

Village President

Jennifer Konen

Village Administrator

Scott Koepfel

Village Clerk

Tracey R. Conti



Village Trustees

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

**AGENDA
VILLAGE OF SUGAR GROVE
BOARD MEETING
TUESDAY, OCTOBER 1, 2024, 6:00 P.M.
VILLAGE HALL BOARD ROOM
10 S MUNICIPAL DRIVE, SUGAR GROVE**

1. Call to Order

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

2. Pledge of Allegiance

Trustee Lendi led the Pledge of Allegiance.

3. Roll Call

The Village Board meeting was held in person on October 1, 2024, in the Village Board room at the Police Department.

Present: President Jennifer Konen, Trustee Sean Herron, Trustee Matthew Bonnie, Trustee Sean Michels, Trustee Heidi Lendi, Trustee Michael Schomas, and Trustee James F. White

Absent: None

Additional Attendees: Village Administrator Scott Koepfel, Finance Director Matt Anastasia, Public Works Director Brad Merkel, Community Development Director Danielle Marion, Economic Development Director Michael Cassa, Police Chief Pat Rollins, Attorney Laura Julien and Village Clerk Tracey Conti

4. Public Hearing - None

5. Appointments and Presentations

a. Concept Plan from Lennar for a New Residential Development at Rt. 56 and Galena.

Community Development Director Danielle Marion explained to the Board that Lennar contacted the Village regarding the property at the corner of Galena and Route 56, proposing a new subdivision. This area was previously approved for mixed-use development and was never completed. The property is vacant land and zoned R2- Detached Residential with a Planned Development District (PUD), and B3 – Regional Business District with a PUD. For this proposal to move forward, the existing PUD will need to be amended, or a new PUD will need to be approved.

The Plan Commission heard the presentation on September 18, 2024, and was overall supportive of the proposal. They discussed the layout of the townhomes, whether a single-

story townhome option was available, the access point into the subdivision from Galena Rd., and concerns with the traffic. Additionally, the Plan Commission preferred the higher-level elevation options presented. It was noted that an existing Annexation Agreement on the property will expire in March of 2026.

Lennar's site plan includes housing options, including single-family and townhomes, and over 50% open space, exceeding the village's 40% requirement. The plan also preserves the woodland properties to the east and north. The proposal presented is consistent with the Comprehensive Plan for the Village. Director Marion noted that Lennar is requesting feedback on the concept plan. Based on the feedback they receive from the Board; they will decide whether to move forward and file a formal submittal later this fall.

Representatives from Lennar presented their concept plan, reviewing their projected home sales and the fact that they sell in 35 communities in Illinois, Indiana, and Wisconsin.

The property is 141 acres with 73 acres of open space. The plan progresses in density, reducing in density as you move from the east to the west. The plan includes paths and parks. It was noted that the buffering and landscaping mimics Windsor Point. Only 7 lots will back up to the homes in Windsor Point as the old and new subdivisions transition. They plan to work with IDOT on access to the community from Galena, an IDOT right of way.

The various types of homes offered were presented. The homes varied in size and elevation, with basements, several siding, and architectural elements.

The Village Board discussed the berm, landscaping, trails, parks, elevations, architectural details, and future ideas for the development. The board members were interested in moving this forward.

6. Airport Report - None

7. Public Comment on Scheduled Action Items - None

8. Consent Agenda

- a. Approval: Minutes of August 20, 2024, Village Board Meeting.
- b. Approval: Vouchers.
- c. Approval: Treasurer Report
- d. **Resolution:** Transfer of Funds FY 2023/2024.
- e. **Resolution:** Closed Session Minutes Review.
- f. **Resolution:** Approving a PSA with EEI for West Wheeler Road Repaving Phase I Engineering.
- g. **Resolution:** Ratification Purchase of Two (2) Replacement Police Vehicles (Chevy Tahoe).

Motion by Trustee Schomas, second by Trustee Herron, to Approve the Consent Agenda.

