

<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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September 6, 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 Anastasia to lead the Pledge of Allegiance.

3. Roll Call

The September 6, 2022 Village Board meeting was held in person in the Board Room at Village Hall.

Due to an illness, Trustee Schomas attended electronically. President Konen asked if any board members objected to his remote participation. There were no objections.

Present: 7 President Jennifer Konen, Trustee Matthew Bonnie, Trustee Sean Herron, Trustee Heidi Lendi, Trustee Michael Schomas (electronically), Trustee Ryan Walter, Trustee James F. White

Absent: 0

Also Present:

Administrator Eichelberger, Attorney Julien, Finance Director Anastasia, Police Chief Rollins, Public Works Director Speciale, Community Development Director Magdziarz, Economic Development Director Cassa, Deputy Public Works Director Merkel, 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 air taxis will become more prevalent in the future in the Chicagoland area. President Konen reported that she, Administrator Eichelberger, and Director Cassa met with Aurora Mayor Irvin regarding the Aurora Airport.

7. Public Comments on Items Scheduled for Action

Jim Eckert presented details on community solar programs.

8. Consent Agenda

A motion was made by Trustee Bonnie, seconded by Trustee Herron, to approve the Consent Agenda with the exception d, j, and k. The motion carried by the following vote:

AYES: 6 Bonnie, Herron, Lendi, White, Walter, Schomas

Nays: 0

Absent: 0

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| a. Approval: | Minutes of the August 16, 2022 Village Board Meeting |
| b. Approval: | Minutes of the August 24, 2022 Special Village Board Meeting |
| c. Approval: | Vouchers |
| d. Resolution 20220906G: | Solstice Power Technologies, Inc. Endorsement for Community Solar Program |
| e. Approval: | Commercial Property Enhancement Program |
| f. Resolution 20220906F: | Transferring Surplus Fund Balances FY21-22 |
| g. Resolution 20220906B: | Authorizing an Expenditure-Annual Illinois Municipal League Conference |
| h. Resolution 20220906A: | Authorizing Execution of Copier Lease Agreement with Konica Minolta |
| i. Resolution 20220906C: | Authorizing Release of Public Improvement Guarantee Chelsea Senior Commons |
| j. Resolution 20220906D: | Approving an Agreement to Amend the Conditions of Approval to a Final Plat of Subdivision (Kimme Subdivision) |
| k. Resolution 20220906E: | Amending the Kimme Subdivision Plat Approval Conditions |
| l. Resolution 20220906PD: | Approving an Agreement for Police Services Reimbursement |
| m. Ordinance 20220906A: | Declaring Surplus Property |

Trustee White asked for items d, j, and k to be pulled for discussion.

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| d. Resolution 20220906G: | Solstice Power Technologies, Inc. Endorsement for Community Solar Program |
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Director Anastasia explained that the Solstice endorsement just allowed the company to use the Village logo. It is not a contractual agreement with the Village. Residents may opt in. Board discussion ensued. The Board directed staff to contact Solstice Power Technologies that they may use the Village logo with a statement that the Village generally supports Community Solar.

A motion was made by Trustee White, seconded by Trustee Herron, table indefinitely Resolution 20220906G, endorsing Solstice Power Technologies, Inc for Community Solar Program. The motion carried by the following vote:

AYES: 6 White, Herron, Schomas, Walter, Lendi, Bonnie

Nays: 0

Absent: 0

Trustee White stated that he would abstain from the vote on items j and k.

- j. Resolution 20220906D: Approving an Agreement to Amend the Conditions of Approval to a Final Plat of Subdivision (Kimme Subdivision)

President Konen explained that there have been changes made to Resolution 20220906D to correct item G. Based on discussion at the prior Board meeting, the provision for property owner to construct the sidewalk on the subject property should be triggered if a final subdivision plan of the property adjoining on the west is approved on or before September 6, 2024. If so, the Kimme's are obligated to construct their path once the development puts in their path. It is not a fee in-lieu of construction.

A motion was made by Trustee, seconded by Trustee, approve Resolution 20220906D, approving an agreement to amend the conditions of approval to a final plat of subdivision (Kimme Subdivision) as presented with the change to 1-G that subdivider shall construct a sidewalk along Denny Road if the Village Board approves a final subdivision plan of the property adjoining on the west on or before September 6, 2024, subject to attorney review. The motion carried by the following vote:

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

Nays: 0

Absent: 0

Abstain: 1 White

- k. Resolution 20220906E: Amending the Kimme Subdivision Plat Approval Conditions

A motion was made by Trustee, seconded by Trustee, approve Resolution 20220906E, amending Resolution 20201217A (Kimme Subdivision), with the change to 1-G that subdivider shall construct a sidewalk along Denny Road if the Village Board approves a final subdivision plan of the property adjoining on the west on or before September 6, 2024, subject to attorney review. The motion carried by the following vote:

