

VILLAGE PRESIDENT

Sue Stillwell

VILLAGE ADMINISTRATOR

Scott Koepfel

VILLAGE CLERK

Tracey R. Conti



VILLAGE TRUSTEES

Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

**MINUTES
VILLAGE OF SUGAR GROVE
VILLAGE BOARD MEETING
OCTOBER 7, 2025, 6:00 P.M.**

1. Call to Order

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

2. Pledge of Allegiance

President Stillwell asked everyone to join her in the pledge of allegiance.

3. Roll Call

On October 7, 2025, the Village Board meeting was held in person at the Sugar Grove Library.

Present: President Susan Stillwell, Trustee Heidi Lendi, Trustee Nora London, Trustee Anthony Speciale, Trustee Sean Michels, Trustee Michael Roskopf, Trustee Matthew Bonnie.

Absent: None.

Additional Attendees: Village Attorney Brian Miller, Chief of Police Patrick Rollins, Public Works Director Brad Merkel, Community Development Director Danielle Marion, Community Development Assistant Bravo Berisha, Deputy Clerk Madeline Dossett.

4. Public Hearing

5. Proclamations

6. Presentations

7. Appointments

8. Airport Report

9. Public Comment on Scheduled Action Items

10. Consent Agenda

- a. **Approval:** September 16, 2025, Village Board Meeting Minutes.

- b. **Approval:** Vouchers
- c. **Resolution:** Closed Session Minutes Review.
- d. **Resolution:** Approving a PSA with Matt Anastasia for Financial Services.

Motion by Trustee Michels, seconded by Trustee Speciale, to approve the Consent Agenda as presented.

Ayes: Michels, Speciale, Lendi, London, Roskopf, Bonnie; **Nays:** None; **Abstain:** None; **Absent:** None.

11. General Business

a. **Ordinance: Approving Text Amendment to Zoning Code – Intergovernmental Agreement in Lieu of Letter of Credit for Local Governments.**

Community Development Director Marion said that previously discussed was the idea of allowing other governmental bodies to enter into an IGA with the Village in place of providing a letter of credit for guaranteeing public improvements. The public hearing was held with the Plan Commission, and it was voted unanimously to recommend the Village Board approve the text amendment with additional language added.

Trustee Michels believes an arbitration committee should be created to help come to resolutions. Director Marion asked Village Attorney Miller if any language would need to change tonight for this to happen in the future. He said it could be done with the actual agreement. Trustee Michels said the Village is fortunate to get along with the other taxing bodies and it would be helpful for there to be an arbitration committee.

President Stillwell asked if it would be beneficial to adding Sugar Grove government body to specify for if there was ever a federal facility, the letter of credit would be wanted. Director Marion said potentially and one situation she can think of would be with the airport. Village Attorney Miller said it can be amended now, there is also an option to deny, and Director Marion said it would need to be requested, and the board needs to give approval.

Trustee Lendi asked for clarification on this item. She said anytime a governing body wants this it would need to be requested, and the board would make the decision to approve or not which would cover the concern if it's a federal government. President Stillwell said she can't think of a situation outside of Sugar Grove where the Village wouldn't want a letter of credit provided.

Trustee Michels said he would go with President Stillwell's recommendation and if another taxing body reaches out about waiving the letter of credit it can be done at that time.

Trustee Roskopf and Trustee Speciale amended their first and second to include Sugar Grove.

Motion by Trustee Roskopf, seconded by Trustee Speciale, to discuss and approve a Text Amendment to Zoning Code – Intergovernmental Agreement in Lieu of Letter of Credit for Local Governments

Ayes: Roskopf, Speciale, Lendi, London, Michels, Bonnie; Nays: None; Abstain: None; Absent: None.

b. Resolution: Intergovernmental Agreement with Sugar Grove Fire District in place of Letter of Credit.

Director Marion said now that everyone has heard the text amendment, the fire department is requesting an IGA in place of a letter of credit for their training facility on Denny Road. She said this would not alleviate them from stormwater.

