

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

**MINUTES
VILLAGE OF SUGAR GROVE
VILLAGE BOARD MEETING
FEBRUARY 18, 2025, 6:00 P.M.**

1. Call to Order

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

2. Pledge of Allegiance

Trustee Schomas led the Pledge of Allegiance.

3. Roll Call

The Village Board meeting was held in person on February 18, 2025, in the Board Room at the Police Department.

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 Garrigan, Finance Director Anastasia, Chief of Police Rollins, Public Works Director Merkel, Economic Development Director Cassa, and Village Clerk Tracey Conti.

4. Public Hearing – None

5. Appointment and Presentations – None

6. Airport Report – Tony Speciale gave an update; the FAA approved a proposed hangar in the works for several months.

7. Public Comment on Scheduled Action Items - None

8. Consent Agenda

a. **Approval:** February 4, 2025, Board Meeting Minutes.

b. **Approval:** February 18, 2025, Vouchers.

c. **Resolution:** January 2025 Treasurer's Report

- d. **Resolution:** Approving Architecture Elevations and Other Building Appearance Requirements for Settler's Ridge Phase 1 Rear Load Lots.

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. **Ordinance: Amending Village Code Title 12, Chapter 7: Dedication of Park Lands and School Sites or Payment of Fees in Lieu Thereof.**

Administrator Koepfel says after this was explained at the previous meeting, there was a consensus to give more flexibility to the schools. There was a unanimous consensus to allow the schools to use this for maintenance and repairs, which is currently not allowed. Staff are recommending changing the language of whether this is paid upfront or paid with the permit. Director Koepfel says that they will find the preference of different developers for payment and have this clearly stated within the ordinance. He gives a reminder that as part of an annexation agreement or redevelopment agreement the timing of the land cash payment may be altered.

Trustee Michels says there should be an escalation clause, Finance Director Anastasia says this is something that will be looked at. Trustee White asked if this prevented us from setting a different per acre amount. Administrator Koepfel explained that this can be changed and will also be looked at. He wants to first meet with the school district and the park district to make sure their needs are met.

President Konen asks a question about land donations. She asks if land was donated as part of an original agreement but now there are developers with the master plan trying to move forward. If the school district doesn't want it, is this something that is amended as they come forward with the master plan, then the land cash is applied to the permit fees. Director Anastasia states that there will be things included that will not be utilized and new parameters will be set. While Administrator Koepfel says these are small, short-term changes, there still needs to be a meeting with the school district and park district.

Motion by Trustee Herron, seconded by Trustee Schomas, to approve Amending Village Code Title 12, Chapter 7: Dedication of Park and School Sites or Payment of Fees in Lieu Thereof.

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

b. Resolution: Approving Commercial Property Enhancement Program Application for 214 S. Main St.

Economic Development Director Cassa reminds the Village Board that this was brought for discussion and approved last November for the Commercial Property Enhancement Program. There was a request for the debris to get cleared from the property before this began, and that has now been taken care of. The public works department had suggested that no trees are placed on the right-of-way in front of the property. Trustee Michels said going forward there should be no repairs listed within this program. Director Cassa stated this program will be brought back in March to address new criteria, until modified there will be no applications.

Motion by Trustee White, seconded by Trustee Herron, to approve the Commercial Property Enhancement Program Application for 214 S. Main St.

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

c. Resolution: Approving Change Order #1 for Wheeler Road Resurfacing STP Project.

Public Works Director Merkl explained that this is a Change Order from EEI and a proposal from Huff & Huff. This road was constructed around the airport in 1998, and since then, it has never been repaved. He said this is a standard project and he is trying to be ahead of IDOT in repairs.

Motion by Trustee Schomas seconded by Trustee Herron, to approve the Change Order #1 for Wheeler Road Resurfacing STP Project.

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

d. Resolution: Approving an Honorary Street Sign for Janet Wallace.

Director Merkel says he has received an application from Trustee Schomas for a street sign for Janet Wallace. Once the sign is approved, he will put it up on Main St. after it is made which can be several months. Trustee White asked where exactly it is going to be placed when created. Director Merkel said it will be placed on Main St. across from the school since she was an active member.

Motion by Trustee Schomas, seconded by Trustee Herron, to approve an Honorary Street Sign for Janet Wallace.

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

10. Public Comment - None

11. Discussion Items

a. Amending Title 1; Chapter 14; Vehicle Impoundment (1-14-7 Section “B” replacing its entirety).

Chief Rollins said that last February a model ordinance was given to the board from Metrowest, and it was approved. He said when this went into effect, it was noticed that the code was very lengthy, so he felt it was best to match it to the state statute. This way, if at any time the state statute changes, it can be incorporated into the Villages. Trustee White asked if this was just for impoundment; Chief Rollins clarified this change was only for administrative seizures and impoundment. Trustee Herron asked how many vehicles get impounded each year in Sugar Grove, and Chief Rollins said it is different every year and depends on the offense.

Trustee Schomas had a question about number 7 under the new language, which entails cannabis; he mentioned that if someone buys it, then it will be in their car. Chief Rollins said this applies to cannabis and any other controlled substance that is open, not in a correctly labeled container, or being used while driving. Trustee White questioned number 12 in the new language, which included an attempt at a felony. He asked if this gives authority to impound a car for speeding; Chief Rollins says that it depends on many different factors.

b. On-Premises Liquor License for Rte. 47 Wings and Taverns, located at 519 Sugar Grove Parkway, Unit D, Sugar Grove.

