

**Village President**

Jennifer Konen

**Village Administrator**

Scott Koeppel

**Village Clerk**

Tracey R. Conti



**Village Trustees**

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

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**MINUTES  
VILLAGE OF SUGAR GROVE  
BOARD MEETING  
FEBRUARY 4, 2025, 6:00 P.M.  
VILLAGE HALL BOARD ROOM  
10 S MUNICIPAL DRIVE**

**1. Call to Order**

The meeting was called to order by President Konen at 6:00 pm.

**2. Pledge of Allegiance**

Trustee Lendi led the Pledge of Allegiance.

**3. Roll Call**

On February 4, 2025, the Village Board meeting was held in person in the Board Room at Village Hall.

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

**Absent** - None

**Additional Attendees:** Administrator Koeppel, Village Attorney Vasselli, Finance Director Anastasia, Community Development Director Marion, Chief of Police Rollins, Public Works Director Merkel, Economic Development Director Cassa, Village Clerk Tracey Conti.

**4. Public Hearing - None**

**5. Appointments and Presentations**

**a. Recommendation by President Konen to Appoint Vasselli Law as the Attorney for the Village of Sugar Grove.**

Village Attorney James Vasselli Introduced himself and his colleagues to the Village Board. He stated that his law firm focused on municipalities, each colleague has around 20 years of governmental experience. Vasselli Law is a full-service firm that does a variety of tasks such as franchise agreements, zoning hearings, etc., representing 13 separate municipalities.

Motion by Trustee Lendi, seconded by Trustee White, to approve the recommendation from President Konen to appoint Vasselli Law as the Attorney for the Village of Sugar Grove.

**Ayes: Lendi, White, Bonnie, Herron, Michaels, Schomas; Nays: None; Abstain: None; Absent: None.**

**b. Proclamation declaring February 16, 2025, through February 22, 2025, National Engineers Week in the Village of Sugar Grove.**

President Konen read the Proclamation aloud sharing the gratitude towards engineers for their service and knowledge they provide to the Village.

Motion by Trustee Herron, seconded by Trustee Schomas, to approve the Proclamation declaring February 16, 2025, through February 22, 2025, National Engineers Week in the Village of Sugar Grove.

**Ayes: Herron, Schomas, Bonnie, Lendi, Michaels, White; Nays: None; Abstain: None; Absent: None.**

**6. Airport Report - None**

**7. Public Comment on Scheduled Action Items - None**

**8. Consent Agenda**

- a. Approval: Minutes of January 21, 2025, Board Meeting Minutes.
- b. Approval: Vouchers
- c. Resolution: Publication of the 2025 Official Zoning Map for the Village of Sugar Grove.

Motion by Trustee Schomas, seconded by Trustee Herron, to approve the Consent Agenda as Presented:

**Ayes: Schomas, Herron, Lendi, Bonnie, Michaels, White; Nays: None; Abstain: None; Absent: None.**

**9. General Business**

**a. Resolution: Approving an Agreement with Vasselli Law to Provide Attorney Services for the Village of Sugar Grove.**

Motion by Trustee White, seconded by Trustee Bonnie, to approve an agreement with Vasselli Law to provide Attorney services for the Village of Sugar Grove.

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

**b. Ordinance: Amending the Village Code Title 12, Chapter 11, Subdivision Regulations (Engineering Manual).**

Community Development Director Marion states that amending this code has already been discussed by the board. The Village wishes to remove all the current engineering standards from the Village code. A public hearing with the Plan Commission was held to discuss the removal of subdivision regulations allowing the adoption of a separate Engineering Manual. Director Marion said this was necessary because every time an engineer needs to update a standard in this code section, a public hearing is needed.

Motion by Trustee White, seconded by Trustee Herron, to approve amending the Village Code Title 12, Chapter 11, Subdivision Regulations (Engineering Manual).

