

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES OF July 6, 2006 MEETING**

CALL TO ORDER

The regular meeting of the Sugar Grove Plan Commission/Zoning Board of Appeals (ZBA) was called to order by Chairman Irv Ochsenschlager at 7:01 p.m. in the Village Board Room.

ROLL CALL

Plan Commission/ZBA Members present:
Steve Benesch, Brian Schiber, Ryan Reuland, Irv Ochsenschlager, Bob Dray

Absent: Ed Saloga
Quorum present

Also present:
Mike Ferencak, Village Planner and Cynthia Welsch, Village Clerk

APPROVAL OF MAY 17, 2006 MINUTES

**Reuland made a motion, which was seconded by Benesch, to approve the minutes of the May 17, 2006 Plan Commission/ZBA meeting as presented.
Voice vote on the motion was unanimously in favor.**

PUBLIC HEARINGS

Petition 06-012: Village Property – Rezoning
(Village of Sugar Grove, Petitioner)

Chairman Ochsenschlager opened the public hearing and asked that those in the audience who wished to testify raise their rights hands to be sworn in.

Village Planner, Mike Ferencak explained where the property was located, the proposed zoning and uses, and the current zoning and uses. Mr. Ferencak explained that at this time there is no development proposed at this time and at the time development was proposed a PUD would be required and the development at that time would be subject to a public hearing.

Chairman Ochsenschlager then called for public comment.

Ronna Grandchamp, 226 W. Park Unit D, Sugar Grove.
Questioned why if no development was proposed why the immediate need to change the zoning.

Planner Ferencak answered that the zoning was technical in nature, to fit the comprehensive plan.

Carol Jolley, 216 W. Park Unit D, asked for the definition of M-1 and B-3 and also questioned why the change.

Planner Ferencak again gave the definitions of M1 and B3. Clerk Welsch explained the history of the Village obtaining ownership of this property and why the M1 zoning at that time.

Ronna Grandchamp, stated that she was disappointed that the developer didn't tell her that this could happen. She stated that she was told it would be open space and the airport. She does not want to see big buildings with trash containers.

Chairman Ochsenschlager stated that at the time of development a public hearing would be held at which the appearance of the buildings and screening would be presented and public testimony taken again.

Carol Jolley asked why no notice of this meeting was sent to the surrounding property owners.

Chairman Ochsenschlager stated that the meeting was originally scheduled for June 28, 2006 and there was not a quorum, the meeting was then adjourned to a date certain, this evenings meeting. Chair Ochsenschlager then called for any additional testimony and hearing none closed the public hearing at 7:15 p.m.

OLD BUSINESS - None

NEW BUSINESS

Planner Mike Ferencak gave an overview of the items presented this evening.

Petition 06-012: Village Property – Rezoning (Village of Sugar Grove, Petitioner)

The Plan Commission reviewed the information submitted and no questions.

Reuland made a motion, which was seconded by Benesch, to recommend approval to the Village Board, Petition 06-012 for the Rezoning of Village Property.

Voice vote on the motion was unanimously in favor.

Petition 06-009: Heartland Development Resubdivision of Lot 21 – Preliminary Plat, Final Plat (Heartland Development LLC, Petitioner)

The Plan Commission reviewed the information submitted and no questions.

Dray made a motion, which was seconded by Benesch, to recommend approval to the Village Board, Petition 06-009 the Preliminary and Final Plat a Resubdivision for Lot 21 of Heartland Development.

Voice vote on the motion was unanimously in favor.

Petition 06-011: Heartland Development Resubdivision of Lot 8 – Preliminary Plat, Final Plat (Heartland Development LLC, Petitioner)

The Plan Commission reviewed the information submitted and no questions.

Benesch made a motion, which was seconded by Dray, to recommend approval to the Village Board, Petition 06-011 the Preliminary and Final Plat a Resubdivision for Lot 8 of Heartland Development.

Voice vote on the motion was unanimously in favor

PLAN COMMISSIONER COMMENTS, PROJECT UPDATES AND MISCELLNEOUS INFORMATION

Plan Commissioner Comments, Project Updates and Misc. Information

Settlers Ridge Unit1B & PUD Amendment

Both were approved.

Prairie Glen Unit 1 & 1A

Approved.

Prestbury Annexation

The matter remains in negotiation.

ADJOURNMENT

Benesch made a motion, which was seconded by Reuland that the meeting be adjourned.

The motion carried unanimously by voice vote.

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,
Cynthia Welsch, Village Clerk