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

Nays: 0

Abstain: 1 White

9. General Business

a. Ordinance 20220906B: Reclassifying Certain Property (760 Heartland Drive)

Director Magdziarz explained that the rezoning request is promulgated by the owner of Dirty Pawz pet grooming who desires to relocate their business to this property. The property is a multi-tenant building occupied by other commercial or commercial-like uses. The applicant originally intended to request a zoning amendment to add pet grooming services as a permitted use in the M-1 District. Village staff recommended the rezoning approach since it would recognize the current uses in the building and stop adding commercial uses to the list of permitted uses in the M-1 District. Board discussion ensued.

A motion was made by Trustee White, and seconded by Trustee Herron, to approve Ordinance 20220906B, reclassifying certain property (760 Heartland Drive). The motion carried by the following vote:

AYES: 6 White, Herron, Walter, Lendi, Bonnie, Schomas
Nays: 0
Absent: 0

b. Ordinance 20220906C: Zoning Ordinance Amendment (Table of Permitted Uses)

Director Magdziarz explained that the proposed amendment is related to the rezoning request by the owner of Dirty Pawz pet grooming who desires to relocate their business to the property located at 760 Heartland Drive. The amendment assumes the property is rezoned to B-3 District and would make the current uses in the building permitted uses in the B-3 District. Regardless whether the use are located at this location or elsewhere in the Village, adding these uses to the list of permitted uses in the B-3 District is necessary and desirable.

A motion was made by Trustee White, seconded by Trustee Bonnie, to approve Ordinance 20220906C, amending the Village Code Title 11, Zoning Regulations (Table of Permitted Uses). The motion carried by the following vote:

AYES: 6 White, Bonnie, Schomas, Lendi, Walter, Herron
Nays: 0
Absent: 0

c. Ordinance 20220906d: Granting a Fence Variation (550 Heartland Drive)

Director Magdziarz explained that the new tenant of 550 Heartland Drive, Terramac, is a crawler-carrier manufacturing company that is owned by CK Power. Terramac desires an outdoor storage area. In order to properly screen the materials and equipment they will need a ten foot high fence. To achieve the screening requirement, the applicant needs three zoning variations. The first is to increase the fence height to ten (10) feet. The

second is to allow a ten foot fence in a corner side yard and, third, they are requesting a variation from the opacity requirement (solid fence) to be permitted to screen their outdoor storage with a black vinyl coated chain link fence with black vinyl slats, rather than the required solid fence.

A motion was made by Trustee White, seconded by Trustee Walter, to approve Ordinance 20220906D, granting a zoning variation(s) (550 Heartland Drive). The motion carried by the following vote:

AYES: 6 White, Walter, Herron, Schomas, Lendi, Bonnie
Nays: 0
Absent: 0

10. Public Comment

Joe Wolf expressed his objection to implementing the Main Street Plan.

11. Discussion Items

a. No Parking on Main Street

Chief Rollins reported that staff received a request to review the currently permitted use of on-street parking at the dead end of Main St. Drivers traveling northbound on Main St. from Cross St. will typically see cars stacked parked in this area. Since March 4, 1996, a Village ordinance prohibits parking on Main St. from Cross St. to Meadows. Staff is looking for direction from the Village Board on how best to proceed with the onstreet parking in area north of the existing no parking zone. Board discussion ensued. Board reached consensus to draft two ordinances Option 2 – No Parking and Option 3 – no parking west side of the street and bring back for General Business at next meeting.

b. Police Sally Port Construction

Chief Rollins presented proposed improvements to Village Hall once the Administration and Finance departments move to the 160 Municipal location including adding a Sallyport, creating a shared locker room and new exterior signage. It is anticipated the estimated cost to improve the location for the Police Department into the foreseeable future is \$1,500,000. Mark Bushouse from Williams Architects presented conceptual plans for adding the Sallyport. Board discussion ensued. The Board reached consensus to wait on improvements until the Police Department has been in the full Village Hall space for a while and bring back for discussion in December. Administrator Eichelberger noted that there may be a need to enter into a services agreement with Williams Architects to further develop design plans.

c. Construction Approach

Assistant to the Village Administrator Murphy presented different construction methods for the Board to consider as it moves forward with a new Village Hall in the future including Design-Bid-Build, Design-Build and Construction Management. Board discussion ensued. The Board reached consensus to use a Traditional Design-Bid-Build approach with a possible Construction Manager.

d. Liquor Control Ordinance Revision

Assistant to the Village Administrator Murphy presented the revised Liquor Control Ordinance as previously discussed at the June 21, 2022 meeting. Staff reviewed three areas of that were raised at the July 21st meeting including the Bring Your Own Beer (BYOB) provision, the hours of operations and the removal of food requirements, however, it not recommending any changes for the initial proposal. Board discussion ensued. The Board directed staff to amend the hours of operation to 6:00 a.m. to 1:00 a.m. Sunday through Thursday and 6:00 a.m. to 2:00 a.m. Friday and Saturday and to create a special endorsement for On Premise liquor license holders for BYOB, beer and wine only.

