
**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 (INDUSTRIAL USES)
AGENDA: FEBRUARY 7, 2022 VILLAGE BOARD MEETING
DATE: JANUARY 30, 2023

ISSUE

Shall the Village Board discuss a recommendation from the Planning Commission to amend various sections of the Zoning Ordinance related to industrial uses.

DISCUSSION

As more and more industrial developers are approaching the Village about possible industrial development, it has become obvious that there is an entirely new language in the development community with respect to industrial uses, specifically logistics uses. In fact, the term “logistics” is often misused in conversation and description of uses. The proposed amendment is intended to provide new terms and definitions to reflect changes that have occurred in the real estate industry over the past decade.

Another objective of the proposed amendment is to establish by-right uses under certain specific conditions. One of the things Village staff has learned in conversations with prospective industrial developers is the uncertainty of whether or not a use is permitted is poison to potential development deals.

The Village Board may recall, Kimley-Horn performed a study for the Village a study of parking and trip generation for industrial uses and identified many of the current “industrial” uses that are in fashion in the real estate development industry. This study provided much useful information, including the prevalent use types and their respective descriptions. The proposed amendment uses the Kimley-Horn study as the starting point.

It is hoped the new definitions will provide a common ground for discussing these uses as too often building typologies are misconstrued as uses, and vice versa. For example, a distribution center is a use, not a building type.

The amendment also includes performance standards for specific industrial uses, as well as additional design requirements relative to loading docks and truck courts. Specifically, the requirements for screening docks and truck courts are greater when they are adjacent residential property. These

performance standards will apply to all new future industrial development as the existing industrial uses on Heartland Drive, in Aero-Park Industrial Park, Marquette Industrial Park and on Bucktail Lane are on lots smaller than 5 acres or already comply with the proposed performance standards.

Finally, the amendment includes adding new industrial uses (distribution center, fulfillment center, sorting facility, truck terminal, warehouse, refrigerated warehouse) to the Permitted Use Table. Using the Kimley-Horn study as a guide, uses that are known to generate large volumes of traffic are added to the industrial zoning districts as Special Uses so that the Village Board may approve those uses on a case-by-case basis.

The Planning Commission held the requisite public hearing, no objectors were present, and recommended approval of the proposed amendment attached to their Recommendation PC23-001.

ATTACHMENTS

- Recommendation PC23-001

RECOMMENDATION

The Village Board discuss and provide input and direction to Village staff in order to prepare an Ordinance amending the Village Code Title 11, Zoning Regulations to establish definitions and permitted use table recommendations for specific industrial uses.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE CLERK

Alison Murphy



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Ted Koch

Heidi Lendi

Michael Schomas

Ryan Walter

James F. White

R E C O M M E N D A T I O N

PC23-001

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of January 18, 2023
PETITION: 22-018 Text Amendment: Industrial Uses, Definitions, and Permitted Use Table

PROPOSAL

Amend the Zoning Ordinance to add various types of industrial uses and related definitions in section 11-4-22 and section 11-3-2.

BACKGROUND & HISTORY

The Village in the past year hired Kimley-Horn to perform a study on industrial typologies and the traffic each generates. This brought light to the need to further address different types of industrial uses in our zoning code. Over the years, the Village has been approached by different interested parties with interest in establishing a wide range of industrial uses some clearly permitted, others relying upon interpretation. The reliance on an individual's (the Zoning Administrator) interpretation is fraught with problems, including the high degree of uncertainty it creates in the development community and the community of residents in the Village. The proposed text amendment will address some of these uses and further define exactly what type of industrial uses the Village will accept within Village limits. There is a need to provide more certainty with respect to permitted uses in the industrial districts as it has a direct bearing on the Village's economic development efforts.

DISCUSSION

The Planning Commission discussed the proposed text amendment. One topic of discussion was the process of how and if there should be some regulations of the storage of hazardous materials. Commissioners came to the conclusion that for the purpose of this text amendment, that detail was not necessary at this time. Overall, there were no other concerns and Commissioners suggested minor edits to the proposed amendment and are included in the recommended amendment.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on December 21, 2022. No objectors were present.

RECOMMENDATION

After careful consideration, the Planning Commission recommends the Village Board **approve** the proposed text amendment attached in Exhibit A.

AYES: Guddendorf, Wilson, Bieritz, Eckert, Ochsenschlager

NAYES: None

ABSENT: Sabo, Jones

Exhibit A

11-3-2: Definitions: *(Add the following terms and definitions)*

LOGISTICS: a term referring to the complex systems of flow and storage of materials from point of origin to point of consumption through a network of transport links and storage nodes.

TRUCK TERMINAL: a node in the logistics system where the premises are used for the transfer of goods primarily involving loading and unloading of freight-carrying trucks, and accordingly, involving the storing, parking, servicing and dispatching of freight-carrying trucks; goods and freight are not stored on the premises.

FULFILLMENT CENTER: A warehouse wherein goods and materials are stored, packed and dispatched to fulfill orders shipped directly to consumers

DISTRIBUTION CENTER: A warehouse wherein goods and materials are stored, packed and dispatched to fulfill orders usually not shipped directly to consumers

SORTING FACILITY: A warehouse wherein items such as parcels, boxes, cartons or parts are separated, routed, merged, identified, inducted and conveyed to specific destinations.

WAREHOUSE: A way station or storage node in the logistics system used for the storage of raw and/or finished material, goods and materials, but not including bulk storage of grain, beans, corn, wool and mohair.

CROSS-DOCK WAREHOUSE: A way station or storage node in the logistics system wherein premises are used for the transfer of goods or raw or finished materials primarily involving loading and unloading of freight-carrying trucks, and may involve the storing, parking, servicing and dispatching of freight-carrying trucks; finished goods and raw materials are stored on the premises. Also known as transload warehouse.

11-4-23: Additional Standards for Specific Uses:

Industrial uses located on 5 acres or more.

- A. Provide staging area for arrival of trucks to ensure trucks do not queue on public streets. If site has a controlled access point, there must be efficient queuing space on premise so no parking on public streets occurs
- B. Access to docks and loading areas shall be by forward motion, public streets shall not be used to maneuver into loading docks.
- C. Loading dock area and truck trailer parking shall be screened from public view by a wall with a minimum height of 10-feet or landscaping of same or greater height.
- D. Where dock doors face a residentially zoned lot a berm, landscaping, a wall or a combination thereof equal the height of a truck trailer must be provided to adequately conceal the dock doors from view from the residential property.
- E. Trailer parking/storage shall not exceed one trailer per dock door.

11-4-22: Table of permitted uses: *(Add the following)*

[illegible]