

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  
JUNE 2, 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.

**3. Roll Call**

On June 2, 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 Matthew Bonnie.

**Absent:** Trustee Michael Roskopf.

**Additional Attendees:** Village Administrator Scott Koepfel, Village Attorney Brian Miller, Deputy Police Chief Ramon Alcaraz, Finance Director Karin Johns, Community Development Director Danielle Marion, Public Works Director Brad Merkel, Village Clerk Tracey Conti.

**4. Public Hearing**

**5. Presentations**

**6. Proclamations**

**7. Appointments**

**8. Airport Report**

**9. Public Comment on Scheduled Action Items**

**10. Consent Agenda**

- a. **Approval:** May 19, 2026, Village Board Meeting Minutes.
- b. **Approval:** Vouchers.

- c. **Ordinance:** Text Amendment Title 12, Chapter 4, Section 5 & Title 12, Chapter 10, Section 17– Snowplow Agreement.

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

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

## 11. General Business

- a. **Ordinance: Proposing a Back-up Special Service Area No. 32 for CS2 Aurora Airport Solar Farm.**

Director Marion explained that the Aurora Airport Solar Farm 1 was the one approved on route 30 across from the airport. As part of their plans, they have a permeable paver access road/maintenance road. The design behind this was to keep them from having to do some of the storm water requirements under Kane County. It was agreed upon although a back-up SSA will need to be established to make sure the permeable pavers are properly maintained for water flow.

Motion by Trustee Lendi, seconded by Trustee Michels, to discuss and approve Proposing a Back-up Special Service Area No. 32 for CS2 Aurora Airport Solar Farm.

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

- b. **Resolution: Commercial Property Enhancement Program Application for 221 South Main Street.**

Director Marion explained that at the previous board meeting an application was discussed amongst the board from Sara and Tim Goss for the CPEP Program. The board had questioned the outside lighting and if the applicants were going to stain the brick. Director Marion reached out to Sara and Tim, they are not planning on staining any of the bricks and they have not gotten any quotes for the lighting but eventually would like to change the fixtures.

President Stillwell wanted to confirm with Sara the work that will be done with the grant money if approved.

Motion by Trustee Speciale, seconded by Trustee London, to discuss and approve Commercial Property Enhancement Program Application for 221 South Main Street.

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

- c. **Resolution: Opposing BUILD ACT**

Administrator Koepfel stated that the Spring session ended and an item that was originally proposed by Governor Pritzker was the Build Act. Then there were several bills introduced and

negotiated, IML sent a response and Metro West was in disagreement due to the act removing local control for zoning. This act was not passed but not totally denied and there be continued negotiations in Springfield over the summer and will be considered over the veto session in the fall.

Administrator Koepfel recommends this is adopted as it joins with other communities that oppose the Build Act. He mentioned that the Village has a well thought out comprehensive plan and this act would stop that plan and other planning along with taking away decisions.

President Stillwell stated that Metro West specifically asked for partner communities to pass this along for more support when lobbying. She explained a concern of hers would be multi-unit building passed without staff input due to the water and sewer concerns in the Village.

Trustee Michels agrees and feels that the state already has a lot of other things to deal with that he would like to see them concentrate on.

Trustee Lendi said she had read through some of the house bills and she was in disbelief at many, mentioning one wanting to remove Building Code requirements for a residential 6-story building requiring one exit. Trustee Lendi mentioned the Plan Commission and her different opinion than President Stillwell on letting residents making zoning decisions.

Motion by Trustee Michels, seconded by Trustee Bonnie, to discuss and approve Opposing BUILD ACT.

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

## **12. Public Comment**

- Jaden Chada commented on having residents and neighbor's input.

## **13. Discussion Items**

### **a. Data Center Zoning District**

Administrator Koepfel stated that a presentation was put together and mentioned that there was a discussion at a previous meeting regarding rules and zoning. He started off by saying that in 2022 a Data Center Zoning District was established in response to not being selected by META to come to the Village. This district was created specifically for data centers for rules on how they would be zoned and built. There are currently no parcels zoned in the data center district in the Village. He mentioned to the board that the zoning and code presented in the packet provided.

