety of office and service uses.

Add to Section 11-4-23 Additional Standards for Specific Uses, the following:

Banquet Hall

- A. Banquet activities shall not occur between the hours of 1:00 am and 6:00 am.
- B. All entertainment must be confined to inside the building.
- C. Size of events cannot exceed the maximum occupancy of the space dedicated to the banquet venue as determined by the Building Code
- D. Does not provide carry-out service to individuals

- E. As part of the banquet activity, facilities such as dance floors and live entertainment, e.g., disc jockeys or bands, may be provided as an accessory use only.
- F. The venue shall comply with all Village noise regulations and requirements.