
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: SPECIAL USE - TRUE VET
AGENDA: MARCH 18, 2025 VILLAGE BOARD MEETING
DATE: MARCH 12, 2025

ISSUE

Shall the Village Board approve an Ordinance for a special use permit for a veterinary clinic to be located in Sugar Grove Center.

DISCUSSION

The Village received an application from True Vet for a special use permit for an animal hospital to be located at 519 Sugar Grove Parkway, part of Sugar Grove Center. The Sugar Grove Center PUD requires animal hospitals to obtain special use permits in order to operate within Sugar Grove Center. The applicants are looking to occupy units b and c in the 519 building with a veterinary clinic that will offer a variety of services, including surgery, ultrasounds and radiographs. The hours of operation would be 8:00 am to 7:00 pm seven days a week. They are proposing to add a small outdoor relief yard that would be completely enclosed by a solid fence in the rear of the building. The parking for this building has already been established and is sufficient to accommodate the proposed use.

At the March 4, 2025 Village Board meeting, the Board discussed the proposed special use. Discussion included concerns over the pet relief area and disposal of waste in the dumpsters with the proximity to outdoor seating for the restaurants located in the same multi-tenant building. The applicants stated that they would keep up on cleaning outdoor relief area and that they use this same setup at their other locations and have not had any issues with odors. The applicants also stated that they planned to have their own dumpster and would have multiple pick ups throughout the week. The Board also discussed what would be done to reduce noise from the veterinary clinic to the neighboring businesses. The applicants stated that they take this into consideration when designing the buildout of the space and take measures to help reduce the noise. Overall the Village Board was supportive of the proposed Special Use.

ATTACHMENTS

- Ordinance granting approval of a Special Use Permit for an animal hospital to be located at 519 Sugar Grove Parkway

RECOMMENDATION

That the Village Board approve the Ordinance granting a special use permit for an animal hospital to be located at 519 Sugar Grove Parkway with the condition that the fence surrounding the pet relief area match the color of the building.



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

ORDINANCE NO. 2025-0318__

**An Ordinance Granting a Special Use Permit for an Animal Hospital
(True Vet – 519 Sugar Grove Parkway)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 18th day of March 2025

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 18th day of March 2025

VILLAGE OF SUGAR GROVE

ORDINANCE NO. 2025-0318_

**An Ordinance Granting a Special Use Permit for an Animal Hospital
(True Vet – 519 Sugar Grove Parkway)**

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

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

WHEREAS, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which provides from the classification of special uses; and,

WHEREAS, Keith True (“Applicant”), is duly authorized to make application for a Special Use Permit for an Animal Hospital on the property located on at 519 Sugar Grove Parkway part of Sugar Grove Center and legally described in **Exhibit “A”** (“Property”); and,

WHEREAS, the Applicant has made application to request to grant a Special Use Permit for an animal hospital on the Property; and,

WHEREAS, after due notice and opportunity to be heard, the Village’s Planning Commission/Zoning Board of Appeals held a public hearing on February 19, 2025, to consider the request to grant a Special Use Permit for an animal hospital and no objectors were present; and

WHEREAS, the Planning Commission/ Zoning Board of Appeals made its findings of fact and recommendation in Planning Commission Recommendation PC25-03 that the Village Board grant the Special Use Permit; and,

WHEREAS, the Village Board has found that the requested Special Use Permit complies with the standards as set forth in the Zoning Ordinance and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals.

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: INCORPORATION OF RECITALS

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USE

The Village Board hereby adopt the findings of fact for the Special Use as determined by the Planning Commission/Zoning Board of Appeals set forth on **Exhibit “B”**, and summarized below:

1. That the Special Use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or the Village’s Zoning Ordinance.
2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
3. That the Special Use will not be hazardous or disturbing to exiting or future neighborhood uses.
4. That the Special Use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
5. That the Special Use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
6. That the Special Use will not invoke uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. That the Special Use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
8. That the Special Use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
9. That the Special Use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village.

SECTION THREE: GRANTING A SPECIAL USE PERMIT

1. That a special use for an automobile service shop is **HEREBY GRANTED** as follows:
 - a. That a Special Use Permit for an animal hospital is hereby granted on the Property, commonly known as 519 Sugar Grove Parkway and legally described in **Exhibit “A”**, attached hereto and made a part hereof by this reference. The special use shall be in substantial accordance with **Exhibit “C”**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

SECTION FOUR: CONDITIONS

That the Special Use is hereby granted upon the following conditions and restrictions pursuant to Section 11-13 of the Zoning Ordinance and as otherwise imposed by the Village Board in granting this application.

