

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
FEBRUARY 3, 2026, 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.

President Stillwell asked for a moment of silence for former Sugar Grove Park District President Kevin Johnson.

3. Roll Call

On February 3, 2026, 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 Administrator Scott Koepfel, Village Attorney Brian Miller, Police Chief Patrick Rollins, Finance Director Karin Johns, Community Development Director Danielle Marion, Public Works Director Brad Merkel, Village Clerk Tracey Conti.

4. Public Hearing

5. Proclamations

6. Presentations

a. Presentation from Cordogan Clark Architects with an Update on the Police Department Building Remodel/Expansion.

Brian Kronewitter with Cordogan and Clark explained that he was going to have his project team give an update on the police department renovations. Project Manager John said there has been quite a bit of construction done and provided images. The front entrance has been demolished, and foundations have been started for the new garage.

Rick from the project team said currently the team is taping the drywall, once that is done painting will begin. He gave an update of renovations that will soon be started or completed. He explained that for the addition the team will utilize February and make progress on this section of the renovation. The roof replacement will be in March; the spring will also consist of renovation interiors and new addition interiors. Rick went over the timeline of completion and gave the first day of operation estimate as 9/8/2026.

He gave an overview of the existing building and said all the walls are in place and all mechanical, plumbing, and electrical rough ins are done. He stated that the drywall is up along with soundproofing. He gave a thank you to Chief Rollins, Director Merkel, and their teams for helping with the project.

Trustee Michels asked about the new addition interior and what that meant. Rick explained that this means most of the interior of the existing building is done. When the weather is better, the new addition will have improvements made. Project manager John went over an image with the board explaining what will be worked on next with the addition and what has already been done.

7. Appointments

8. Airport Report

9. Public Comment on Scheduled Action Items

10. Consent Agenda

- a. **Approval:** January 20, 2026, Village Board Meeting Minutes.
- b. **Approval:** Vouchers.
- c. **Resolution:** Approving a Collective Bargaining Agreement with the Illinois Fraternal Order of Police – Patrol.

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

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

11. General Business

12. Public Comment

- Jim Eckert commented on item 13a. Special Use for Fiber Hut.
- Perry Elliot commented on the referendum for Crown.

13. Discussion Items

a. Special Use for Fiber Hut.

Director Marion explained that the Village has received an application from AECOM and Middle Mile Infrastructure for a Special Use Permit to construct a fiber hut facility. The proposed facility would be located on Route 30 across from the airport west of where the solar project was approved. The total area of the project would be 180 x 240 ft. square on the larger parcel in the northeast corner of the property. Proposed is the building of a total of 6 huts built in stages. Director Marion said the initial stage would be for two huts and have requested deviations. These deviations would be to allow for an 8 ft. privacy fence, a crushed aggregate gravel base, and no street lighting. She mentioned that the plan commission did hold the required public hearing and the discussion included comments on landscaping and architecture. There was a 5 to 1 vote to approve the proposed special use with the following conditions. Future huts must be installed at staff level, no new above ground poles will be installed, and extra modifications. Director Marion stated the applicants agreed to comply with the conditions from the plan commission.

President Stillwell asked who the end user of this is, a representative from AECOM Mike. M. replied meta is. She then asked where the data centers are located, he said they are in a different city located to the northwest in Dekalb County.

Trustee Michels asked if the fencing would be solid, Mike said it is a trex fence that is 95% wood and 5% plastic. Trustee Michels asked if the fence would be see through, Mike replied no. Trustee Michels said the visual of the proposed plan looked like there was more than 6 units, Mike stated that there are 6 huts and 6 generators.

President Stillwell asked about a grounding hose, Mike said that would be done by the electrical engineer, but each hut will have a grounding ring.

Jim Eckert wanted to make sure everything would be grounded and expressed his concerns about this project. He asked about the meter being out or in, Mike said there would be one on the inside and outside of the H frame. Jim asked if there would be diesel or natural gas and if the fire department has given review. Mike said there will be diesel and the fire department will be added into the site plan review.

Trustee London asked if the gensets are self-contained units, Mike replied yes and said they have a level 3 enclosure for sound. She asked about the enclosure and its sound, Mike said they will put the best enclosure they can manufacture for noise control. Trustee London asked about the decibel range if all generators were running at the same time. He said they only run once a month for maintenance and if the power goes out.