Ayes: Schomas, Herron, Michels, White, Lendi, Bonnie; Nays: None; Abstain: None; Absent: None. MOTION CARRIED

9. General Business

a. Resolution: Appropriating Funds for Industrial TIF #1

Finance Director Matt Anastasia reminded the Board of the Discussion regarding the early termination of TIF #1 that took place at the meeting on September 17. Some projects are currently happening in the TIF for which funds must be appropriated. Once that is done, termination will be effective December 31, 2024. Taxes would be collected in 2025 due to being in arrears for Kane County. Those would be a surplus and brought back to the Board as received for surplus back to the taxing districts. We will no longer collect funds after that time. Although the funds will be open until the projects are completed, no taxes will be collected. Director Anastasia noted that the first resolution being approved is to appropriate the funds for the projects.

Motion by Trustee White, second by Trustee Bonnie to Approve a Resolution Appropriating Funds for Industrial TIF #1.

Ayes: White, Bonnie, Michels, Schomas, Lendi, Herron; Nays: None; Abstain: None; Absent: None. MOTION CARRIED

b. Ordinance: Termination of Industrial TIF #1.

Finance Director Anastasia explained that this Ordinance is to Terminate TIF #1. President Konen asked if the Board will have to act on the property taxes collected to surplus the funds. Director Anastasia stated it will be brought back to the board after the final collection is done, which is October or November of 2025.

Motion by Trustee White, second by Trustee Herron, to Approve a Resolution Appropriating Funds for Industrial TIF #1.

Ayes: White, Herron, Michels, Lendi, Bonnie, Schomas; Nays: None; Abstain: None; Absent: None. MOTION CARRIED

Director Anastasia noted that the TIF will be terminated, and a formal notice will be sent to all the taxing districts to notify them by November 1, 2024.

c. Resolution: Approving an IGA with IDOT for IL-47 from Cross Street to Jericho Road.

Director of Public Works Brad Merkel stated that IDOT is proposing to widen IL 47/US30 from Cross Street to Jericho Road to facilitate a free traffic flow. Because of this, the Village of Sugar Grove will have to relocate a portion of the water main on the west side of IL 47 and a sanitary sewer main on the east side of IL 47. The Village has been working with IDO regarding the cost participation of the proposed improvement. The estimated cost is \$2,714,633. Director Merkel presented for approval a resolution for an intergovernmental agreement between the Illinois

Department of Transportation and the Village of Sugar Grove for the IL 47/US 30 from Cross Street to Jericho Road Improvement Project.

Motion by Trustee Herron, second by Trustee Bonnie, to Approve a Resolution Approving an IGA with IDOT for IL-47 from Cross Street to Jericho Road.

Ayes: Herron, Bonnie, Michels, Lendi, White, Schomas; Nays: None; Abstain: None; Absent: None. MOTION CARRIED

10. Public Comment

1. Lou Lendi commented about the social media policy and maintenance of the gravel path.

11. Discussion Items

a. Amending Economic Development and Economic Incentive Agreements with Three Brothers and Papou, LLC. (Burnt Barrel).

Finance Director Matt Anastasia noted that in January 2023, the Village Board approved Economic Development and Economic Incentive Agreements for Three Brothers and Papou, LLC (Burnt Barrel). These agreements pertain to the 1% sales tax applied specifically to the business district established on that property. Burnt Barrel opened in May 2023, and it was noticed after the first round of sales tax that they were not on the list. After investigating, it was due to the incorrect associated with the PIN on the tax bill, and because it goes by address, it wasn't included in the business district.

The effective date for the Business District Tax has been revised to January 1, 2024. In response, Three Brothers and Papou, LLC have requested an 8-month extension of their Economic Development and Incentive Agreements. However, staff recommends a 6-month extension to cover the gap from the original tax date of July 1, 2023, to the new date of January 1, 2024. This change would adjust the effective date of the agreements to January 1, 2024.

