

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of NOVEMBER 28, 2007**

1. CALL TO ORDER

The special meeting of the Sugar Grove Plan Commission/Zoning Board of Appeals (ZBA) was called to order at 7:10 p.m. in the Village Boardroom.

2. ROLL CALL

Plan Commissioners/ZBA in attendance

Irv Ochsenschlager, Steve Benesch, Barbara Manzanares, Ed Saloga, Bob Dray, Ryan Reuland, James Eckert

Absent: None

Quorum present

Also present

Scott Buening, Community Development Director

Mike Ferencak, Village Planner

Nancy Zak, Recording Secretary

Representing the Petitioner - Sugar Grove Library

Jamie White, Attorney

3. MINUTES of OCTOBER 24, 2007 PLAN COMMISSION/ZBA MEETING

Benesch made a motion which was seconded by Eckert that the Minutes of the October 24, 2007 Plan Commission/ZBA meeting be approved as presented.

Voice Vote on the motion was unanimously in favor. Motion carried.

Eckert asked for clarification and was given explanation of "...shrinking the width of the east/west landscape islands and shifting the driveways..."

4. PUBLIC HEARINGS

**A. PETITION 07-011: Sugar Grove Library - Rezoning, Major PUD Amendment, Final PUD, Special Use, Preliminary and Final Plat.
Sugar Grove Library District, Applicant**

The Public Hearing was opened at 7:14 p.m.

Chairman Ochsenschlager swore in those intending to give testimony.

Ochsenschlager announced that because all the information required had not been submitted to Staff in time for its close review and development of a staff report for the Plan Commission/ZBA it was suggested the public hearing on the matter be continued to a Special meeting on Wednesday, December 5, 2007 at 7:00 p.m.

Attorney White submitted the required documents for the public hearing, sign bearing notice, mailing to residents and newspaper legal notice, to the Commission Secretary for the petition file.

White then asked that the hearing be continued to December 5, 2007.

Saloga made a motion, which was seconded by Benesch, that the Public Hearing on Petition 07-11, Sugar Grove Library be continued to a special meeting on December 5, 2007 at 7:00 p.m.

Roll call vote on the motion:

Ayes: Saloga, Benesch, Eckert, Reuland, Dray, Manzanares, Ochsenschlager.

Nays: None

Absent: None

Motion carried.

5. **OLD BUSINESS** None

6. **NEW BUSINESS** None

7. **PLAN COMMISSIONER COMMENTS, PROJECT UPDATES and MISCELLANEOUS INFORMATION**

A. **The Landings, Lot 8**

Ferencak reported Staff was waiting for the Petitioner to submit a final plat.

When submitted the project then can go before the Committee of the Whole and on to the Village Board.

B. **Sugar Grove Library Petition**

Saloga asked if a staff report would be forthcoming prior to the December 5 meeting? Ferencak said yes. Eckert noticed a difference in the size of the land in question between two of the documents. Eckert also asked about the number of lots involved with the request for rezoning and clarification on the number of parking spaces. Buening responded that there were seven lots for which rezoning was being sought. Ferencak said questions such as these would be explained and clarified in the staff report. Eckert would not be able to attend this meeting.

C. **There will be a Plan Commission/ZBA meeting on December 19th.**

8. **ADJOURNMENT**

Benesch made a motion that the Plan Commission/ZBA meeting be adjourned.

Saloga seconded the motion. The motion carried by a unanimous voice vote.

The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Nancy Zak, Recording Secretary