

<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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**November 1, 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 Administrator Eichelberger to lead the Pledge of Allegiance.

**3. Roll Call**

The November 1, 2022 Village Board meeting was held in person in the Board Room at Village Hall.

**Present:** 7 President Jennifer Konen, Trustee Matthew Bonnie, Trustee Sean Herron (arrived at 6:08 p.m.), Trustee Heidi Lendi, Trustee Michael Schomas, Trustee Ryan Walter, Trustee James F. White

**Absent:** 0

**Also Present:**

Village Administrator Eichelberger, Attorney Julien, Finance Director Anastasia, Police Chief Rollins, Public Works Director Speciale, Community Development Director Magdziarz, Economic Development Director Cassa, Village Engineer Piotrowski and Assistant to the Village Administrator/Village Clerk Murphy

**4. Public Hearing**

None

**5. Appointments and Presentation**

a. Utility Rate Committee

Director Anastasia explained that in 1994, there was a settlement between the Village of Sugar Grove and Prestbury Citizens Association regarding the setting of Utility Water & Sewer Rates. Within the settlement, it was required for the Village to hold a Utility Rate Committee every 3 years, to discuss the next 3- years of potential Water & Sewer Rates. This Committee is an advisory committee, with the Village Board making the final decision on the Utility Rates annually. The Committee last met on December 2019, which covered the advisory rates through Fiscal Year 2022-2023.

**A motion was made by Trustee Herron, seconded by Trustee Lendi, to approve the appointment of President Konen, PW Director Anthony Speciale, Deputy PW Director Brad Merkel, Finance Director Matt Anastasia, and Village resident Lisa Lund to the Utility Rate Committee for 2022-2023. The motion carried by the following vote:**

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

**Nays: 0**

**Absent: 0**

**b. Board of Police Commissioners**

Chief Rollins explained that there are currently two open positions on the Commission due to the death of founding Commissioner Roger Griffin and a resignation. At this time only one position is being filled. President Konen is reviewing applications and will bring back a request to ratify an additional Commissioner at a future meeting. President Konen asked that the Board ratify her proposed appointment of Michael Brien to the Board of Police Commissioners, term ending May 1, 2025.

**A motion was made by Trustee White, seconded by Trustee Herron, to approve the appointment of Michael Brien to the Board of Police Commissioners, term ending May 1, 2025. The motion carried by the following vote:**

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

**Nays: 0**

**Absent: 0**

**6. Airport Report**

Joe Wolf reported that it would be a good idea to inspect the tank at the Airport.

**7. Public Comments on Items Scheduled for Action**

None

**8. Consent Agenda**

**A motion was made by Trustee Schomas, seconded by Trustee Herron, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Nays: 0**

**Absent: 0**

- a. Approval: Minutes of the October 18, 2022 Village Board Meeting
- b. Approval: Vouchers
- c. Approval: 2023 Village Meeting Calendar
- d. Ordinance: Amending Board Meeting Rules and Procedures-Remote

## Attendance

### 9. General Business

- a. Ordinance 20221101E: Approving a Minor PUD Amendment for Signage 522 Sugar Grove Parkway

Director Magdziarz reported that the property owner is requesting a minor PUD amendment in order to modify the approved sign plan for the building on the premises. Old Second Bank is replacing West Suburban Bank in the multi-tenant building and will be replacing the signage. The bank's new sign will be smaller in area than the West Suburban Bank sign and the building owner wants to use the difference for other building tenants.

**A motion was made by Trustee Schomas, seconded by Trustee Herron, to approve Ordinance 20221101E, a Minor Amendment of the Landings Resubdivision Planned Unit Development – Revised Sign Requirements (522 N. Sugar Grove Parkway (IL 47)). The motion carried by the following vote:**

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

- b. Ordinance 20221101B: Authorizing Acceptance of Easement Agreement for Cope Property (Prairie Grove Commons) – STAR/STER

Director Magdziarz reported in order to proceed with development of the proposed Prairie Grove Commons commercial development an off-site utility easement is needed to accommodate the sanitary sewer Prairie Grove Commons will construct to serve the development.

**A motion was made by Trustee White, seconded by Trustee Herron, to approve Ordinance 20221101B, Authorizing Acceptance of a Temporary Construction and Permanent Drainage and Utility Easement Agreement (Cope Property) subject to attorney review. The motion carried by the following vote:**

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

- c. Ordinance 20221101C: Approving an Annexation Agreement Amendment (Prairie Grove Commons) – STAR/STER

Director Magdziarz reported that all of the exhibits have been reviewed and verified. The applicant/developer has indicated to Village staff their desire to proceed with or

without access to IL 47 and ask the Village Board approve the Annexation Agreement Amendment without any conditions.

**A motion was made by Trustee White, seconded by Trustee Herron, to approve Ordinance 20221101C, Authorizing Execution of a First Amendment to Annexation Agreement (Prairie Grove Commons) subject to attorney and engineering review. The motion carried by the following vote:**

**AYES: 7**          White, Herron, Schomas, Walter, Lendi, Bonnie, Konen  
**Nays: 0**  
**Absent: 0**

- d. Ordinance 20221101D:          Approving Special Use Permit for a Planned Unit Development and a Final Plat of Subdivision (Prairie Grove Commons) – STAR/STER

Director Magdziarz reported that approval of the Prairie Grove Commons Annexation Agreement Amendment obligates the Village Board to approve the PUD and associated development plans and plats. The Ordinance approves the PUD including the final subdivision plat and development standards for the development. All exhibits are complete, reviewed and verified.

**A motion was made by Trustee Herron, seconded by Trustee Schomas, to approve Ordinance 20221101D Granting a Special Use for a Planned Unit Development and Approving a Final Plat of Subdivision (Prairie Grove Commons Unit Two) Authorizing Execution of a First Amendment to Annexation Agreement (Prairie Grove Commons). The motion carried by the following vote:**

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

- e. Ordinance 20221101F:          Approving a Tax Increment Financing (TIF) Redevelopment Agreement (Prairie Grove Commons) - STAR/STER

Director Magdziarz reported that approval of the Prairie Grove Commons Annexation Agreement Amendment obligates the Village Board to approve the TIF Redevelopment Agreement. The Ordinance authorizes execution of the TIF Redevelopment Agreement which is a requirement for expenditure to TIF funds to a private party.

**A motion was made by Trustee White, seconded by Trustee Bonnie, to approve Ordinance 20221101F, Authorizing Execution of a Tax Increment Finance District Redevelopment Agreement (Prairie Grove Commons). The motion carried by the following vote:**

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

**Nays: 0**

**Absent: 0**

- f. Resolution 20221101A: Approving a Grant of Easement (Prairie Grove Commons) – STAR/STER

Director Magdziarz reported that the recently approved Prairie Grove Commons Annexation Agreement Amendment obligates the Village to approve a grant of easement for public utilities, stormwater management, pedestrian and bicycle trail, and landscape buffer purposes all associated with the approved plan for Prairie Grove Commons Unit 2.

**A motion was made by Trustee White, seconded by Trustee Herron, to approve Resolution 20221101A, Approving and Authorizing the Execution of a Grant of Easement (Prairie Grove Commons). The motion carried by the following vote:**

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

**Nays: 0**

**Absent: 0**

- g. Ordinance 20221101G: Proposing Special Service Area #29 (Prairie Grove Commons) – STAR

Director Magdziarz reported that the recently approved Annexation Agreement obligates the Village and Owner to establish the back-up SSA. The SSA No. 29 would essentially remain dormant until such time the property owner failed to perform its responsibility maintaining the operation of the storm water management improvements or the private street network on the premises.

**A motion was made by Trustee White, seconded by Trustee Herron, to approve Ordinance 20221101G, Proposing the Establishment of Special Service Area No. for Prairie Grove Commons). The motion carried by the following vote:**

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

**Nays: 0**

**Absent: 0**

- h. Approval: Announcement of Tax Year 2022 Levy

Director Anastasia explained that State statute requires that the Village announce and approve its estimated and proposed 2022 property tax levy at least 20 days prior to the passage of the tax levy ordinance. The tax levy ordinance is scheduled for approval on December 6, 2022, in advance of the December 27, 2022, filing deadline. Staff recommends that the Village Board announce an estimated and proposed tax levy of \$3,362,782.85, which is a 23.78% increase over last year's aggregate tax levy extension.

Initially after reductions for bond abatements, actual EAV adjustments, and tax extension limits for the Village, the estimated property taxes are \$1,976,736, which is \$107,829 (5.77%) above the 2021 extension amount of \$1,868,907. However after further review Anastasia reported that the extension amounts has been updated to \$1,971,056 which is \$102,149 (5.47%) above last year's amount of \$1,868,907. President Konen expressed interest in keeping the tax burden for the Village low to help residents' with expected increased tax bills.

**A motion was made by Trustee Schomas, seconded by Trustee Herron, to announce the estimated and proposed 2022 property tax levy in the amount of \$3,362,782.85 and to announce the Special Assessment (SBA No. 17) for the Mallard Point/Rolling Oaks levy in the amount of \$75,218.92. The motion carried by the following vote:**

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

#### **10. Public Comment**

None

#### **11. Discussion Items**

None

#### **12. Reports**

##### **a. Staff**

Administrator Eichelberger reported that staff had reached out the architect consultants for building design concepts for the Village Hall remodel once Police takes over the building. Staff will meet first with the consultants and then Trustees Bonnie and Lendi will be brought in. The TIF Eligibility Study will be on the next meeting agenda. Jared from Moran will attend the meeting remotely.

Director Cassa reported that he will be attending an open house at REV Aviation on 11/7 and the Old Second Bank RE-Grand Opening on 11/9. Board members are invited to attend both events. Carbon Marketing will be doing the new EDC website. He met with Charles Branch of Nextsite.

Director Magdziarz was asked about the grading issue in Settlers Ridge and the Prairie Glen topsoil situation.

Director Speciale was asked if the IGAs for the Blackberry Creek Bridge were moving forward. Speciale reported that they are waiting for feedback from the Forest Preserve.

Director Anastasia reported that the Police Pension Board is ready to transfer funds to the Downstate Pension. The Joint Review Board meetings for TIF #1 and #2 will be held 11/16. Sexual Harassment Prevention Training will be held on 12/8. President Konen asked staff to recommend declaring a surplus in the TIFs.

Chief Rollins reported that the department conducted an active shooter drill at John Shields. Officers were also in classes reading to children. Halloween was safe and smooth. In the last six months, the Village has collected 159 lbs of prescription drugs between the Village Hall collection box and the DEA Drop off Day. President Konen asked that the Village have an active shooter plan for Village staff.

b. Trustees

Trustee Bonnie reported that he attended the Metro West Awards dinner

Trustee Walter commented on high gas prices in Sugar Grove. It was noted that it is the business owners' choice on gas prices.

Trustee Lendi reported that the Winter Market will be held at the Library on 11/12. The Library still needs two volunteers and early voting is still going on.

c. President

President Konen reported that she also attended the Metro West Awards dinner. The Village is a member of the Sugar Grove Kiwanis Club. Kiwanis is hosting Holiday in the Grove this year and are looking for volunteers. At a recent Holiday in the Grove meeting, the idea of a community ice rink near the Community House was raised. A rink used to be done in the past. Konen asked for the Board's thoughts on financially supporting the ice rink. The Board reach consensus to pledge \$1,000 toward the effort using the saving from the budgeted purchase on Main Street Holiday Wreaths. The Board also reached consensus on being a sponsor for the Breakfast with Santa placemat.

**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 7:45 p.m. The motion carried by a voice vote.**

ATTEST:

/s/ Alison Murphy  
Alison Murphy  
Village Clerk