

February 4, 2020
Board Meeting
Held in the Board Room
10 S. Municipal Drive, Sugar Grove Illinois
6:00 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee Lendi lead the Pledge. The roll was then called.

Physically Present: President Michels, Trustee Lendi, Trustee Herron, Trustee Konen, Trustee Montalto.

Quorum Established.

Absent: Trustee Koch

Remote Attendance: Trustee Walter

Also Present:

Administrator Eichelberger, Attorney Julien, Clerk Galbreath, Community Development Director Magdziarz, Finance Director Anastasia, Management Analysts Murphy, Chief of Police Rollins, and Public Works Director Speciale.

PUBLIC HEARINGS

None.

APPOINTMENTS AND PRESENTATIONS

Proclamation Honoring the 100th Anniversary of the League of Women Voters

President Michels welcomed the League of Women Voters, who then explained their organization and there heritage. He then called for a motion adopting the proclamation. Trustee Montalto **made the motion and** Trustee Herron. President Michels then called for a voice vote.

AYE:	Konen	NAY:	None	ABSENT:	Koch
	Herron				
	Lendi				
	Walter				
	Montalto				

Motion Carried.

PUBLIC COMMENTS

President Michels read the agenda items and the called for comments on those items on the agenda. Hearing no comments President Michels closed this portion of the agenda at 6:05 p.m..

CONSENT AGENDA

- a. Approval: Minutes of the January 21, 2020 Meeting
- b. Approval: Vouchers
- c. Resolution: Authorizing a Cap on 2020 Residential Permit Fees *STAR
- d. Resolution: Adopting the 2020 Zoning Map

Trustee Montalto **moved to Approve the Consent Agenda as presented.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	Koch
	Herron				
	Lendi				
	Walter				
	Montalto				

Motion Carried.

GENERAL BUSINESS

Proclamation National Engineers Week

President Michels thanked Michelle Piotrowski for her hard work and asked that she thank all her peers. He then called for a motion adopting the proclamation. Trustee Montalto **made the motion and** Trustee Herron. President Michels then called for a voice vote.

AYE:	Konen	NAY:	None	ABSENT:	Koch
	Herron				
	Lendi				
	Walter				
	Montalto				

Motion Carried.

Ordinance Approving a Special Use for Dog Grooming – 91 Sugar Lane

Trustee Herron **moved to Adopt an Ordinance** Approving a Special Use for Dog Grooming – 91 Sugar Lane. Trustee Montalto seconded the motion. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	Koch
	Herron				
	Lendi				
	Walter				
	Montalto				

Motion Carried.

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Village Board, and to include some description of discussion items. Written reports for items on the agenda and the complete audio for the meeting can be viewed on the web page.

DISCUSSION ITEMS

Residential Lot Soil Tests

Community Development Director Walter Magdziar state that at the January 7, 2020 meeting it was brought to the Village's attention by one or more homebuilders that the requirements for a building permit for new construction were excessive, particularly with respect to a soil test with each permit.

Since that meeting, a number of Board members have weighed in with their opinions. Village staff also has surveyed the plan review community to determine whether the Village is an outlier in its requirements. Additionally, Village staff and consultants relied on more than 150 years of construction experience.

The soil test identifies the composition of the soil and from that a structural engineer can determine the compression strength of the soil which, in turn, determines how the building footings and foundation and slab are designed. Soil composition is not uniform and can vary greatly within the boundaries of a lot, both horizontally and vertically. The soil you see at the surface often is not what is found at the bottom of an excavation. A competent soil test also will identify subsurface water level which also is important information for construction purposes.

While there are communities that do not require a soil test with every new construction permit, the Village is not an outlier in this respect. The Building Code requires a soil test for foundations. But it also allows the chief building official to waive the requirement if the official is qualified to do so. Our chief building official is not a licensed soil scientist or soil classifier. Village staff and consultants do not recommend changing the current requirement.

The Board discussed the need for the soil test. Trustee Lendi stated she was a big proponent of soil tests and her any other architect would not recommend not having one done. President Michels stated that it is most times an unneeded test that builders must pay. Typically soil test are done at development and a person can generally tell by looking at the conditions if the soil is good. In general, the Board was in favor of following staff's recommendation. President Michels asked that at budget time the Board keep the need for development when discussing fees.

The Board was in consensus that the standard for soil test be kept.

ISO Classification

Community Developer Director Magdziarz explained that the Insurance Services Office (ISO) collects data and publishes a rating system of municipalities relative to their effectiveness with applying building, fire and floodplain regulations. The organization purports to provide a standardized rating system for insurance companies evaluating prospective policy holders. There is a presumption that this rating system is required by the insurance companies; it is not.

The Village has participated in this reporting program for decades. It requires scores of hours for documentation purposes. Improvement in a community's rating requires an immense level of investment in staff and financial resources which the Village is not in a position to provide. Most importantly, we can find no evidence of meaningful benefit of this service for property owners in the community.

The Village regularly updates its Building Code to reflect the state of the industry. We require our building inspection/plan review staff to be certified and to complete applicable training as needed. There are no direct costs for participation however there are considerable staff time costs.

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The Village Board discussed the issue and as there are no savings to the Village or its residents and directed staff to opt-out of the Insurance Services Office (ISO).

REPORTS

Public Works Director Speciale stated that the Bliss/Wheeler intersection project will start with utility relocation.

Trustee Montalto stated that the Sugar Grove Arts and Entertainment Committee will only be able to put on 2 Groovin in the Grove Shows this year due to the loss of the use of the Showmobile.

Trustee Konen shared why she voted as she did regarding the amendment to TIF 2.

Presidents Report

President Michels stated he had attended the Metro West meeting and he and staff had made some great contacts.

AIRPORT REPORT

No report.

PUBLIC COMMENTS

An audience member shared their thoughts on budget for TIF funds and de-annexation. Another audience member asked about handicapped parking at a business in town and asked that the sidewalks on Neil, Stanly and Richard be included in budget.

Another audience member asked about the status of the disconnection of Crown Property. It was answered – not yet received.

CLOSED SESSION

A motion to adjourn to **Closed Session to Discuss Threatened Litigation as per the exception to the Open Meetings Act *Pending and Probable Litigation [5 ILCS 120/2(c)(11)] taking no action and adjourning therefrom*** was made by Trustee Montalto and seconded by Trustee Herron at 6:50 p.m. A roll call vote was called and all members in attendance voted Aye.

ADJOURNMENT

Motion to adjourn made by Trustee Montalto and seconded by Trustee Herron at 7:10 p.m.