Motion by Trustee Speciale, seconded by Trustee London, to discuss and approve an Intergovernmental Agreement with Sugar Grove Fire District in place of Letter of Credit.

Ayes: Speciale, London, Lendi, Michels, Roskopf, Bonnie; Nays: Michels; Abstain: None; Absent: None.

12. Public Comment

- Brian Kish commented on the 4 ft. fence in Settlers Ridge.
- David S. commented on the 4 ft. fence in Settlers Ridge.

13. Discussion Items

a. Four-foot fence in Settlers Ridge.

Director Marion states that there has been an issue with corner-side yards in Settlers Ridge having 4 ft. fences, PDD guidelines do not allow 4 ft. fences in corner side yards. She said there was some confusion with the HOA, they had approved a new document not realizing the Village has to enforce PDD guidelines. A resident had come to the Village requesting a 4 ft. fence in a corner side yard, she said it was denied and there has been pushback due to other neighbors also having a 4 ft. fence. She is not sure how these fences were approved; there are 9 fences in corner side yards in Settlers Ridge. After discussion with Village Attorneys, it was decided to allow 4 ft. fences in a side yard by approving a resolution rather than amending the Settlers Ridge PDD. During the previous plan commission meeting this item was discussed, there were split opinions on whether to allow it but after a vote it was recommended to move to the Village Board.

Trustee Lendi asked HOA President David if they have no problem with this, he said correct if it meets requirements. Director Marion said the plan commission had given a recommendation for fences to be either a picket style fence or chain link fence. She mentioned that Village Code also lists that a fence may not be higher than 3 ft. on a corner side yard. Trustee Michels asked the rationale behind the 3 ft. fence. Director Marion said because they are corner lots they don't want a 4 ft. fence in the front yard, front and corner side yards have the same regulations. Trustee Michels asked if there were specifications of whether it had to be a picket fence or not, Director Marion said no.

President Stillwell said she is okay with this since there are already 9 existing and the HOA is fine with it.

Trustee Speciale asked if a 3 ft. fence would be in the line-of-sight triangle, she said no that would be from 4 ft. to 8 ft.

Trustee Michels said he is fine with 4 ft. if the sight line is taken into consideration.

b. Solar Field Special Use Petitions in Kane County.

Director Marion said when the county gets petitions for special use permits that fall within 1.5 miles of Village limits, they are sent to the Village for review. Ultimately it is Kane County's decision on whether to approve these permits or not.

Two special use petitions were received for solar farms that would be within 1.5 miles of Village limits. The first one is southeast of Settlers Ridge off Prairie St., the second one is further south off Jericho Rd. She states that on the comprehensive plan this land is designated as farmland or undeveloped land. It was marked this way because the Village thought getting utilities to these areas may be difficult. With more development headed this way from Yorkville, adding utilities may not be as hard as it was suspected to be in the future. Director Marion adds that landscaping will be done around each solar farm along with fencing.

Trustee Michels wants to discuss the location closest to Prairie St. and he says after seeing the site plan, he would want to preserve a right of way going south for Gordon Road due to building traffic on Orchard Road. Director Marion said that this is in the transportation plan to extend Gordon Road. Trustee Michels says he would be opposed to this project due to the potential for future development in the area and how close it is to Settlers Ridge. Trustee Roskopf also said this is good land for future development.

President Stillwell asked if they want to consider any part of agricultural land to be converted to a percentage of solar. Trustee Michels says he wants to go case by case. Trustee Roskopf says he would think the eastern part of the Village would develop faster than the western part because its more rural.

President Stillwell asked Director Marion to add the comments collected to require a more natural screening and the right of way for Gordon Road.

Trustee Michels asked if Bertram Road was to the south of the other location, he thinks that this location would be harder to develop due to the ridge line. President Stillwell asked if there is a Kane County hearing for residents, Director Marion said yes, they need to hold a public hearing for both properties. She said the comments from the Village are given before the public hearing to get feedback. Trustee Michels would like to get feedback from Montgomery and Aurora on both locations since both Villages are in close proximity to a solar farm.