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

**c. Ordinance: Approving the Village of Sugar Grove Engineering Manual.**

Public Works Director Merkel states that three changes are being made. These changes are errors in the manual that need to be corrected. Director Merkel states that this was also discussed with the board previously. Village Administrator Koepfel says this manual was reviewed by the Village's previous Attorney, and he would like Vasselli Law to review it one more time.

Motion by Trustee Herron seconded by Trustee Schomas, to approve the Village of Sugar Grove Engineering Manual.

**Ayes: Herron, Schomas, Michaels, White, Lendi, Bonnie; Nays: None; Abstain: None; Absent: None.**

**10. Public Comment - None**

**11. Discussion Items**

**a. Settlers Ridge Rear Load Architecture Approval.**

Community Development Director Marion states that the Village has received an architectural request for approval from Ryan Homes to purchase 41 lots that are rear load in. She states that the Village Board needs to approve the architecture for Settlers Ridge to prepare an ordinance. Trustee Schomas asked if having more wrapped-around patios for convenience could be added to the architecture for corner lots. Mike, a Ryan Homes representative, gave details on the map for the lots, saying most corner lots are privately owned.

President Konen addressed the color schemes discussed and asked if they had been approved; Mike said these colors had been approved. President Konen says she thinks everything looks great and is grateful to Ryan Homes for purchasing these lots. Trustee Lendi asks about two other items listed under the architecture. Director Marion says the Village Attorney needs to investigate the replacement of the alleys.

**b. Text Amendment Civic Uses in a PUD.**

Director Marion says the Fire Department has sent an application looking to develop their Denny Road Property. They are looking to develop a training site that will be developed over the course of several years. Director Marion says the most logical route for this would be with a PUD. According to the Villages' ordinance, there are no civic use PUDs. It has been requested that there is a text amendment to address the civic use of PUDs. She says there are a lot of items that are restricted by the current PUD ordinance. President Konen said it is up to the Village Board to decide whether to take this forward as an amendment. Trustee White asked how the public hearings go on without the current code. The Village Attorney stated that there is a list of changes needed for a PUD. He says without an amendment, how can this go forward?

**c. Commercial Property Enhancement Program.**

Economic Development Director Cassa presents the proposed revisions for this program. He states that the revisions would add planters, window boxes, benches, and trash receptacles. These revisions would then remove driveways, parking areas, and roofing from the list of expenses. President Konen gives a reminder of when the last application was submitted, there were questions by Trustees and President Konen. The Village Board had asked Director Cassa to bring it back for review. Trustee White thinks there should be some adjustment to encourage business owners to take advantage and make improvements. He says that the Village should offer some coverage for businesses even if the materials aren't eligible.

President Konen added when a replacement is made, there should be a more appealing architectural design installed. She said visual improvement is needed when using this program. Trustee Michels agrees and thinks that there should be revisions for the areas stating replacements, to visualize the enhancement aspect of the program. Trustee Schomas agrees to differentiate between replacements for general maintenance and architectural enhancements. President Konen asked Director Cassa to change the language he used within this program. Trustee White said that any reimbursement or approval is subject to the discretion of the Village Board, and this should also be added to the program.

Trustee Bonnie said he disagrees, and he says he thought this was to essentially lessen the financial burden for business owners. To help them do simple maintenance on their building to promote customers and growth. He said driving through town and seeing a building that needs a new roof but has new planter boxes on it does not make sense. Trustee Bonnie stated he would rather have them repair the roof and give some additional cash to complete some smaller maintenance on the property. Director Cassa said when this was discussed two years ago, maintenance was described as something being replaced or repaired to the same architecture. An upgrade would be something that has been replaced with a higher quality replacement. He asked the question of whether the Village Board wants maintenance or an upgrade. Trustee Bonnie says an upgrade is creating a financial burden for business owners who are asking for help financially. He thinks the Board shouldn't care what or how something is replaced if they are beautifying their property. President Konen told Director Cassa there needs to be more clarification within this document for this process. Also stating that the end process is

determined through the board. Trustee Lendi says she thinks this program should not be used for maintenance, she would rather see that money go to new sidewalks and roads. Trustee Bonnie says that this should be to help business owners and help keep money in their pockets. Trustee Lendi then says that maintenance should be taken care of by the business owner and that is not the Villages responsibility to pay for. President Konen states that a business owner may be financial stable enough to do maintenance but may be neglectful of their property. Trustee White thinks that it should be set up as if there is an enhancement requested, it comes to the board for discussion and a final decision. President Konen thinks this should be treated like an application for a new development. Director Cassa says an easier approach is writing in the document what is needed when coming to the board for discussion.