1. The fence surrounding the pet relief area must match the color of the building.

2. The Special Use Permit approval will lapse and have no further effect twelve (12) months following the date of this Ordinance, unless: (1) a building permit has been issued (if required); or, (2) the use or structure has been lawfully established. A Special Use Permit also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the Special Use.

SECTION FIVE: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

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 from and after its passage, approval 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 17th day of December 2024.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James White	_____	_____	_____	_____

Exhibit A

(Legal Description)

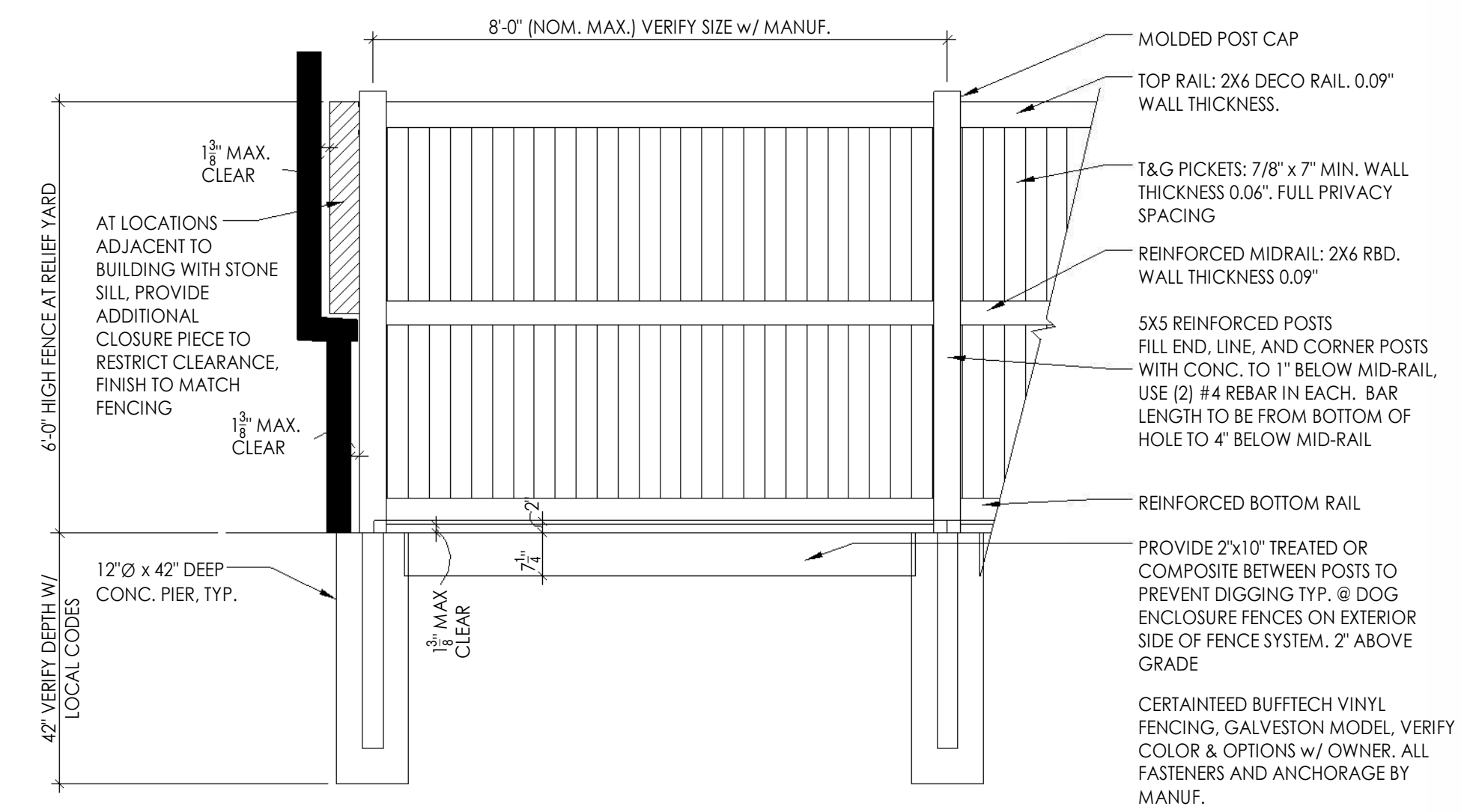
LOT 4 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1 2, 3, AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439.

