

<p>Village President Jennifer Konen</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7200 Fax: 630-391-7210</p>	<p>Village Trustees</p> <p>Matthew Bonnie Sean Herron Heidi Lendi Michael Schomas Ryan Walter James F. White</p>
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March 15, 2022
Regular Board Meeting
6:00 p.m.

1. Call to Order

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

2. Pledge of Allegiance

President Konen asked Director Speciale to lead the Pledge of Allegiance.

3. Roll Call

The March 15, 2022 Village Board meeting was held in person in the Board Room at Village Hall. President Konen announced that due to illness, Trustee Herron would be attending the meeting by phone. She asked if any Trustees opposed the remote attendance; there was no opposition.

Present: 6 President Jennifer Konen, Trustee Matthew Bonnie, Trustee Sean Herron (via conference call), Trustee Heidi Lendi, Trustee Michael Schomas, Trustee James F. White

Absent: 1 Trustee Ryan Walter

Also Present:

Administrator Eichelberger, Village Attorney Julien (via conference call) Finance Director Anastasia, Public Works Director Speciale, Community Development Director Magdziarz, Public Works Deputy Director Merkel, Village Engineer Piotrowski, and Assistant to the Village Administrator/Village Clerk Murphy

4. Public Hearing

None

5. Appointments and Presentation

None

6. Airport Report

Joe Wolf reported that he has received confirmation that he is on the Airport Board. The Airport has not received any communications regarding lights on the ballfield.

7. Public Comments on Items Scheduled for Action

None

Nays: 0

Absent: 1 Walter

b. Ordinance: Zoning Variation Limitations

Director Magdziarz presented the ordinance amendment to remove the restrictions placed on authorized zoning variations - Village Code Title 11, Zoning Regulations (Zoning Variations).

A motion was made by Trustee White, seconded by Trustee Schomas, to approve Resolution 20220315D amending the Village Code Title 11, Zoning Regulations (Zoning Variations). The motion carried by the following vote:

AYES: 5 White, Schomas, Herron, Bonnie, Lendi

Nays: 0

Absent: 1 Walter

c. Ordinance: Amending Liquor License Classifications (Class C – Temporary)

Assistant to the Village Administrator/Village Clerk Murphy presented the ordinance to amending the Code to eliminate the requirement for a walled tent or double fence to serve alcohol with a Class C – Temporary license.

A motion was made by Trustee Bonnie, seconded by Trustee White, to approve Resolution 20220315B amending Village Code Section 3-2-6 Regarding Liquor License Classifications (Class C – Temporary). The motion carried by the following vote:

AYES: 5 Bonnie, White, Lendi, Schomas, Herron

Nays: 0

Absent: 1 Walter

10. Public Comment

None

11. Discussion Items

a. Comcast Business Internet Services

Director Speciale presented Comcast request for a Franchise Agreement to provide service to Sugar Grove. Staff and the Village Attorney are working to review the agreement with changes to reflect specific Sugar Grove needs on items such as JULIE locates and pole installation. Frank Deuel from Comcast presented Comcast's plan to do a hyperbuild for businesses and would market its service to the Businesses on Sugar Grove Parkway and US 30 from Municipal Drive to Dugan Road. Board discussion ensued. The Board directed staff to negotiate a Cable Television Franchise Agreement with Comcast and bring it back for approval at a future meeting. Trustee Herron left the meeting via conference call at 6:45 p.m.

b. Sugar Grove Commerce Center - Ridgeline

Director Magdziarz introduced the Ridgeline Development Proposal for 1.6 million square feet of industrial buildings in multiple buildings on the property on the northeast corner of US 30 and Municipal Drive. No formal application has been submitted to the Village. Ben Harris, VP of Development at Ridgeline Properties Group presented the plan for the site. Board discussion ensued. Andrew Wiedner, one of the owners of the property, commented on the investment that the plan would represent in the community, the quality of the developers and the need for TIF funds for a successful project. Mark Moran with NAI Hiffman commented on the difficulty on getting developers interested in the site, however, there is demand on the user end. The Board appeared split on the appropriateness and fit of the project for the location. Staff will follow-up with the developer on concerns and bring back for further discussion to the Board.

c. Prairie Grove Commons

Director Magdziarz presented the draft annexation agreement amendment, special use permit, and TIF redevelopment agreement for Prairie Grove Commons on the southwest corner of Galena Blvd and IL 47. He stated that he believes staff and the developer are close to finalizing all outstanding issues/concerns. The developer is still waiting for approval from IDOT for a right in/right out on IL 47. There has been a correction from the original board report - staff is looking for Board direction on the developer's request for a 3.5% interest carry in the TIF reimbursement at an estimated cost of \$161,000. The Board reached consensus to approve the 3.5% interest rate. President Konen, Trustee Bonnie and Administrator Eichelberger will be in Springfield next week and will speak to our representatives for their support and help with IDOT approval.

d. Priority Capital Projects List

Administrator Eichelberger presented an updated Priority Capital Projects List based on feedback from the Board at the March 1, 2022 meeting. Staff added a Local Business Grant/Loan Program and sidewalk improvements for The Lakes of Bliss Woods. The Board reached consensus to approve the List as presented.

e. Budget Workshop #3

Director Anastasia presented items that have changed in the proposed budget, the final proposed FY22-23 Budget for final questions or changes and FY22-23 Initiative Prioritization List. The only updates from the previous meeting are the changes to compensation as determined at the last meeting. Board discussion ensued on the Initiatives List.

12. Reports

a. Staff

Administrator Eichelberger reported that he expects to hear back from the Economic Development Director candidate tomorrow about accepting the position.

Director Magdziarz reported that the first Community Workshop for the Comprehensive Plan Update was held on 3/14. Approximately 30 people attended. The consultants group received many meaningful comments and were able to use the workshop as an opportunity to educate attendees on development challenges within the community such as water and waste water. Magdziarz reported that the Village has received five building permits from Ryan Homes for Settlers Ridge homes. President Konen thanked Magdziarz for his work on the ordinances approved this evening.

Director Speciale had no additional information to report. Trustee White asked what the status of the PFAS (polyfluoroalkyl substances) in two of the Village's wells. EEI is still working on the Water Study report. Speciale noted that the two wells in which PFAS were detected are not in use by the Village.

Director Anastasia reported that Utility Billing Clerk interviews are underway. The HR paperwork for the two new police hires has been processed. One new officer is at the academy and the other has passed the POWER test and will start at the academy next month.

b. Trustees

Trustee Bonnie reported that he attended the Metro West Council of Governments (MWCOC) meeting last week.

Trustee Schomas reported that he attended the 3/14 Park District meeting. Staff is working on an Intergovernmental Agreement for maintenance for the partners of the Bike Bridge.

c. President

President Konen reported that she will be attending the MWCOC Legislative Drive Down event next week. She attended the MWCOC meeting last week and the Comp Plan Workshop last night.

13. Closed Session

None

14. Adjournment

A motion was made by Trustee Schomas, seconded by Trustee Lendi, to adjourn the Regular Meeting of the Board of Trustees at 8:47 p.m. The motion carried by the following vote:

AYE: 4 Schomas, Lendi, Bonnie, White

Nays: 0

Absent: 2 Walter, Herron

ATTEST:

/s/ Alison Murphy
Alison Murphy
Village Clerk