He explained that from an Economic Development perspective, data centers provide fiscal benefits along with jobs, tax revenue for school districts, etc. A lot of concerns since 2022 have

been heightened as well such as water use which the Village has addressed prior. Energy use, noise, distance from residential, and visual aesthetics are also very high concerns that need to be addressed.

Currently the Villages zoning in the data center district is permitted at M1 and I1. Administrator Koepfel went over the differences between special use and permitted use. Examples provided for permitted distribution centers would be food production and sign fabrication. Examples of special use would be storage facilities and fulfillment centers.

Administrator Koepfel explains Director Marion and her team did a good job at pulling information from other surrounding communities and how they classify data centers. He explained that communities that are permitted use are the ones to have data centers over special use, examples would be Yorkville and Dekalb. Communities with special use would be Batavia, North Aurora, and Huntley, data centers would be less common.

Potential items to be addressed are permitted use vs. special use, noise restrictions, and distance to residential. He explains that Trustee Lendi brought it to his attention that the Village could possibly look at energy use as a part of the IECC code updates. Trustee Lendi added that they are working on classifications for data centers, Administrator Koepfel noted that the Village is allowed to have more restrictive codes than what is in place for commercial and industrial. Trustee Lendi said for special use she believes the Village can require Leed Certification. Administrator Koepfel said this can be looked at and development agreement can also be used since there is more leeway.

He moved onto water and electricity reporting requirements, for many community's water and energy needs to be reported annually even though it is monitored. This is important to hold data centers accountable on the amount of energy and water they are using. He mentioned the burden on the water system and said staff could contemplate a commercial water rate for those who use more water. There would also be an option of having a fee based on connection size. He explained that the intention behind looking at water rates is to ensure that the residents are not paying to offset the costs for the data center.

Administrator Koepfel said there have been no changes to this district, anyone who would want to build a data center would need to come before the board and get their land rezoned. The board can choose to keep the data center as permitted use but update the conditions and parts of the zoning. Another option would be to completely remove data centers and then turn it to a special use in M1 so that it goes into the manufacturing district with more requirements and conditions. He mentioned that him and Director Marion could also do more research to present to the board as well.

President Stillwell liked the things that Administrator Koepfel had mentioned specifically that union workers will attend meetings in favor of data centers. She said she has only ever heard one resident voice that they are in favor. She feels that the only reason a Trustee would be okay with data centers would be because of the tax revenue. President Stillwell brought up the water crisis

in Corpus Christi, this town in Texas is running out of water and the reason this happened is from data centers and industrialization with large water usage. She doesn't feel that there is enough attention being brought to the aquifer in the Village that will have problems after 2050 if nothing changes. If more comes to the Village that uses an excessive amount of water the Village will need to find an alternate water source as the aquifer will not be able to provide.

Trustee Michels asked to see the zoning map and asked how 6 PE was determined for the water usage. Administrator Koepfel said he was not here during the time this was determined but he believes it is 6 PE equivalent to each acre. Trustee Michels said typically 2-3 units an acre is allowed, he said if there were 2 units an acre and 3 PE per unit that would be 6.

Director Marion went over the zoning map with the board.

Trustee Lendi only feels the area by the airport would be large enough for a data center.

President Stillwell wants to know that why does a Trustee feel it can be okay to add a data center when residents are so strongly against them. Trustee Michels said he is trying to think of an alternative development to be brought into the Village that the resident would like. He said they wouldn't like distribution centers because of the traffic and retail isn't an alternative. President Stillwell asked if he feels that something needs to go on this parcel, he said he feels the residents want some diversification in their tax rates and data centers don't generate a lot of traffic. Trustee Michels said they bring on a lot of revenue and restrictions can be added for water usage and noise. President Stillwell said staff would need to request water monitoring from them, she mentioned developments going in currently and having issues with water monitoring. Trustee Michels said there are smart water meters that will monitor water usage. Administrator Koepfel said that staff recommends to not just say wastewater, but clean water as well when commenting on data centers water usage.

Trustee Michels also added that the Village has the infrastructure with the electric and natural gas pipelines that could support this. President Stillwell stated that ComEd does not have enough electricity since there is a shortage and it is causing bills to increase for customers which would affect the residents. Trustee Michels is concerned that if something is turned down, they go to a nearby community and residents will have to pay higher rates regardless. He feels that the water usage and noise can both be addressed.

Trustee London said she has very mixed feelings about data centers. She said they will never put in a 150,000 sq. ft. data center they are million sq. ft. multi story. She said they will not use natural gas fired generators instead it would be diesel generators that would be very large, although they can be controlled for noise. She said it doesn't matter what electric infrastructure the Village has they use an extreme amount of energy; utility companies will usually park a major substation next to the data center. She explained that very few jobs are created for the community, only a small number of people would be working inside the facility. Data centers don't want to be seen from the road so they will often have major setbacks and will have heavy fencing. She feels the worst thing is the spike in electrical rates that many communities have seen.

Trustee Speciale added that whether the data center is built in the Village or out of the Village electrical costs will go up.

Administrator Koepfel added that the state is trying to enforce laws regarding data centers and power.

Trustee Lendi mentioned adopting an energy code and adding it to anything that applies to a permit. Administrator Koepfel explained that any items the board wants to consider he will do research and mentioned META using green energy. Trustee Lendi said the idea is to make it so there is 0 energy and looking into LEED for water usage. President Stillwell feels that no data center would agree to water conservation, if one were to come into the Village there is an obligation to provide water. Even if there are meters on the water and they go over that usage they would likely just pay more. She mentioned a data center in Georgia that was using water illegally. Trustee Lendi said if they would break code or use too much water that would need to be enforced and their water would need to be shut off. Administrator Koepfel said that could be a part of the development agreement as well, either a shut-off or steep penalties depending on what is allowed.

Trustee Speciale would like to see the information from Aurora. He agrees with the other Trustees, and he feels there needs to be controls and restrictions. Trustee Speciale is confused at how there was an excess of electricity for decades and now there is not enough. President Stillwell said there is not enough electricity because of data centers.

Administrator Koepfel said if someone were to come in wanting to build a data center, they would ask to have the property rezoned data center district. They would then rezone and build the data center within the regulations. He explained that today there wouldn't be able to be noise restrictions added, but if it were a special use, it could be added. Also clarifying that as a special use there would be more control, public hearings, and it would be harder to build.

President Stillwell feels that data centers should be a special use.

Trustee Speciale said he was okay with a special use right away then covering all the add ons. He also feels that Aurora might have more community friendly items in their Ordinance, he is concerned for the school district as well and feels this is beneficial for them. President Stillwell understands but reiterates that leaving the Villages aquafer would be more expensive. Trustee Michels said there is the shallow aquafer in St. Charles and in the Long-Range Water Plan it shows diversifying from a deep aquafer to a shallow aquafer. President Stillwell feels if the Village was put on a shallow aquafer the wells would run dry. Administrator explained that with research done shows that the Village was in a good spot for the year 2050 but a reevaluation will be needed.

President Stillwell would like to find out the specifics of what Aurora is doing.

Trustee London mentioned there was a comment regarding a TIF and there being a major tax advantage for bringing in a data center. She wanted to know if there wouldn't be any significant tax dollars until the TIF expired. Administrator Koepfel said there won't be money to the taxing bodies from the TIF it will work to pay off the TIF quicker and pay for any projects that the TIF does. Trustee Speciale added that it also depends on how the TIF is structured. Trustee London said she feels more concerned about the existing TIF. Administrator Koepfel said for the existing TIF the zoning is already complete, and it is permitted use. In area 4 by 88 it is already permitted there by annexation and planned development district, and this couldn't be changed without working with the developer. If it were put in TIF 2 by the airport a lot of money would go into the TIF or there would need to be a development agreement which doesn't exist and would need to be made with a data center. Trustee Lendi wanted to clarify that with the first TIF the zoning cannot be changed along with restrictions, Administrator Koepfel said anything that is in the annexation agreement or PDD cannot be changed. He said additionally the water rates or a meter fee is not governed in the annexation agreement and it is something that could potentially affect a data center being built.

President Stillwell asked if Trustee Lendi's suggestion of a LEED certification would be something that could be added to the building code. Trustee Lendi is not sure if this is something that can be done with an existing TIF and the Village Attorney would need to investigate this. Administrator Koepfel said a LEED certification is recommended but not required and a different annexation in the Village could require this certification.

Trustee Lendi brought up the Energy Code again and if this is something that the board would want to be brought back, Administrator Koepfel said more details will be found, there would need to be a 6-month warning that this change is happening. President Stillwell asked if there is anything about water that can be added into code, Trustee Michels said 6 PE is very strict. She asked about changes to water infrastructure, Administrator Koepfel said water billing is the area where that would affect Village wide. It is not spelled out in the agreement, and everyone would need to be treated the same. He explained if there was a thought to have a commercial charge and residential charge or a meter size essentially making a company who uses more water pay more than a residential home would.

President Stillwell mentioned the height restrictions that were discussed, Administrator Koepfel said that is listed in the zoning and PUD.

Trustee Lendi asked if Auroras approach is only the Zoning Code, Administrator Koepfel said no they had other items that the Village might not be able to do.

Administrator Koepfel mentioned how Aurora did a specific distance from residential due to the noise complaints and he thinks this would be beneficial to add as well. He explained he will be gathering information to bring back to the board, President Stillwell mentioned commercial water rates.

President Stillwell wanted to know if there was anything in the latest Building Code that applies to data centers. Trustee Lendi said the ICC currently is looking at data centers as a specific occupancy, the only place she seen it addressed was the 2024 Energy Code and one appendix.

**b. Text Amendment Title 11, Chapter 4, Section 22, Table of Permitted Uses – Data Centers.**

Director Marion explained that the proposed text amendment stemmed from a previous discussion on data centers. The board had discussed and directed staff to come up with a text amendment to change the M1 and I1 to a special use while the board decides what they would like to do. Currently within the Village data centers are a permitted use.

The Plan Commission held the required public hearing on May 20<sup>th</sup>, 2026, two residents were present and both spoke against data centers. Plan Commission members were on the same page as the board; they want to have new technology but also have concerns. They want the board to have final say along with residents having input. Overall, they did recommend approval of the proposed text amendment.

Trustee Speciale is okay with moving forward with this item.

Administrator Koeppel clarified this is only for M1 and I1 not for the data center district.

Director Marion clarified that rezoning would be required if built in the data center district, and if the text amendment is approved, they would need to come in for a special use in the M1 district.

Trustee Lendi wanted to clarify that anyone wanting to build a data center would need to come before the board, Director Marion said yes.

Village Attorney Miller wanted clarification and asked if the restrictions set forth in the data center district wouldn't apply would be the standard special use application; Director Marion believes that M1 and I1 must follow all DC conditions.

Trustee London said the yard and setback regulations don't seem very significant; she's concerned they might be too close to properties. Administrator Koeppel clarified this would be for changing from permitted to special use.

**c. Commercial Property Enhancement Program Application for 221 South Main Street.**

Administrator Koeppel said that the latest CPEP application was approved and there is \$20,000 in budget for the year. At the previous board meeting it was requested that this item come back for discussion. He mentioned this program was last updated in 2025.

Trustee Michels said his concern with the program is it seems to be more repairs than enhancements being done. He would like to see language change or the program ending.

President Stillwell feels that this is a great program helping the building on Main St. improve and come back to life.

Trustee Speciale asked if President Stillwell felt the program is okay how it is exactly, she said yes but is open to suggestions.

Trustee Lendi said when this program was brought on it was supposed to be for enhancements over maintenance. President Stillwell asked what she would like to change, Trustee Lendi said she feels tuckpointing is more maintenance. President Stillwell said she would be fine removing tuckpointing and offered to go through the entire list.

Director Marion said she believes there is language within stating that it must be an enhancement to the exterior of the property.

President Stillwell asked if they should remove tuckpointing, structure deficiencies, or add additional language.

Trustee Michels remembers one building with the door falling off and then the Village paid for a new door that could have been bought by the property owner but it qualified. He would be happy if it was all enhancements rather than maintenance.

Director Marion feels that some of the discussions are repeating what was discussed last time. She said it can't be restricted too much and replacing a door can be a major enhancement for a property if they go with a more architectural door. Administrator Koeppel said it can be difficult to differentiate what an enhancement could be and mentioned the review board that decides whether they think it would be considered an enhancement or not. The review board is made up of members/staff who can give direction and decide if these enhancements can be made or qualify. Trustee Michels asked what if replacement or installation was removed and have it vague as an enhancement program allowing the applicant to come explain how they are enhancing the building. President Stillwell said she likes this idea and it could be easier if it was written vaguely. Administrator Koeppel said at the previous discussion he mentioned having the applicant come directly to the Village Board as a discussion and getting direct feedback. Trustee Speciale is opposed to this; he prefers the review committee, Trustee Michels agrees.

President Stillwell likes that without the list of exceptions there won't be obligation to approve something if not fit.

Trustee London asked if the bullet points can be taken out because it says above it must be an enhancement; everything can be done application to application.

Administrator Koeppel asked Attorney Miller if it was too vague would there be an issue, he said there can be the question of approving something in the past and not in the future. Administrator Koeppel said this can be defended by updating the rules.

Trustee London thought of restricting it to where deferred maintenance is not eligible. She gave an example of replacing someone's roof that hasn't been replaced in 30 years.

Trustee Speciale said from the committee's point of view he can see why they would need flexibility.

President Stillwell thinks if the terms are kept more general the applicant might think outside of the box for enhancements.

Sara Goss said what she spent and the upgrades are a fraction of what she spent, she picked a few bullet points that were listed from the program.

President Stillwell wants to add language that says routine maintenance is discouraged.

Trustee London asked if they were still deciding on whether to get rid of the bullet points within the program, Trustee Michels and Speciale said yes, they are removing them. Administrator Koepfel said the bullet points are creating obligations and confusion.

Trustee Michels said the last time this program was discussed many bullet points were added to the list of improvements, but he still does not feel happy with it.

Trustee Lendi mentioned Fireside and their new updated sign they had got with the CPEP Program and said it was an enhancement.

## 14. Reports

### a. Staff

Administration – Administrator Koepfel mentioned a tour of the police department remodel before the June 16<sup>th</sup> meeting for the board.

He gave an update for spring session regarding Metro West and IML. Some bills that were up for vote that will likely be held over are the Build Act, Solar Farm Authority, the Bears Stadium, etc. Some bills that were approved were banning cell phones in school, e-bike regulations, etc.

Trustee Michels asked if there was any feedback for the improvements on Park & 47 interchange. Director Merkel said Public Works has not received any complaints, and the sign by Aldi was also put back up. He said there will be a follow-up agreement with HR Green as well.

Finance – Nothing to add.

Community Development – Trustee Lendi asked how Lennar is doing, Director Marion said they are doing good and provided a small update. Trustee Michels asked if they added electric and gas, Director Merkel said they are working on that, but all the roads are in along with Public Works utilities.

Police Department – Deputy Chief Alcaraz mentioned that Food Truck Friday is beginning and will be held in front of the library due to the ongoing renovations.

Public Works – Trustee Michels asked if there was an update for those residents who had water in their backyards. Director Merkel said he met with the Drainage District, they believe there is a tile in the woods that is damaged. EEI will be contacting the county for the tile maps in their area for investigation. President Stillwell asked if it a county issue will they reimburse, Director Merkel said if there is a damaged tile in the woods on private property under 15 in. the Drainage District doesn't take care of it. This would make it fall onto the property owner.

**b. Trustees**

Trustee Lendi – Trustee Lendi attended the last library board meeting; they have their new website up and running.

Trustee London – Nothing to add.

Trustee Speciale – Nothing to add.

Trustee Michels – Trustee Michels hopes to see everyone at Groovin in the Grove.

Trustee Bonnie – Nothing to add.

**c. President**

President Stillwell said that that Veterans Park Garden was finished, she gave a thank you to Director Merkel for his help. The Corn Boil is still looking for volunteers, and she has still not received any Plan Commission applications. She explained there are no resident applications mentioning how Trustee Lendi wanted someone from in the Village. The Beautification Committee is in the process of ordering a commemorative bench for Veterans Park.

**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 Michels, to adjourn the meeting at 7:57 pm.

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

ATTEST:

/s/ Madeline Dossett

Madeline Dossett  
Deputy Village Clerk

DRAFT