The Board discussed and decided to grant a 7-month extension, which will be approved at the next Board Meeting on October 15, 2024.

b. Formal Objection to Kane County Rezoning of Property on Camp Dean Road.

Community Development Director Danielle Marion explained that the Kane County Development Department notified the village of a zoning petition for special use property on Camp Dean Road from F District, which is farming, to B-3, commercial. The intent is to operate a recreational vehicle storage yard in addition to Chad Ford's snow removal and concrete business currently on the property. This property is on the west side of Camp Dean Road, with the Village's corporate limits bordering the property to the north. Camp Dean Road is under the jurisdiction of the Village of Sugar Grove and was resurfaced in 2020. The road weight limitation is 24,000 lbs.

In 2022, the owners of the property petitioned for the rezoning and special use but withdrew their petition.

It is the opinion of Village Staff that the existing uses, Chad Ford's Snow Removal and Concrete, are existing conditions and should be allowed to continue but not be expanded. The addition of recreational vehicle storage is a concern and there should be limits to the kind of traffic the property can generate before causing road maintenance issues. The proposed use does not align with the surrounding uses, as well as the County's Comprehensive Plan.

Director Marion outlined conditions in her report for the board to consider regarding the rezoning. Staff recommended objecting to the rezoning request, but that requires a resolution from the Board. Director Marion asked the Board to discuss and give direction on how to proceed.

The Board discussed and requested that a resolution be presented for a vote at the next scheduled meeting.

c. Updated Social Media Policy.

Village Administrator Scott Koeppel mentioned that on June 18, 2024, there was a discussion among the Board about updating the Social Media Policy to include more moderation. Since then, the Village's insurance provider has raised concerns about this matter. They suggested having a closed forum and disabling comments on Facebook to avoid potential liability issues.

The Board discussed the issue and agreed to disable comments on Facebook.

d. The Grove Development Communications Strategy.

Village Administrator Scott Koeppel noted that on September 17, the Village Board discussed the best way to communicate to residents about The Grove Project. The Board didn't reach a consensus, and two trustees were absent from the meeting. The Board asked that staff bring this back for further discussion. Staff recommends a balanced, fact-based, Q&A-style document to provide clarification on certain aspects of the project.

After discussion, it was decided to create a document that would be sent to the Board for review before it was published on the website. Additionally, Administrator Koeppel explained that development updates will be made on the website to keep the community informed.

12. Reports

a. Staff

Administration Department: An offer has been extended for a Deputy Village Clerk who will start on October 14, 2024.

Finance Department: nothing additional

Community Development Department: Permits are being issued for the Starbucks location. An offer has been made for the Planning and Zoning Administrator position. The childcare facility will be opening soon, and the landscaping outside the facility will be maintained.

Economic Development Department: Attended the Dice Midwest Data Center Conference. The annual Broker's Reception is on November 6. The Shops at the Landing are interested in doing another project in Sugar Grove. Director Cassa thanked everyone for their timely work on the Starbucks project.

Public Works Department: The 50/50 tree program is happening and has been advertised on Facebook and the website. Eighty trees will be planted.

Police Department: Nothing additional.

b. Trustees

Trustee Lendi: Attended the Metro West Golf Outing

c. President

President Konen attended the No Tricks Just Treats meeting. The event will be at the Community Building on October 26. The Metro West Golf Outing was a great networking event. President Konen mentioned that she and Administrator Koepfel met with the Deputy Superintendent of Schools. There is a transition happening at the Sugar Grove Chamber of Commerce with a new Chamber Director.

13. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Litigation – 5 ILCS 120/2(c)(11)
- Property/Land Acquisition – 5 ILCS 120/2(c)(5)
- Sale of Property – 5 ILCS 120/2(c)(6)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

13. Adjournment

Motion by Trustee White, second by Trustee Herron, to adjourn the meeting at 8:02 pm.

Ayes: White, Herron, Lendi, Shomas, Michaels, Bonnie; Nays: None; Absent: None

ATTEST:

/s/ Tracey R. Conti

Tracey R. Conti

Village Clerk