

Village President  
P. Sean Michels

Village Administrator  
Brent M. Eichelberger



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Village Trustees

Sean Herron  
Ted Koch  
Jennifer Konen  
Heidi Lendi  
Rick Montalto  
Ryan Walter

**September 15, 2020  
Regular Board Meeting  
6:00 p.m.**

**1. Call to Order**

President Michels called the meeting to order at 6:00 p.m.

President Michels stated that due to Governor Pritzker's Executive Order due to the COVID-19 pandemic, he has determined that an in-person meeting is not prudent or practical and, therefore, tonight's meeting was being held remotely.

**2. Pledge of Allegiance**

President Michels asked Trustee Konen to lead the Pledge of Allegiance.

**3. Roll Call**

The September 15, 2020 Village Board meeting was held via GoToWebinar. With the exception of President Michels who was in the Board Room at Village Hall, all other attendees noted below participated remotely.

**Present:** 7     President Sean Michels, Trustee Jen Konen, Trustee Heidi Lendi, Trustee Ryan Walter, Trustee Sean Herron, Trustee Ted Koch, Trustee Rick Montalto

**Absent:** 0     None

**Also Present:**

Administrator Eichelberger, Attorney Julien, Public Works Director Speciale, Police Chief Rollins, Community Development Director Magdziarz, Finance Director Anastasia, Public Works Deputy Director Merkel, Village Engineer Piotrowski, and Senior Management Analyst/Village Clerk Murphy

**4. Public Hearing**

- a. 41W950 Prairie Street Annexation & Special Use – Firewood & Mulch

President Michels continued the Public Hearing.

Diana Baker, via the public comment email address, expressed her concerns with the proposed zoning change for 41W950 Prairie St including added traffic, airborne pollutants and parking.

John and Laurie Chally, via the public comment email address, expressed their concern regarding traffic as it pertains to the proposed zoning change for 41W950 Prairie St.

Brandon Staker, via the public comment email address, expressed his opposition to the proposed zoning change for 41W950 Prairie St.

Forrest White, via the public comment email address, expressed his concerns with the proposed zoning change for 41W950 Prairie St including additional traffic and air and noise pollution.

Sean Mulcahey, via the public comment email address, expressed his support for the proposed zoning change for 41W950 Prairie St.

Douglas Podschweit, via the public comment email address, expressed his concerns with the proposed zoning change for 41W950 Prairie Street.

Mike and Karen Acosta, via the public comment email address, expressed their concerns with the proposed rezoning for 41W950 Prairie including that the use is not consistent with the Village's Future Land Use Plan, could open the door for future commercial uses in the area and the effect of the large trucks on the neighborhood.

Garrett Oros, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Mike and Pat Fagel, via the public comment email address, expressed their support for the Grove Farm business proposed at 41W950 Prairie Street.

Mary C Knoll, via the public comment email address, expressed her support for the Grove Farm business proposed at 41W950 Prairie Street.

Andy and Meg Hardin, via the public comment email address, expressed their support for the Grove Farm business proposed at 41W950 Prairie Street.

James & Susan Finks, via the public comment email address, expressed their concerns with the proposed project at 41W950 Prairie Street including noise, dust, odor and truck traffic.

Tim Garrett, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Tyler Assell, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Robert Hurst, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Leanne Sorg, via the public comment email address, expressed her support for the Grove Farm business proposed at 41W950 Prairie Street.

Carol Montalto, via the public comment email address, expressed her concerns with the proposed project at 41W950 Prairie Street including truck traffic and neighborhood safety.

Sharon Dinicola, via the public comment email address, expressed her support for the Grove Farm business proposed at 41W950 Prairie Street.

Tom and Michelle Van Plew, via the public comment email address, expressed their support for the Grove Farm business proposed at 41W950 Prairie Street.

Daniel Hansen, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Brad Brown, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Mark Kreiter, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

John Coia, via the public comment email address, expressed his support for the Grove Farm business proposed at 41W950 Prairie Street.

Bill Ogle, via the public comment email address, expressed his concerns with the proposed project at 41W950 Prairie Street including noise, odor, proper notice to surrounding properties, truck traffic and conformance to the current Village Plan.

Debbie Makrias, via the public comment email address, expressed her concerns with the proposed project at 41W950 Prairie Street including truck traffic, noise and hours of operations.

Blair Peters, via the public comment email address, expressed his concern with increased traffic and types of vehicles, the increased traffic at the Prairie and IL 47 intersection, and the potential sights and smells the proposed business at 41W950 Prairie would bring to the area.

## **5. Appointments and Presentation**

- a. Presentation 2019-2020 Comprehensive Annual Financial Report (CAFR)

Jennifer Martinson of Lauterbach & Amen, LLP highlighted the important aspects of the CAFR.

## 6. Public Comments on Items Scheduled for Action

Jennifer Hogan Shaw, who attended remotely, expressed her disappointment with the two parks in the Chelsea Meadows subdivision and asked what can be done to update the parks. Ms. Shaw's comments were forwarded to the Sugar Grove Park District as the parks in question are owned and maintained by the Park District.

