

<p>Village President Jennifer Konen</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7200 Fax: 630-391-7210</p>	<p>Village Trustees</p> <p>Matthew Bonnie Sean Herron Heidi Lendi Michael Schomas Ryan Walter James F. White</p>
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**October 5, 2021**  
**Regular Board Meeting**  
**6:00 p.m.**

**1. Call to Order**

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

**2. Pledge of Allegiance**

President Konen asked Deputy Director Merkel to lead the Pledge of Allegiance.

**3. Roll Call**

The October 5, 2021 Village Board meeting was held in person in the Board Room at Village Hall.

**Present:** 7 President Jennifer Konen, Trustee Matthew Bonnie, Trustee Sean Herron, Trustee Heidi Lendi, Trustee Michael Schomas, Trustee Ryan Walter, Trustee James F. White

**Absent:** 0

**Also Present:**

Administrator Eichelberger, Attorney Julien, Public Works Director Speciale, Community Development Director Magdziarz, Police Chief Rollins, Finance Director Matt Anastasia, Public Works Deputy Director Merkel, Village Engineer Michele Piotrowski, and Assistant to the Village Administrator/Village Clerk Murphy

**4. Public Hearing**

None

**5. Appointments and Presentation**

a. Presentation 2020-2021 Comprehensive Annual Financial Report

Jennifer Martinson of Lauterbach & Amen, LLP highlighted the key aspects from the 2020-2021 Comprehensive Annual Financial Report. The Village received an unqualified opinion on the audit, which is the highest level given.

**6. Airport Report**

Joe Wolf reported J&S has a contract with Liberty University in VA for pilot training. Carver Air is changing their colors to red and changing their name.

**7. Public Comments on Items Scheduled for Action**

None

## 8. Consent Agenda

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

**AYES: 6**        Herron, Bonnie, Walter, Schomas, Lendi, White  
**Nays: 0**  
**Absent: 0**

- a. Approval:        Minutes of the September 21, 2021 Village Board Meeting
- b. Approval:        Vouchers
- c. Resolution 20211005PW1:    Approving a PSA for a Waste Water System Master Plan
- d. Ordinance 20211005PD:    Updating Animal Control Regulations
- e. Approval:        Acceptance of the April 30, 2021 Comprehensive Annual Financial Report

## 9. General Business

- a. Ordinance:        Granting a Special Use to Operate a Storage Container Rental Business – 6 Main Street
- b. Ordinance:        Amending Outdoor Storage Fencing Requirements
- c. Ordinance:        Approving Zoning Variations – 6 Main Street

**A motion was made by Trustee White, seconded by Trustee Schomas, to postpone the consideration of granting a special use to establish and operate a storage container rental business (Midwest Mobile Storage, LLC), amending the Village Code Title 11, Zoning Regulations (Outdoor Storage Requirements), and granting various zoning variations (6 Main Street) to the October 19, 2021 meeting. The motion carried by the following vote:**

**AYES: 6**        White, Schomas, Lendi, Herron, Walter, Bonnie  
**Nays: 0**  
**Absent: 0**

Director Magdziarz presented the request for a Zoning Ordinance Amendment, Special Use Permit and Zoning Variations (9a) for the property at 6 Main Street as well as the Ordinance to Amend the Outdoor Storage Fencing Requirements (9b) and the Ordinance Approving Zoning Variations (9c). The applicant is requesting a Special Use Permit to establish and operate a rental and leasing business at the premises for the purpose of leasing portable storage containers. The Board discussed this matter at its September 21, 2021 meeting. The decision facing the Village Board tonight is shall the fence along Main Street be located along the right-of-way as requested and leave the storage yard its present size, or locate the fence along Main Street at some distance that will reduce the area of the storage yard and convert the resulting yard along Main Street to turf grass. The conditions of approval for the Special Use Permit for the mobile storage rental business have been revised to reflect comments raised by the Village Board at the last meeting. Specifically, the limitation on the number of containers that

can be stored on the premises has been removed, and clarifications pertaining to the height of the containers and the use of the containers (empty vs full) have been added to reflect the discussion. Board discussion ensued. The Board asked staff to verify with the petitioner that they received permission from IDOT to seek a Special Use Permit. The Board reached consensus to stipulate black as the color of the fence, to include a requirement for the gauge of the fence, and to require that containers cannot be stored on other items that would cause items to go above 8 feet. The Board took a straw poll that indicated the fence location proposed would be acceptable.

- d. Ordinance: Approving a Final Planned Unit Development for Sugar Grove Center Lot 17

**A motion was made by Trustee Lendi, seconded by Trustee Herron, to approve Ordinance 20211005E granting approval of Final Planned Unit Development for Sugar Grove Center Lot 17 (New In-Line) Multiple-Tenant Building. The motion carried by the following vote:**

**AYES: 6** Lendi, Herron, Bonnie, Schomas, Walter, White

**Nays: 0**

**Absent: 0**

Director Magdziarz explained that Lot 17 Sugar Grove Center is an undeveloped lot in Sugar Grove Center Planned Unit Development (PUD). The applicant is proposing to develop the lot with a 12,000 square foot multiple tenant building and is requesting final PUD approval for Lot 17, as required by the Sugar Grove Center PUD. The Board thanked the applicant for developing this space and wished them well.

