
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: KANE COUNTY ZONING VARIATION APPLICATION, MAY LANE
AGENDA: JULY 21, 2020 REGULAR VILLAGE BOARD MEETING
DATE: JULY 17, 2020

ISSUE

Shall the Village Board discuss a Kane County zoning variation requested for property located at 5S765 May Lane occurring in the Village's extraterritorial jurisdiction.

DISCUSSION

The Village received notification from Kane County Development Department that the owner of the property located at 5S765 May Lane made application for a zoning variation in order to convert an existing accessory building to a residence.

The subject property is located near the end of May Lane immediately south of Prestbury. The property lies within the Village's extraterritorial jurisdiction and Kane County permits municipalities to provide input, or objection, to zoning variation requests within the municipal extraterritorial jurisdiction.

When the existing accessory building was constructed it complied with the setback requirements for an accessory building. Now that the accessory building has been separated from its principal building and is intended to become the principal building on this lot, it does not comply with the setback requirements for a principal building. Hence the request for the zoning variation. It should be noted that the Applicant is not proposing any alteration of the existing structure.

The Planning Commission met to discuss the Applicant's request. The Planning Commission recommends the Village Board take no position on the requested zoning variation as the variation, if granted, does not change the use of the property or materially change the character of the environs.

ATTACHMENTS

- PC Recommendation 20-012

COSTS

There is no cost to discuss the issue.

RECOMMENDATION

Village staff recommends the Village Board accept the Planning Commission's Recommendation and take no action on the requested Kane County zoning variation.

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Alison Murphy



VILLAGE TRUSTEES

Sean Herron
Ted Koch
Jennifer Konen
Heidi Lendi
Rick Montalto
Ryan Walter

COMMUNITY DEVELOPMENT

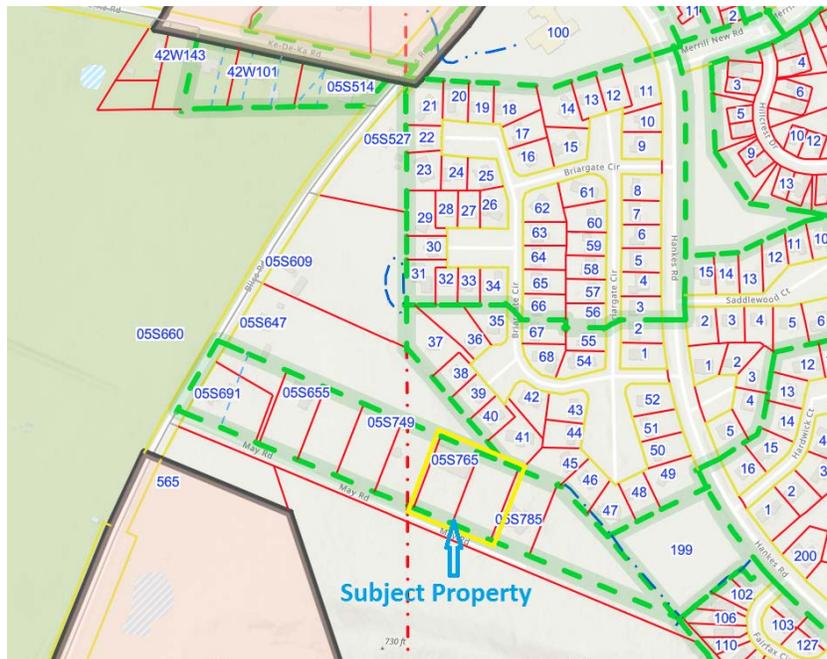
R E C O M M E N D A T I O N **PC20-012**

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of July 15, 2020
Petition: 20-012
May Road Zoning Variation

PROPOSAL

The applicant, Matt Scudder, is requesting a zoning variation for a property located in Sugar Grove Township in Kane County. The applicant is requesting a zoning variation of 1.31 feet to reduce the required side yard setback from 10 feet to 8.69 feet.

LOCATION MAP



BACKGROUND & HISTORY

The subject property consists of two lots in common ownership, currently zoned F – Farming District. The lot has a large building that once was an accessory structure to another principal building that the owner is planning to convert to a Single-Family residence. The applicant is requesting a zoning variation of 1.31 feet to reduce side yard setback from 10 feet to 8.69 feet. The proposed use for the property is Single-Family Residential. The applicant has no plans to change the footprint of the existing building.

FINDINGS OF FACT:

1. The proposed variation is necessary only because the classification of existing structure will change from an accessory building to principal building on the lot.
2. The footprint of the building is not changing and no lot setbacks are being changed from what currently exists.
3. The variation does not change the use of the property.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **take no position on** Petition #20-012, Zoning Variation at 5S765 May Road.

AYES: J. Eckert, J. Guddendorf, G. Wilson, I. Oschenslager

NAYES: *none*

ABSENT: L. Jones, J. White, R. Sabo

MOTION PASSED



LOCATION MAP (DETAIL)