## 7. Consent Agenda

**A motion was made by Trustee Montalto, seconded by Trustee Herron, to approve the Consent Agenda. The motion carried by the following vote:**

**AYE:** 6          Montalto, Herron, Lendi, Walter, Koch, Konen

**Nays:** 0          None

**Absent:** 0          None

- a. Approval:          Minutes of the September 1, 2020 Village Board Meeting
- b. Approval:          Vouchers
- c. Approval:          Treasurer's Report
- d. Ordinance:          Declaring Surplus Property
- e. Acceptance:          FY2019-20 Comprehensive Annual Financial Report (CAFR)
- f. Resolution:          Replacement Air Compressor Public Works Facility
- g. Resolution:          Replacement Generator Village Hall
- h. Resolution:          Replacement HVAC Village Hall

## 8. General Business

- a. Ordinance:          Zoning Code Amendment, Special Use – Firewood and Mulch Sales

**A motion was made by Trustee Herron, seconded by Trustee Montalto, to approve an ordinance Amending Title 11 to add "mulch/firewood sales" as a Special Use in the E-1 zoning district, along with additional standards and criteria for the use. The motion carried by the following vote:**

**AYE:** 5          Herron, Walter, Koch, Konen, Lendi

**Nays:** 1          Montalto

**Absent:** 0          None

The Board discussed concerns raised by residents regarding the proposal. Petitioners Thomas O'Malley and Mike Rippinger responded to questions from the Board.

- b. Ordinance:          Adopting an Annexation Agreement, 41W950 Prairie Street

**A motion was made by Trustee Koch, seconded by Trustee Herron, to approve an ordinance authorizing execution of an Annexation Agreement for certain property**

**(Grove Farms, LLC), subject to Attorney's review. The motion carried by the following vote:**

**AYE:** 5 Koch, Herron, Konen, Lendi, Walter  
**Nays:** 1 Montalto  
**Absent:** 0 None

- c. Ordinance: Granting a Special Use Permit – 41W950 Prairie Street Firewood and Mulch Sales

**A motion was made by Trustee Koch, seconded by Trustee Herron, to approve an ordinance annexing and reclassifying certain territory to the Village and granting a Special Use Permit for mulch, firewood sales (Grove Farms, LLC, property), subject to Attorney's review. The motion carried by the following vote:**

**AYE:** 5 Koch, Herron, Walter, Konen, Lendi  
**Nays:** 1 Montalto  
**Absent:** 0 None

- d. Resolution: Amending the New Home Permit Fee

**A motion was made by Trustee Koch, seconded by Trustee Montalto, to postpone consideration of a resolution amending Resolution 2020-0204 (the Village's New Home Fee), subject to Attorney review to the October 6, 2020 Village Board Meeting. The motion carried by the following vote:**

**AYE:** 6 Koch, Montalto, Herron, Walter, Konen, Lendi  
**Nays:** 0 None  
**Absent:** 0 None

## **9. Discussion Items**

- a. Metronet Dugan Road Warehouse TIF Redevelopment Agreement

Director Magdziarz explained that Metronet intends to construct a material storage yard for fiber optic cable reels at 20 S. Dugan Road, however, the cost of improving the site to allow for the reel storage is cost prohibitive. Metronet is asking for financial assistance from the Village to complete the improvements. The property is located in TIF #1 and the proposed improvement is a TIF eligible expense. Staff recommended the use of TIF funds to pay for the storage yard improvement upgrades. The Board directed staff to prepare the necessary documentation and bring back for Board consideration at the next board meeting.

## **10. Reports**

- a. Staff

President Michels asked staff to consider guidelines or recommendations for Halloween for Board consideration.

President Michels stated that the IL 47 and Bliss Road intersection looks good. Director Speciale reported that the striping is done.

b. Trustees

Trustee Koch stated that he would like to see Halloween go forward.

c. President

President Michels reported that he attended a golf outing that resulted in a donation of \$2,000 for the Between Friends food pantry.

### 11. Public Comments

Jeff and Elizabeth Failing, via the public comment email address, expressed their concerns with the ordinance restricting solar panels in the front of a home and asked that the Board review the issue. The Board directed staff to look into new options in solar panels and bring back the topic for consideration at a future meeting.

Judie Childress, via the public comment email address, asked the Board if a meeting with Village of Elburn officials has been scheduled now that Elburn has approved their new Comprehensive Plan. The Board directed staff to let Ms. Childress know that the Village had reached out to the Village of Elburn. Staff was told that a meeting at this time would not be productive as the Elburn Trustees have not yet discussed the project.

### 12. Airport Report

None

### 13. Closed Session

None

### 14. Adjournment

**A motion was made by Trustee Montalto, seconded by Trustee Herron, to adjourn the Regular Meeting of the Board of Trustees at 7:40 p.m. The motion carried by the following vote:**

<b>AYE:</b>	6	Montalto, Herron, Lendi, Koch, Konen, Walter
<b>Nays:</b>	0	None
<b>Absent:</b>	0	None

ATTEST:

/s/ Alison Murphy

Alison Murphy

Village Clerk