

<p>Village President Jennifer Konen</p> <p>Village Clerk Alison Murphy</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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January 17, 2023
Village 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 January 17, 2023 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, Trustee Heidi Lendi, Trustee Michael Schomas, Trustee Ryan Walter, Trustee James F. White

Absent: 0

Also Present:

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

4. Public Hearing

- a. Establishing a Back-up Special Service Area No. 29 for Prairie Grove Commons Subdivision

President Konen opened the Public Hearing at 6:02 p.m. No comments were given. The Public Hearing was closed at 6:02 p.m.

5. Appointments and Presentation

a. Proclamation: Anthony Speciale Retirement

President Konen presented Public Works Director Speciale with a Proclamation in recognition of his over 19 years of service for the Village of Sugar Grove and offered congratulations on his retirement. Director Speciale offered his thanks for supporting him to the current Board and past Board members.

6. Airport Report

None

7. Public Comments on Items Scheduled for Action

Dan Kramer thank President Konen and staff for their time on the Burnt Barrel agenda items.

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, Walter, Lendi, White, Bonnie

Nays: 0

Absent: 0

- a. Approval: Minutes of the January 9, 2023 Village Board Special Meeting
- b. Approval: Vouchers
- c. Resolution 20230117PW2: Authorizing Agreement for Central Fay's Lane and Creek Crossing Water Main Replacement Improvements

9. General Business

- a. Resolution 20230117A: Adopting the 2023 Official Zoning Map for the Village of Sugar Grove

Director Magdziarz explained that the Village is required to publish an official zoning map by March 31st of each year. The map presented reflects all of the zoning districts, boundaries, and property classifications that existed as of December 31, 2022.

A motion was made by Trustee Schomas, seconded by Trustee Herron, to approve Resolution 20230117A, Adopting the 2023 Zoning Map for the Village of Sugar Grove. The motion carried by the following vote:

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

Nays: 0

Absent: 0

- b. Ordinance 20230117A: Granting a Special Use Permit for a Planned Unit Development and Approving a Final Planned Unit Development Plan (Burnt Barrel, 799 Heartland Drive) - STAR

Director Magdziarz reported that the former American Heartland Bank building is in the process of renovation into a full service restaurant. The property was previously rezoned to B-3 specifically to accommodate the restaurant use. The planned development status is required only due to the desire to construct the second building on the lot and to address various site development issues. The PUD is necessary for the second proposed

building, including the additional off-street parking, and departures from the Village's zoning requirements pertaining to off-street parking, landscaping and signs. Board discussion ensued. The Board reached consensus to have the petitioner buildout the additional parking in the front if parking conflicts occur that cause overflow parking on Heartland (with a review after one year from opening), to have a brick base to the pillar sign, add a provision to limit the parking for the second building to no more than 20% of the total property parking (eliminating the need for Exhibit B – Permitted and Special Use Lists), to add live music to the deviations list as a permitted use on the property and to amend Section 3-1-a Permitted Uses

A motion was made by Trustee White, seconded by Trustee Herron, to approve Ordinance 20230109PW3, Granting a Special Use Permit for a Planned Unit Development and Approving a Final Planned Unit Development Plan (Burnt Barrel, 799 Heartland Drive), subject to attorney review with Exhibit B eliminated, adding to the deviations list as a permitted use restaurant with live entertainment, prior to a second building being constructed the applicants will add the banked parking, that Exhibit E will be modified to include a brick base filling the gap at the bottom, that if the banked parking is not constructed within the first 12 months, that it will come back to the Board to determine if the extra parking is needed, and that Section 3-1a paragraph 2 is modified to provide that 20% of the restaurant parking shall be deemed shared parking with the second building and any second building uses shall then comply with the parking ordinance subject to that shared parking.. The motion carried by the following vote:

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

- c. Resolution 20230117CCED: Authorizing Economic Development Agreement with Three Brothers & Papou, LLC. (Burnt Barrel) - STAR

Director Anastasia reported that the applicant is currently requesting financial assistance for the improvements, upgrades and work being completed to the old bank building to successfully convert it into a restaurant. The economic development agreement established the expectations and conditions under which the use of any economic development incentive may be applied by the Village. The agreement recognizes the property improvements proposed by the Applicant. The economic development agreement is similar to others the Village Board has approved in the past for Culver and Dunkin' Donuts.