President Stillwell wanted to know if the airport had an opinion on this project. Mike said they had run investigations into whether the crane or building would be in the way of the takeoff pad. He said it wouldn't be in the way, so the FAA or airport have not been contacted.

Trustee Lendi said one complaint she heard about fiber huts is the noise, she asked how loud they can get. Mike said there are six HVAC units on one building, and they are rated at about 55 decibels, and the generators go up to about 65 decibels.

Trustee Michels asked if the rooflines were being proposed by the developers. Mike said the plan commission wanted to make changes appearance wise. The design was amended and the contractors will be making five buildings with the same material and on hut will be different. Director Marion said that the plan commissions reasoning was for this project to look more like a farmstead rather than a normal fiber hut. Trustee Michels said the structures wouldn't be seen until the roof was added. Mike said yes, when looking at the buildings from the road only a small portion is showing over the fence. The plan commission wants to enhance the portion that would be shown. Trustee Michels asked if there was a chance to make a taller fence, Director Marion said this would be up to the board to decide that. Trustee Speciale said he would prefer to stick with the plan commission's recommendation. Trustee Michels said he wouldn't be opposed to a taller fence to eliminate the roofline. He feels with the location of the huts they won't be visible. Mike explained that the plan commission still wanted a color scheme and a different design for the roofline.

Jim Eckert asked about outside lighting, President Stillwell stated that she liked having no street lighting. Mike explained that every enclosure is different with lighting, President Stillwell mentioned the night sky ordinance. Trustee Lendi asked if the fire department had made comments on this yet, Director Marion replied no.

Trustee London asked if the huts would have fire alarms, Mike said they will have fire alarms and smoke detectors inside, but they are not set up to call the authorities. Trustee London said if they are not monitored there is no point. He explained that other jurisdictions would rather the building burn then replace it with a new one.

Trustee Michels asked about the wood being used, Mike explained that the plan commission did not want red cedar.

14. Reports

a. Staff

Administration – Trustee Michels asked if there has been anything done regarding Hanks Rd. and filling the potholes. President Stillwell said there is an upcoming meeting regarding this matter. Trustee Michels wants to put up signs for the potholes, President Stillwell said IDOT will be handling this. Administrator Koeppel said one side is Village Road and the other side is not so only one side of the road would be allowed to have a sign.

Trustee London wanted an update on the airport solar projects. Administrator Koeppel said their special use permit has been approved and have asked for an extension twice, he mentioned that plans have been submitted as well. Director Marion said she has received their building permit application, and it is in the review process and needs to be completed by April 16th. She said currently they are performing preliminary soil tests that permits are not required for.

Finance – Nothing to add.

Community Development – Trustee Michels commented on the bike plan, Director Marion said that it is being worked on.

Police Department – Chief Rollins stated a spread sheet has been created to show change orders for additional items during the renovations. He gave a reminder that anything over \$20,000 needs to come before the board for approval.

Administrator Koeppel said it is good to have on-site construction management and has been positive when keeping staff involved.

Chief Rollins said it is almost the 6-month mark of the project, and he is liking the design and progress of the renovations.

Public Works – Trustee Michels asked if there was an update for the widening of IL-47, Director Merkel said he had a meeting but there are no updates as of now. He mentioned that IDOT is still working with the railroad.

b. Trustees

Trustee Lendi – Nothing to add.

Trustee London – Nothing to add.

Trustee Speciale – Nothing to add.

Trustee Michels – Trustee Michels gave a thank you to President Stillwell for having a moment of silence for Kevin Johnson.

Trustee Roskopf – Nothing to add.

Trustee Bonnie – Nothing to add.

b. President

President Stillwell informed everyone that the Beautification and Gardening Committee is having a seed swap Monday the 9th at 5 pm.

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)

Motion by Trustee Speciale seconded by Trustee Michels, to enter executive session to discuss Personnel –5 ILCS 120/2(c)(1) and Litigation – 5 ILCS 120/2(c)(11) and then adjourn the meeting after.

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

16. Adjournment

Motion by Trustee Speciale seconded by Trustee Michels, to adjourn the meeting at 6:56 pm.

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

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk

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