**d. Land Cash Donation Ordinance.**

Administrator Koeppel says the school district is not allowed to use funds for maintenance or repairs for school buildings or buildings under their control. The school district has said many times that they have plenty of land and are not looking to build another school currently. At this time, they are behind with costs to repair buildings. He doesn't think that salaries and related expenses are not good to use for land cash because this is not a reoccurring cost. There is also no section that discusses how and when the payment would be made to the Village from the developer. He wants to clarify and give two options, there can be payment when the final plat is approved or paid at the time of permit which is the Villages preference. Trustee Michels is in favor of salaries not being included but he thinks that the portion with payment needs more focus. President Konen states that every community does land cash differently.

Trustee White asks the Village Attorney about different trends in different communities. He responds with the industry is changing along with the trends. He explained that the Village is trying to be more flexible which attracts more developers. Across the board districts do not need land there is the question of cash for long-term maintenance. President Konen stated that the Village needs to attract development, and she is looking through different perspectives at the fees and barriers the Village has. Trustee Lendi said she likes the flexibility that is being presented.

**12. Reports**

**a. Staff**

Administration – Nothing to add.

Finance Department – Director Anastasia gave an update on the Federal Disbursement Freeze. He explained that the governor's office is trying to figure out what this means long range for State and Local Governments.

Community Development – Director Marion gave a few updates on an upcoming business and the Clean Edge Construction Crew.

Police Department – Nothing to add.

Public Works – Nothing to add.

Economic Development – Director Cassa lets everyone know that the Starbucks has broken ground, the ceremony will be held by a Starbucks representative. The goal is to be open for business in August. He gave everyone a reminder about the State of the Village presentation that was held on February 7, 2025. Administrator Koepfel asked for an update on the daycare in the process of being built, Director Cassa responded and said he believes this month it will be open.

**b. Trustees**

Trustee White – Trustee White attended the Starbucks groundbreaking and said he is excited for this business to open in August.

Trustee Lendi – Trustee Lendi shared her excitement about all the new businesses that will be opening soon. She attended the library board meeting on January 22, 2025, and gave some information about upcoming maintenance and Christmas tree lighting at the library.

Trustee Herron – Trustee Herron brought up how much the Village of Sugar Grove has grown with business within the past decade. He compared past comments to current comments with contractors and said Sugar Grove has become business friendly. President Konen asked about an update on the schools, he said currently referendum meetings are being held. Along with the restructuring of bonds for improvements without raising taxes and committees being formed.

**c. President**

When the new walking trail opens in the forest preserve, President Konen brought up doing a group crossing on bikes and do a tour of the trail. The enhancement committee has been figuring out a new idea for the Christmas tree lighting. The current tree is no longer able to be used due to its health, the committee had the idea of doing the lighting at the library. This idea also involves getting a new community tree that will be used for many years.

President Konen gave a reminder that there will be a budget meeting soon led by Director Anastasia. There was another reminder given about the State of the Village meetings that are currently going on. If anyone was unavailable to go on the 7<sup>th</sup>, there will be more upcoming dates to do so.

**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)

**14. Adjournment**

Motion by Trustee White, second by Trustee Schomas, to adjourn the meeting at 7:26 pm.  
The following vote carried the motion:

**Ayes: White, Schomas, Lendi, Herron, Michaels, Bonnie; Nays: None; Abstain: None;  
Absent: None.**

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk

DRAFT