- e. Ordinance: Amending the Village of Sugar Grove Code of Ordinances Regarding Meetings; Rules of Order and Procedure; Village President

**A motion was made by Trustee Herron, seconded by Trustee Schomas, to approve Ordinance 20211005F amending the Village of Sugar Grove Code of Ordinances Regarding Meetings; Rules of Order and Procedure; Village President (Title 1, Chapters 6 and 8). The motion carried by the following vote:**

**AYES: 6** Herron, Schomas, White, Walter, Lendi, Bonnie

**Nays: 0**

**Absent: 0**

Assistant to the Village Administrator Murphy explained that the ordinance presented contains the changes discussed at the September 7, 2021 Board meeting to address concerns regarding emergency presidential powers, how the President Pro-Tem/Temporary Chairman is determined and to establish an emergency interim line of succession.

- f. Resolution: Adopting an Emergency Interim Succession Plan and Electing a President Pro Tem and Temporary Chairman

**A motion was made by Trustee Schomas, seconded by Trustee Walter, to approve Resolution 20211005A adopting an Emergency Interim Succession Plan and Electing a President Pro Tem and Temporary Chairman. The motion carried by the following vote:**

**AYES: 6** Schomas, Walter, Bonnie, Lendi, White, Herron

**Nays: 0**

**Absent: 0**

Assistant to the Village Administrator Murphy explained that the resolution presented established the emergency interim line of succession as provided in Ordinance 20211005F.

## **10. Public Comment**

Joe Wolf provided comments regarding the Village's efforts to lobby for a Metra station.

## **11. Discussion Items**

### **a. Zoning Ordinance Amendment – Contractor's Yard – Additional Principal Structures**

Director Magdziarz presented staff's proposal to amend the Zoning Ordinance to modify the additional standards for a contractor's yard by permitting more than one principal building on the premises. Board discussion ensued. The Board reached consensus to move forward with the zoning ordinance change 11-4-23.A - *More than one principal building is permitted on a lot for a contractor's yard*. The Board sent 11-4-23.C back to the Plan Commission for further consideration and clarification. President Konen asked staff to review how many businesses that have accessory structures could benefit from a change to the accessory structure ordinance.

## **12. Reports**

### **a. Staff**

Administrator Eichelberger reported that staff had two good meeting with Cordogan Clark regarding Village Hall Space Needs. The next meeting will be held on October 15, 2021

Director Anastasia reported that the reporting timeline for ARPA funds has been delay. The Village has received the ARPA funds and there is no delay to the spending of those funds. President Konen asked about the status of the Utility Billing position. Anastasia reported that hiring for the position is on hold as the new Accounting Manager is brought up to speed. Trustee Schomas asked Anastasia to provide an update on Police Pension Board activities in his next department report.

Director Magdziarz reported that Prairie Point had opened for business. Staff would be holding a preconstruction meeting with Rosewood on October 6<sup>th</sup>. Deepcoat is on schedule with their construction.

Chief Rollins reported that on September 23<sup>rd</sup> the Police and Representatives Keicher and Wheeler held a Prescription Drug Drop off event at Village Hall; over 200 lbs of

drugs were turned in. The department will be hosting a site for the National DEA Drug Take Back Day on October 23<sup>rd</sup>. Police assisted with the Rich Harvest Farms Intercollegiate Golf Tournament over the weekend with no problems. Three officers took the written exam for the sergeant position. Lateral entry applications are due October 15<sup>th</sup>, so far none have been received.

Director Speciale reported that the exterior of the Public Works building has been painted and the contractor is now working on the interior. President Konen asked about the status of the CMAP Pavement Analysis. Speciale reported that it should be presented to the Board in November.

b. Trustees

Trustee Schomas reported that he attended the September 23<sup>rd</sup> Aurora Area Convention and Visitors Bureau meeting where he was approved as the official Village representative.

Trustee Lendi reported that Library currently has a survey out for resident to provide feedback regarding library services as the Library develops their new Strategic Plan. The website is available on the Library website at <https://www.sgpl.org/>. The Library is also holding four focus groups to gather feedback, two online and two in person. The dates are 10/13, 10/20, 10/23, 10/28.

Trustee White reported that he attended the IML conference September 24 and 25. He found it very interesting and attended session on TIF, training and gaming. He noted that Former Trustee Kevin Geary had been hospitalized in serious condition..

Trustee Bonnie reported that he met with Fire Protection District Chief Perkins regarding the training center. Talks will continue.

c. President

President Konen reported the following:

- Met with airport representatives and was told that JA Air is interested in building a larger hangar to house their flight training school.
- Met with Kane County Chairperson Corinne Pierog and discussed the ownership of the pedestrian bridge. They also discussed Metra and the idea of a trolley shuttle program to take commuters from Sugar Grove to the end of the line in Aurora, Rep. Underwood infrastructure improvements funding and development opportunities at 88 and 47.
- Attended the IML conference on Thursday, September 23.

**13. Closed Session**

None

**14. Adjournment**

**A motion was made by Trustee White, seconded by Trustee Herron, to adjourn the Regular Meeting of the Board of Trustees at 8:25 p.m. The motion carried by the following vote:**

**AYE:** 5            Herron, Bonnie, Walter, Lendi, Schomas

**Nays:** 1        White

**Absent:** 0       None

ATTEST:

/s/ Alison Murphy

Alison Murphy

Village Clerk