Trustee Schomas left the meeting at 9:12 p.m.

e. Amending the Purchasing Policy

Director Anastasia stated that following a question from Trustee White regarding the Village bid vs quote policy for purchases, staff and the Village Attorney reviewed the Village's Purchasing policy to ensure it meets current statutory requirement and best practices. Staff is recommending changes to update the policy based on the review. Board discussion ensued. The Board reached consensus to accept the changes as proposed with the exception of the spending authority limit for the Village Administrator which shall be \$5,000 for unbudgeted and \$10,000 for budgeted items.

f. Main Street Plan Implementation (Zoning District) (CD4)

Director Magdziarz explained that with the inception of the Commercial Property Enhancement Program, largely targeting commercial properties in the Main Street Plan study area, and (re)development opportunities recently coming available, it may be time to begin laying the groundwork to implement the Main Street Plan, created in 2007, which seeks to revitalize the Village's historic core. The Plan recommends a form-based code approach rather than the conventional zoning approach in order to better achieve the design character envisioned for this area and identifies six potential distinct sub-areas in the study area that have unique characteristics and each requiring special zoning consideration. Village Staff proposes focusing on Areas 1 & 2 (Main Street, except Cross Street). Board discussion ensued. The Board determined to continue the discussion at the next meeting after reviewing the Plan.

g. Banking Signatories

Director Anastasia stated that staff is looking to add Village Clerk Murphy as a 4th signatory to the Village accounts as was the practice with the previous Village Clerk. Board reached consensus to have the Village Clerk added as the 4th signatory.

h. Public Works Staff Reorganization

Administrator Eichelberger explained that Director Speciale has announced a retirement date of January 31, 2023. The succession plan is to promote the Deputy Director of Public Works to Director of Public Works. Staff has determined it would be beneficial for the Village to fill the vacant Deputy Director position with an Engineer, eliminating the Deputy Director of Public Works position. Board discussion ensued. The Board reached consensus to move forward with the position.

12. Reports

a. Staff

Administrator Eichelberger reported that the sale of the retention ponds have been put on hold as the development of adjacent property may impact the area. The developers of the BEI property have been encouraged by staff to bring a pre-concept plan to the Board.

Director Cassa reported that the EDC met on August 24 to review a plan to revive the EDC. The plan will come before the Board on 9/20.

Director Magdziarz reported the Sugar Grove Center Lot 17 will be moving ahead with construction this fall rather than waiting till spring as previously noted. Trustee White asked about the progress with the fencing at 6 Main Street, Director Magdziarz reported that it is moving slowly.

Deputy Director Merkel reported that the MFT paving project should be done in the next few days. The Board asked about the pedestrian crosswalk at 30 and Municipal Drive. Staff reported that they are waiting for official notice of the grant from DCEO.

Chief Rollins thanks everyone for their support of the Cop on a Rooftop event. He reported that planning continues for the LIV Golf Event and that the department is handling two death investigations.

Director Anastasia reported that the Village has not yet received the second allotment of ARPA funds. The State has requested the funds from the federal government.

b. Trustees

Trustee Herron reported that the Town Center Committee met on 8/29. The committee reviewed the new marketing brochure and is working to secure different photos.

Trustee Lendi reported that the Library is reducing its hours to 10 am to 8 pm Monday through Thursday and 10 am to 4 pm on Saturday. September is National Library Card sign-up Month. The Farmer's Market will be held through September 24th and the Library Strategic Plan is available on the Library website.

c. President

President Konen reported the following:

- Met with Rep. Underwood to discuss grant opportunities.
- Attended the Groovin' in the Grove meeting where discussions for next year are underway.
- Final Food Truck Friday of the year will be held September 9.
- Attended an Edgar Fellows 10 year anniversary event.

13. Closed Session

None

14. Adjournment

A motion was made by Trustee White, seconded by Trustee Herron, to adjourn the Regular Meeting of the Board of Trustees at 10:24 p.m. The motion carried by the following vote:

AYES: 4	Herron, Bonnie, Lendi, Walter
Nays: 1	
Absent: 1	White

ATTEST:

/s/ Alison Murphy
Alison Murphy
Village Clerk