A motion was made by Trustee Bonnie, seconded by Trustee Herron, to approve Resolution 20230117CCED, Authorizing an Economic Development Agreement between the Village of Sugar Grove , Three Brothers & Papou, LLC. and College Corner, LLC., subject to attorney review. The motion carried by the following vote:

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

- d. Resolution 20230117CC: Authorizing Economic Incentive Agreement with Three Brothers & Papou, LLC. (Burnt Barrel) - STAR

Director Anastasia reported that the applicant is currently requesting financial assistance for the improvements, upgrades and work being completed to the old bank building to successfully convert it into a restaurant. The Inducement Agreement is on the Business District Sales Tax generated only from the properties, not the 1% municipal state share. The term of the agreement is for 15 years from the opening of each business individually. The Agreement commits the Village to returning 100% of the Business District Sales Tax generated from the properties, for a 15-year period from time of opening of each individual business. The Business District has begun 01/01/2023, and has a life of 23-year total. The Village is not committing to returning any of the 1% municipal state share sales tax.

A motion was made by Trustee Herron, seconded by Trustee Bonnie, to approve Resolution 20230117CC, Authorizing an Economic Incentive Agreement between the Village of Sugar Grove and Three Brothers & Papou, LLC., subject to attorney review. The motion carried by the following vote:

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

- e. Resolution 20230117PW1: Authorizing Execution of an Agreement with Aurora Sign Co. - 601 Heartland Drive Entrance Sign

Director Speciale reported that it was determined it was cost prohibitive to replace the current Monument sign at 601 Heartland. Staff worked with Aurora Sign Co. to design a cost-effective sign to include Community Development and Economic Development mounted next to the existing Public Works Monument sign. The cost for the additional 601 Heartland Dr. Community Development and Economic Development sign is \$5,087.44.

A motion was made by Trustee White, seconded by Trustee Herron, to approve Resolution 20230117PW1, Authorizing Execution of an Agreement with Aurora Sign Co. - 601 Heartland Drive Entrance Sign. The motion carried by the following vote:

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

- f. Resolution 20230117PW3: Authorizing a Professional Service Agreement with Engineering Enterprises, Inc. (EEI) for Bridge Inspection Services

Deputy Director Merkel reported that the Village has three bridge structures that need to be inspected at regular intervals. Benesch currently acts as the Agency Program Manager for these bridges, and this proposal is a renewal of that contract.

A motion was made by Trustee Schomas, seconded by Trustee Lendi, to approve Resolution 20230117PW3, Authorizing a Professional Service Agreement with Engineering Enterprises, Inc. (EEI) for the Bridge Inspection Program. The motion carried by the following vote:

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

10. Public Comment

Bob Leaper commented on complaints regarding his work truck in his driveway. Board discussion ensued. The Board directed staff to bring back this issue for discussion at the next Board meeting.

A resident commented on Village Code 6-3-4 regarding overnight parking. He stated that he received a ticket, however, a sign was not properly posted at the time. Chief Rollins was to follow-up.

11. Discussion Items

- a. Comprehensive Plan Progress Update

Director Magdziarz presented a progress report on the development and formulation of the new Comprehensive Plan.

12. Reports

- a. Staff

Director Cassa reported that he is making a target list of desired restaurants for use at the International Council of Shopping Centers. He will be starting to look for tenants for a Town Center development. He stressed that a community needs daytime population to attract restaurants. Cassa noted that the State of the Village will be February 28, 2023 at 8:00 a.m. at Waubensee Community College. A Save the Date notice has gone out. The event is hosted by the Economic Development Corporation.

Director Magdziarz pointed out that there was an error in his staff report. They did not take delivery of the large format plotter/scanner during the past two weeks. That was a repeat from last year.

Director Speciale thanked the Board for their support throughout the years.

Director Anastasia reported that the staff Training Day was held on Monday and was a success. Admin and Finance have moved to 160 S. Municipal Drive.

Chief Rollins reported that he has been addressing IT issues and helping with the move to 160.

Assistant to the Village Administrator/Village Clerk Murphy thanked the Public Works staff for their assistance with the move to 160 S. Municipal Drive.

b. Trustees

All Trustees thanked Director Speciale for his service.

Trustee Lendi also commented that Girl Scout cookie sales are underway, that information regarding the Library referendum is on the Library website and information sessions will be held February 4 and March 2 and that the next Indoor Market is 2/11.

c. President

President Konen thanked Director Speciale for his service. She stated she values his insight and experience. Konen noted that the final Comp Plan Community Workshop will be held February 9, 2023 at the Library from 6:00 to 7:30 p.m. She encourage all Board members to attend.

13. Closed Session

None

14. Adjournment

A motion was made by Trustee Herron, seconded by Trustee Lendi, to adjourn the Regular Meeting of the Board of Trustees at 9:00 p.m. The motion carried by the following vote:

AYES: 5	Herron, Lendi, Bonnie, Schomas, Walter
Nays: 1	White
Absent: 0	

ATTEST:

/s/ Alison Murphy
Alison Murphy
Village Clerk