Trustee Lendi wanted clarification on the first location by Settlers Ridge. She asked if it is right up against what it currently zoned as low density residential, Director Marion said she believes it is right next to the Settlers Ridge PDD. Trustee Lendi mentioned that the fencing wouldn't be Village standards and would have concerns. Director Marion asked if there was a type of fencing that

she would like to suggest. Trustee Lendi asks the standard fencing for this type of project, Director Marion says she believes it is a privacy fence and there have been instances that chain link has been approved. Trustee Lendi and Trustee Michels prefer a privacy fence, President Stillwell says she doesn't think the Plan Commission will agree with a chain link fence.

Chief Rollins said the board's decision may trigger a letter that can come forth from Community Development or the Village to the Kane County Board. It could trigger a higher majority in the vote then direction would need to be provided. Director Marion added that last time the Village tried to send only a letter, Kane County said there needed to be a resolution passed.

President Stillwell asked if they could make a letter with all the comments included, Trustee Roskopf said he thinks a resolution should be created to be clear. Director Marion said the comments can be used, a resolution created and file a formal objection that triggers majority vote. President Stillwell wanted clarification on when the objection needed to be filed. Director Marion said she needs to double check and asked Attorney Miller if a letter can be sent stating objection before the resolution is made. He said yes there should be enough time to approve a resolution at the next board meeting then submit it to the county.

Trustee London said in general she is not a fan of solar farms and feels they take up so much landscape and do not produce as much electricity as they are said to. She prefers crop land instead of solar farms, although she understands some of this may be inevitable. She noticed that turf grass with pollinators would be added, she feels that pollinators should be heavily used, and turf should not be used. Fire Chief Moran stated that no vegetation should be inside or surrounding solar farms because they are at risk of catching on fire. If anything was planted, they would spray the plants creating dead dry plants easily able to catch fire. Trustee London mentioned that ground fire was a concern, Chief Moran said yes. She then asked if there would be enough fire hydrants to support fire operations, he said no it would be the county. He said he has talked to the county about how much distance there is between each field, there needs to be 500 ft. between the roadway and end of the field. Trustee London said this is a big concern if hydrants are not added.

President Stillwell asked each Trustee to give their input on both locations, none of the board was in favor of the first location, some were okay with the second location if the project had to happen. She wants to send an objection for both locations and since there are no hydrants around the areas, the fire risk needs to be addressed.

14. Reports

a. Staff

Finance – President Stillwell read the finance staff report, quarterly reporting has been finished for the most current period and the FY24-25 GATA upload has been completed.

Community Development – Nothing to add.

Police Department – Nothing to add.

Public Works – Nothing to add.

b. Trustees

Trustee Lendi – Trustee Lendi said that the little lending library by the Belleview Park is up. She attended the IML conference and got a lot of good information on TIFs and legal concerns for municipalities. She attended the library meeting, and 200 welcome bags were handed out, they have a new logo, and they now have a 3D printer for use.

Trustee London – Nothing to add.

Trustee Speciale – Trustee Speciale attended the luncheon for Matt Anastasia, he is sad to see him go and states he was a great employee.

Trustee Michels – Trustee Michels said Groovin in the Grove has set the dates for next year's concerts, they will be held June 12th, July 17th, and August 14th.

Trustee Roskopf – Nothing to add.

Trustee Bonnie – Nothing to add.

c. President

President Stillwell said she went to the first meeting for next year's Corn Boil and volunteers are welcome.

15. 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)

16. Adjournment

Motion by Trustee Speciale, seconded by Trustee Roskopf, to adjourn the meeting at 6:52 pm.

Ayes: Speciale Roskopf, Lendi, London, Michels, Bonnie; Nays: None; Abstain: None; Absent: None.

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk