VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koeppel

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 20, 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 October 20, 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 Attorney Brian Miller, Police Chief Patrick Rollins, Deputy Chief Ramon Alacaraz, Public Works Director Brad Merkel, Finance Director Karin Johns, Community Development Director Danielle Marion, Village Clerk Tracey Conti.

4. **Public Hearing**

5. **Proclamations**
   a. **American Public Works Association (APWA National First Responder Day, October 28, 2026.**
      President Stillwell read the proclamation to the board.

6. **Presentations**
   a. **Proposed 2026 Tax Year Levy Announcement.**
   Director Johns explained that this announcement is required by state statute on an annual basis, this is the maximum allowed which may not be the amount being levied in December. Director Johns went over the levy amounts.

7. **Appointments**
   a. **Appointment of Robinson Engineering as the Village Engineer.**

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Director Merkel explained that staff interviewed three engineering firms and came up with the recommendation of Robinson Engineering. He recommends this is tabled to the November 10th meeting due to paperwork and to allow time for review.

Trustee Michels asked Robinson Engineering if there is a standard form for reviewing site plans. Dana Wess from Robinson Engineering explained that she will be overseeing planning and development, she mentioned that they use a standard letter format with a checklist to ensure a fair consistent review for every project.

Trustee Michels asked about turnaround time, Dana said that can depend on the community itself but with something new they stick to about three weeks. She mentioned part-time staff that can jump in to help when needed as well. Trustee Michels asked about the turnaround time for a single-family home. She said they can usually fall in with whatever the community and their time frame but usually 3-5 days.

Jeff the Director of Municipal Services wanted to say thank you for the opportunity and stated that all they do is municipal work and they want to be a trusted advisor for the Village. He added that they have been in business for 89 years with over 100 staff working for about 40 different municipalities. They wanted to give back to the community so community service is very important to their team, all staff get time off to volunteer within the community.

Trustee Michels mentioned that EEI did a lot for the community as well and doesn't see what is gained by losing a local firm. Trustee Bonnie agrees and feels Robinson is a great firm but is disappointed a new engineer is needed. Trustee Michels disagrees with the way EEI was treated near the end and is a bad take on the Village.

Motion by Trustee Speciale, seconded by Trustee Lendi, to table the Appointment of Robinson Engineering as the Village Engineer until the next meeting.
Ayes: Speciale, Lendi, London, Michels, Roskopf, Bonnie; Nays: None; Abstain: None; Absent: None.

8. **Airport Report –** Trustee Speciale said there was funding to do some projects but with the delays from IDOT approvals jobs have been bid several times because of time requirements expires before approval. He explained that they are working through some troubles and mentioned that their flight training school is doing well.

9. **Public Comment on Scheduled Action Items**
   - William Heimbigner wanted to comment on item 11d.
   - Jim Eckert commented on 10g.

10. **Consent Agenda**
    a. Approval: October 6, 2026, Village Board Meeting Minutes.
    b. Approval: Vouchers
    c. Approval: September 2026 Treasurer's Report

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d. Resolution: Brighton Ridge Final Plat of Subdivision Phase 2.
e. Ordinance: Establishing a Backup Special Service Area No. 30 for the Brighton Ridge Subdivision.
f. Ordinance: Establishing a Backup Special Service Area No. 31 for The Grove Area 1 Subdivision.
g. Ordinance: Establishing Backup Special Service Area No. 32 for the CS2 Aurora Airport Solar Subdivision.

Trustee Lendi removed item 10g.

Motion by Trustee Michels, seconded by Trustee Lendi, to approve Consent Agenda items a-f removing item 10g.
Ayes: Michels, Lendi, London, Speciale, Roskopf, Bonnie; Nays: None; Abstain: None; Absent: None.

President Stillwell asked Director Marion mentioned Jim Eckert Making suggestions and asked if anything should be added to the SSA. Director Marion said the only thing the SSA is covering is the paver bricks that are used as the access road, they were done to alleviate some of the Kane County Stormwater requirements. This is to ensure the upkeep of the paver bricks is being taken care of.

President Stillwell asked is more could be added, Director Marion said from her understanding the only thing that applied was the paver bricks.

Trustee Lendi asked how they know what qualifies for the SSA, Attorney Miller said things that are a public use. Director Marion added that staff needed to make sure the drainage was maintained, which is the reason for the SSA. Attorney Miller asked if there were any other drainage ponds around, Director Marion said no because of the paver bricks no detention or retention pond was needed.

Trustee Lendi asked if there is gravel on the public drive or just pavers and could there be more to it. Director Marion mentioned that stated by the previous engineers, only the pavers were required to be covered. Trustee Michels added that everything else is on private property.

Jim Eckert asked the SSA would include any damage if there was any on the approach to Route 30, Director Marion said typically an SSA would not include this. She clarified this is just for upkeep because of the stormwater requirements.

Motion by Trustee Michels, seconded by Trustee Lendi, to approve item 10g on the Consent Agenda.
Ayes: Michels, Lendi, London, Speciale, Roskopf, Bonnie; Nays: None; Abstain: None; Absent: None.

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11. General Business

a. Resolution: Authorizing the execution of a Letter of Understanding (LOU) with the Illinois Department of Transportation regarding Hankes Road Bridge.

Director Merkel explained that this is the updated LOU from IDOT with most changes, but the surfacing still concerns him.

Tony Simmons from HR Greens recommendation is in addition to the changes and resolution, language for parts of the bridge be written in the actual agreement

President Stillwell clarified that superstructure would be written into the agreement.

Trustee Lendi wants to make sure that someone reviews the wording in the agreement as well.

President Stillwell said the first time requesting a change was asking for bridge joints and they added it. The second time was a concern over the concrete deck slab, so IDOT modified it to all components below the wearing surface. She feels Tony S. wants to include the deck in the language that says substructure and superstructure. Tony said if he is understanding correctly, it would say including all components below the wearing surface including the deck and bridge joints.

Motion by Trustee Speciale, seconded by Trustee Michels, to approve the execution of a Letter of Understanding (LOU) with the Illinois Department of Transportation regarding Hankes Road Bridge with the language amendment of adding deck and bridge joints to the agreement and resolution pending attorney review.
Ayes: Speciale, Michels, Lendi, London, Roskopf, Bonnie; Nays: None; Abstain: None; Absent: None.

b. Resolution: Approving additional colors for Brighton Ridge Subdivision.

Director Marion explained that the Village has been approached by Lennar asking to add three additional colors to their agreement. There are specific colors they have provided to choose from, the development agreement states any new colors must be approved by the board.

Dave from Lennar stated that they would like to add three colors for houses. He went over the current approved colors and then the recommended colors to approve.

Trustee Lendi asked if these colors would be on the townhomes as well. Dave said there are two color packages for the townhomes, and they typically don't like to add a third to keep it simple.

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Trustee Lendi remembers awhile ago President Konen liking a sage color and she wasn't sure if this could be used for the townhomes. Dave clarified that these colors are intended for the single-family homes.

Motion by Trustee Michels, seconded by Trustee Bonnie, to discuss and approve additional colors for Brighton Ridge Subdivision.
Ayes: Michels, Bonnie, Lendi, London, Speciale; Nays: None; Abstain: Roskopf; Absent: None.

c. Resolution: Authorizing a Master Service Agreement Between the Village of Sugar Grove and Robinson Engineering, Ltd. for General Professional Services.

Motion by Trustee Speciale, seconded by Trustee Lendi, to table a Master Service Agreement Between the Village of Sugar Grove and Robinson Engineering, Ltd. for General Professional Services.
Ayes: Speciale, Lendi, London, Michels, Roskopf, Bonnie; Nays: None; Abstain: None; Absent: None.

d. Ordinance: Amending Title 1, Chapter 9, of the Municipal Code of the Village of Sugar Grove, Illinois, Regarding the Retention and Selection of Special Legal Counsel for Legislative and Conflict Matters – Update.
No motion or second was made by the board.

e. Ordinance: Data Center Text Amendment.
Director Marion explained that at the previous meeting the board discussed amending the data center regulations. There were concerns expressed about some of the requirements and the amendment has been brought back to how it was at the meeting prior without Appendix CC.

Trustee Michels asked if data centers will not be treated as a special use. Director Marion said they will be treated as a special use in the M1 and I1 districts and required to have a development agreement.

Motion by Trustee Lendi, seconded by Trustee Roskopf, to discuss and approve a Data Center Text Amendment.
Ayes: Lendi, Roskopf, London, Speciale, Michels, Bonnie; Nays: None; Abstain: None; Absent: None.

12. Public Comment

13. Discussion Items

a. 2027 Village Meeting Schedule.
Clerk Conti stated that this is next year's meeting schedule and similar to 2026 there is an election held in November on a Board Meeting night. A meeting cannot be held on election day so a new

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date will need to be picked out for the meeting. Clerk Conti proposed November 9th as the new meeting date.

b. Proposed 2026 Tax Year Levy Discussion.

Director Johns explained that this will be discussed at several meetings as more information becomes available. She is currently recommending a 4.9% increase to the maximum which would be a $2,163,034 increase. This would allow for capturing the 2.7% CPI increase as well as the estimated 1% increase in new construction. She explained that the finalized new construction numbers won't be received until after the levy is completed, she expects the final levy to be closer to $2,138,159.

The total estimated increase for the tax levy will be $76,163 with the maximum. There has been an increase in police pension costs, energy costs are going up significantly, and there is a 24.6% increase in health insurance for this January.

Trustee Lendi asked for the average household in dollar amount for the tax increase.

14. Reports

a. Staff

Police Department – Deputy Chief Alcaraz thanked the board for coming to the police department opening.

Community Development – Nothing to add.

Finance – Trustee Michels said the water meter sales doesn't seem to correspond to the amount of new home permits, Director Johns will look into it.

Public Works – Nothing to add.

b. Trustees

Trustee Lendi – Trustee Lendi attended the open house for the police department. Kane County Forest Preserve released a press release regarding the purchase of the sportsmen's club. Trustee Michels said years ago there was a space analysis done and the forest preserve was encouraged to buy it.

Trustee London – Nothing to add.

Trustee Speciale – Trustee Speciale attended the police department open house.

Trustee Michels – Nothing to add.

Trustee Bonnie – Trustee Bonnie wants to take a look at the website and said there are some issues.

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Trustee Roskopf – Trustee Roskopf attended a meeting with Director Marion and Administrator Koeppel and it was very informational.

b. President

President Stillwell said the bench in Veterans Park is being fixed after an issue with the epoxy, once fixed it will be brought back.

She mentioned that No Tricks Just Treats is this Halloween weekend and afterwards the Legion is having a costume party.

15. Adjournment

Motion by Trustee Speciale, seconded by Trustee London, to adjourn the meeting at 8:55 pm.

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

ATTEST:
/s/ Madeline Dossett
Madeline Dossett
Deputy Village Clerk

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