Exhibit B

Findings Of Fact

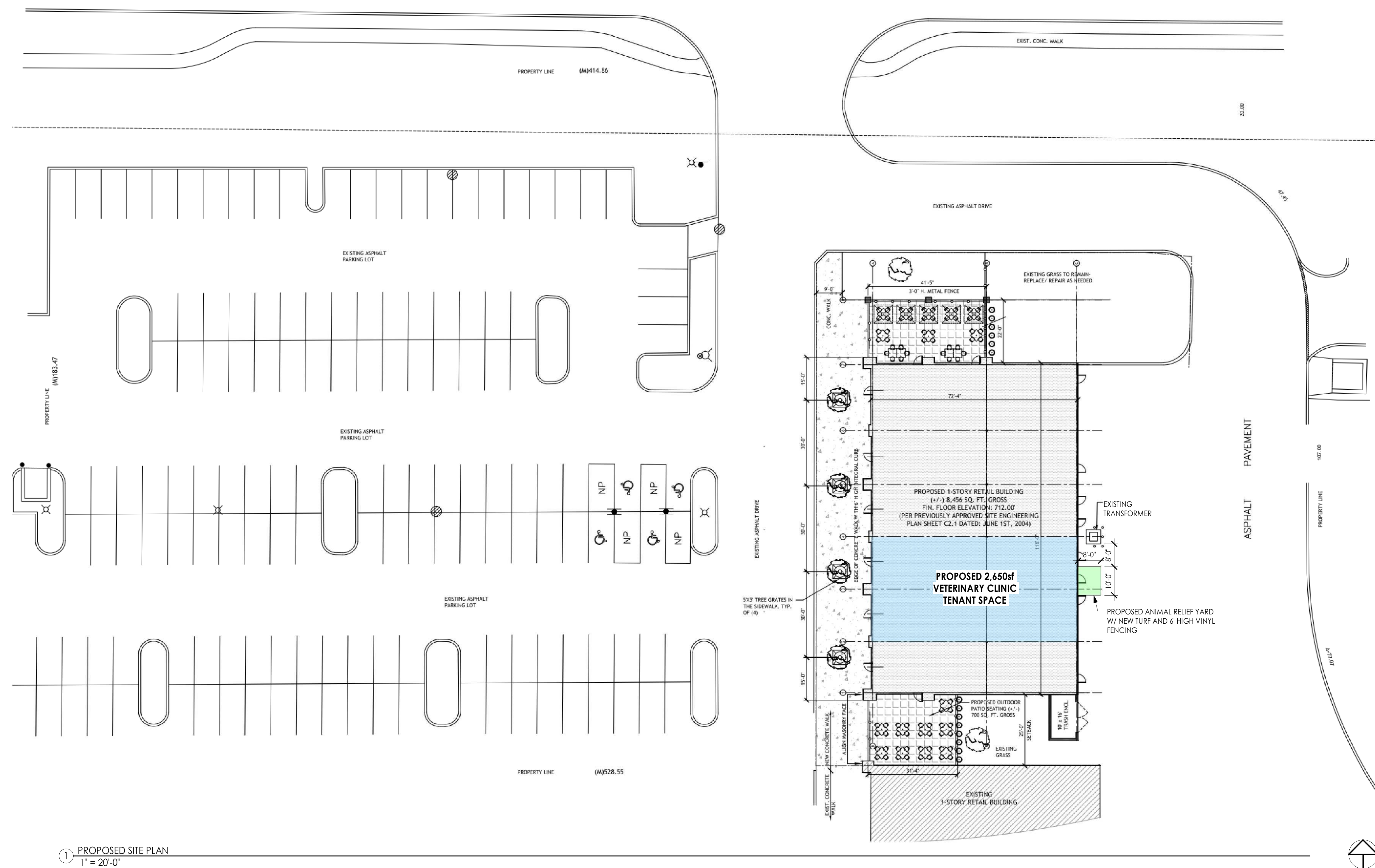
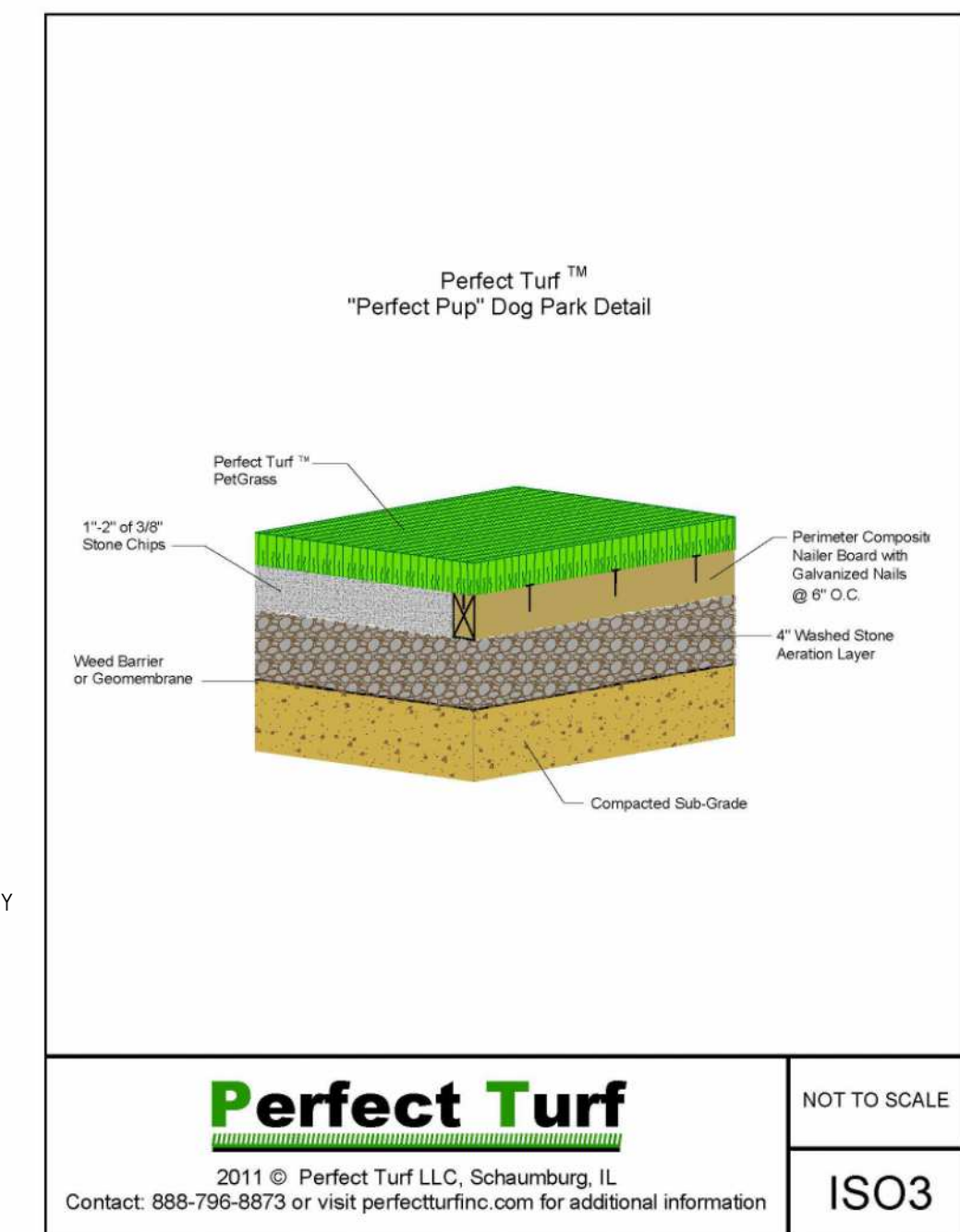
1. That the Special Use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or the Village's Zoning Ordinance.
2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
3. That the Special Use will not be hazardous or disturbing to existing or future neighborhood uses.
4. That the Special Use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
5. That the Special Use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
6. That the Special Use will not invoke uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. That the Special Use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
8. That the Special Use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
9. That the Special Use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village.

Exhibit C



② VINYL FENCE DETAIL
1/2" = 1'-0"

E. PARK AVE.



1 PROPOSED SITE PLAN
1" = 20'-0"

TRUE VET
519 N SUGAR GROVE PKWY
SUGAR GROVE, IL 60554

[illegible]

COPYRIGHT RWE PLANNING & DESIGN INC. 2024

PROJECT #: 24.031

SITE PLAN

A-100