Economic Development Director Cassa is presenting a liquor license for Route 47 Wings and Taverns, a new business in Sugar Grove. He explains that the liquor license application is being presented this way because it is a new business, it is not yet open, and a partial buildout has been completed. This property has made significant progress in the building stage, and they are looking for feedback from the Village Board on a liquor license application.

Trustee White asked representative Jake Patel from this upcoming business if he had any other restaurant experience, and he responded yes. President Konen brings up the floorplan for this restaurant, and she says the largest seating area she sees is a table for four. She asked if there was a way to remove some of the bar seating and add more table seating for customers. Jake says he can accommodate this and add more seating or a larger table. President Konen brings up an idea mentioned in the past about restaurants under this management using QR codes to deliver food between businesses for customers. She asked him if this was still an idea being contemplated, and Jake said this was something that would be looked into.

Trustee Lendi asked if this establishment would provide takeout and was happy to see vegetarian options on the menu. Trustee White had a question about alcohol being allowed outside. Jake explained that since Cilantro is partnered with this business, the outside seating area can be used as well.

Trustee Bonnie asks if Jake has ever held a liquor license anywhere else in the state of Illinois, he said he has not. Trustee Schomas asks what is required to get a liquor license and if there are any mandatory training courses for first time holders. There are some trainings; a local license

is needed before a state license. Chief Rollins adds this is something the Village is going to be looking at also trying to get police more involved with the application process.

Motion by Trustee White seconded by Trustee Bonnie, to amend the agenda and move item 11b after item 6.

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

c. FY2025-2026 Budget Workshop # 1.

Finance Director Anastasia said that income tax is expected to increase 5.6% compared to last year and State Use Tax is anticipated to decrease 45.6% because of the Level of Playing Field Act change. There is an unknown amount of change that will happen, but there is no plan to budget for an increase. Medical insurance had a 7% increase with a surplus of \$55,000 for the next fiscal year. President Konen had pointed out many other municipalities are at a 15% increase. Under the general fund fee resolution, the governor passed budget with elimination of the 1% grocery tax, staff has estimated the lost revenue to exceed \$200,000.

Director Anastasia went over general fund revenues. Franchise agreements saw an increase of \$15,600, property taxes were collected at a higher rate, and utility taxes had an overall increase. All development-related expenses were removed, which is why revenues decreased from the previous year. Under building permit fees looking at type 1 permits, there will be an escrow added for nonresidential. Whether it's a developer or current business, a \$2,500 minimum will be required, this will be used if they go over their flat dollar amount. Type 2 permits consist of billing after the final inspection and if there are changes after the grading additional engineers are required.

Under general fund expenditures, vehicle and equipment replacements are 100% funded and IMRF contributions increased 78%. IT services decreased and the administration budget increased within salary related expenses due to the Deputy Village Clerk position added. Community development also had a salary increase as well. The police department had a new expense added for Warning Locator Accident Cell Service. This service notifies GPS of incidents and accidents so others can avoid the area. President Konen brought up Nixle that is used by the police department to send alerts to citizens phones, and she thinks that this should be utilized more in the Village.

Public Works is replacing the Wash Bay Heaters as well as the Public Works Fence, requested by staff. President Konen asks Director Merkel to explain the fence and clear up confusion. He said there is around an additional 300 ft. of fence that is not needed and doesn't visually look good, also not up to code.

Director Anastasia says that marketing has been reduced by \$15,000 after staff has learned to do more internally. Trustee Michels asked to go back to IMRF contributions and asked why that had gone up so much. Director Anastasia explains that in the past 5 years it went down 9% and

has now gone back up with recent retirements. Trustee Schomas gives his appreciation to Director Anastasia for doing a great job.

12. Reports

a. Staff

Administration – Administrator Koeppel worked with staff to create a budget sheet that is easier for the community to read, and this will be posted on the Village’s website. A mailer with more current information will be sent to those receiving a water bill from the village. Administrator Koeppel shared the video created for the police department to explain the upcoming renovations and why they are necessary. Once the renovations have been completed, there will be a follow-up to show the community. The Village is beginning to sign up members for constant contact to get email updates from the Village. The referendum fact sheet has been posted; there was recently a virtual town hall and State of the Village. Many new communications have been created for the residents of Sugar Grove.

Finance Department—Director Anastasia gave an update on the IDOR sales tax boundary. Although the Village had sent the annexation for Crown in September, they did not have the Village's boundary updated. They do not have the shapefile with the current boundaries and annexation. This should be resolved soon.

Police Department – Cordogan and Clark will begin taking measurements of the police department soon, preparing for renovations.

Public Works—Director Merkel had nothing to add. Trustee White asked if there would be an upcoming stop sign on Patrica and Snow due to accidents there. Chief Rollins said he would be looking at multiple areas and addressing them. President Konen brought up reducing speeds to 25 mph in neighborhoods to protect children.

Economic Development – Director Cassa is a part of the Aurora Area Convention and Visitors Bureau, and he plans to keep the board updated on how that is progressing.

b. Trustees

Trustee Lendi – Trustee Lendi enjoyed the State of the Village and thought it provided great information.

c. President

President Konen informed everyone that the second State of the Village was moved due to the weather conditions. To promote the Corn Boil, license plates are being sold for \$30 at Old Second. These license plates are valid for a limited time and normal license plates need to be kept in the car.

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)

14. Adjournment

Motion by Trustee White, second by Trustee Herron, to adjourn the meeting at 7:43 pm.

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

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk