

VILLAGE PRESIDENT

Sue Stillwell

VILLAGE ADMINISTRATOR

Scott Koepfel

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

MARCH 3, 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 March 3, 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 Matthew Bonnie.

Absent: Trustee Michael Roskopf.

Additional Attendees: Village Administrator Scott Koepfel, Village Attorney Brian Miller, Village Attorney James Vasselli, Police Chief Patrick Rollins, Finance Director Karin Johns, Community Development Director Danielle Marion, Public Works Director Brad Merkel, Deputy Village Clerk Madeline Dossett.

4. Public Hearing

5. Proclamations

6. Presentations

7. Appointments

- a. **Recommendation to approve President Stillwell's reappointment of Julio Calabrese to the Board of Police Commissioners.**

Motion by Trustee Michels, seconded by Trustee Bonnie, to approve President Stillwell's reappointment of Julio Calabrese to the Board of Police Commissioners.

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

b. Recommendation to approve President Stillwell's reappointment of David Kintz to the Police Pension Board.

Motion by Trustee Michels, seconded by Trustee Bonnie, to approve President Stillwell's reappointment of David Kintz to the Police Pension Board.

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

c. Recommendation to approve President Stillwell's reappointment of Jonathan Bieritz to the Plan Commission/Zoning Board of Appeals.

Motion by Trustee Bonnie, seconded by Trustee Speciale, to approve President Stillwell's reappointment of Jonathan Bieritz to the Plan Commission/Zoning Board of Appeals.

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

d. Recommendation to approve President Stillwell's reappointment of Robert Airhart to the Plan Commission/Zoning Board of Appeals.

Motion by Trustee Lendi, seconded by Trustee London, to approve President Stillwell's reappointment of Robert Airhart to the Plan Commission/Zoning Board of Appeals.

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

8. Airport Report – Trustee Speciale had no report. President Stillwell asked if anyone was injured in the accident that had occurred with a student. Trustee Speciale said the police department posted a press release.

Police Chief Rollins said a student was practicing take off and landings. The instructor was on the ground, which is typical for this type of practice, the student had a hard landing and damaged the front of the plane. No injuries were reported.

9. Public Comment on Scheduled Action Items

President Stillwell mentioned a resident who wanted to speak on the Hanke's Road Bridge which is not on the agenda.

Motion by Trustee Michels, seconded by Trustee Speciale, to discuss all items including scheduled actions items.

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

- Cindy C. commented on the condition of the Hanks Road Bridge.
- Gary Thompson commented on the condition of the Hanks Road Bridge and social media.
- Lou Lendi commented on the Crown Development and the board.
- Jaden Chada commented on the Crown Development and water runoff.

- Milly M. commented on the residents, future developments, and the Crown Development.
- Bob Raimondi commented on the Crown soil borings and water levels.
- Perry Elliot commented on soil reports and water levels.

10. Consent Agenda

- a. **Approval:** February 17, 2026, Village Board Meeting Minutes.
- b. **Approval:** Vouchers.
- c. **Resolution:** Approving an Agreement with Lauterbach & Amen for Audit Services.

Motion by Trustee Michels, seconded by Trustee Speciale, to approve the Consent Agenda as presented.

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

11. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Litigation – 5 ILCS 120/2(c)(11)
- Property/Land Acquisition – 5 ILCS 120/2(c)(5)
- Sale of Property – 5 ILCS 120/2(c)(6)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

Motion by Trustee Lendi, seconded by Trustee Michels, to enter executive session to discuss Litigation – 5 ILCS 120/2(c)(11) at 6:26 pm.

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

Motion by Trustee Speciale, seconded by Trustee Michels, to exit executive session at 7:43 pm.

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

12. General Business

- a. **Resolution: Approving a Plat Utility Easement Sugar Grove LLC.**

Village Attorney Jimmy Vasselli said there is a supplemental item that would meet the requirements of the Open Meetings Act. The motion that will be made was prepared by Trustee London and it is to be seconded by Trustee Lendi.

Administrator Koepfel asked for clarification whether it is better to make the motion right away or make a motion to discuss first then approve. Attorney Miller said for discussion purposes introduce the item as general discussion then the motion can be made after. President Stillwell asked if she could have a motion to discuss first then an amended motion for approval, he said yes.

President Stillwell asked for a motion to discuss item 12a.

Motion by Trustee Bonnie, seconded by Trustee Michels to discuss Approving a Plat Utility Easement Sugar Grove LLC.

Trustee London made a motion to modify this as a motion to adopt a revised plat of easement conditional upon the developer presenting a corrected plat of subdivision to be executed and recorded by appropriate Village officials without further action or approval by the Village Board. Including but not limited to those listed on the Kimley Horn certificate of correction and the list of corrective items from the Village.

Trustee Lendi seconded the amended motion.

Community Development Director Marion stated that this item was discussed at the previous board meeting and there was discussion centered around several errors that were found on the plat of subdivision. It was requested that the applicants prepare a certificate of correction prior to approving the plat of easements. She said being presented is a revised plat of easements for The Grove Area 1 and a revised plat was sent out in the afternoon. Director Marion stated that there are the Fox Metro certificates and there were two clerical errors on the plat presented at the last meeting.

Administrator Koeppel asked that the motion made is explained to everyone. Village Attorney Miller said anything the board authorizes action, a lot of the time what they will do is have various other actions authorized as well. He states that the board is approving and the President and Clerk are directed to execute and record the plat. That action was amended with Trustee London's motion, and the Village is approving the plat but requiring that the corrections listed and the certificate of correction be corrected for the plat to be finalized and recorded. There is approval subject to the corrections being made.

President Stillwell felt that everyone came into the meeting on two different pages and she thanks Trustee London for coming up with a solution.

Motion by Trustee London, seconded by Trustee Lendi, to approve a Plat Utility Easement Sugar Grove LLC.

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

b. Resolution: Approving a Boundary Agreement with the Village of Elburn.

Administrator Koeppel said the only boundary agreement the Village does not have is with Elburn. This item was discussed previously and there was a request to have unincorporated

neighborhoods removed from the agreement. The night before the meeting it was discussed at the Elburn Board Meeting and a Trustee was pushing for Green Road to serve as the boundary line, which is not what was previously agreed upon. Staff are recommending that it is not adopted and the version provided is voted on. He explained that during the discussion at Elburn it was not approved either way.

Trustee Michels likes Elburn's modification of Green Road, he doesn't see the Village going that far north. He stated that past this road there are lots, forests, and a small road the Village would have to take over and maintain.

President Stillwell clarified who requested the modification, Administrator Koeppel said one of Elburn's Trustees mentioned it and then the rest of the Trustees agreed.

Trustee Lendi asked if this lined up with the future land use map, Administrator Koeppel said he believes it does. He explains there was discussion at the time and possible economic development opportunity at Main and 47.

President Stillwell asked what Trustees would prefer to keep the boundary agreement as presented, Trustee Lendi said she would.

Trustee London asked if Elburn doesn't like it, will the item come back without a signature. Administrator Koeppel said yes and the intent is to tell Elburn it was passed by Sugar Grove as presented then the Elburn Board will have to make a decision.

Motion by Trustee Michels, seconded by Trustee Lendi, to discuss and approve a Boundary Agreement with the Village of Elburn.

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

c. Resolution: Approving the purchase of bulk rock salt.

Public Works Director Merkel stated this is a housekeeping item to approve participation in the Illinois program for bulk road salt. The Village needs to join by April 15th since the bid is awarded in June/July.

Administrator Koeppel wanted Director Merkel to let the board know there is a certain amount of rock salt that must be bought no matter what. Director Merkel said at least 80% needs to be bought.

Trustee Michels asked how the salt is this year, Director Merkel said there are around 800 tons left and all salt for this year has been bought.

Motion by Trustee Speciale, seconded by Trustee Bonnie, to discuss and approve the purchase of bulk rock salt.

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

d. Resolution: Approving the 2025 annual Road Program Change Order #1 and Final Payment.

Director Merkel said this item is closing out the 2025 road program. There was a change order of \$29,772 or 4.68% of the total project cost, additional costs came from under cuts, patching, and concrete repairs.

Motion by Trustee Speciale, seconded by Trustee Michels, to discuss and approve the 2025 annual Road Program Change Order #1 and Final Payment.

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

13. Public Comment

- Bob Raimondi commented on the Elburn Boundary Agreement.
- Jaden Chada commented on board approval and the Hanks Road Bridge.

14. Discussion Items

15. Reports

a. Staff

Administration – Nothing to add.

Finance – Nothing to add.

Community Development – Nothing to add.

Police Department – Nothing to add.

Public Works – Director Merkel gave an update on more KKOM Projects, and the Village was successful at adding Municipal and Galena. Director Merkel gave clarification for Trustee Michels and said it is for resurfacing and ADA improvements.

President Stillwell asked if this was the Laruen Underwood funds, he said no and stated that it is the Kane Kendall Council of Mayors.

b. Trustees

Trustee Lendi – Trustee Lendi attended the library board meeting on the 25th and they are looking at doing repairs on some pavers. The library is holding early voting as well.

Trustee London – Nothing to add.

Trustee Speciale – Trustee Speciale attended the Illinois ACEC an engineering group and an award was received for the Blackberry Creek Bridge; a presentation will be held at a board meeting in the future.

Trustee Michels – Trustee Michels attended State of the Region, he mentioned going on social media regarding the Hanks Road Bridge.

Trustee Bonnie – Nothing to add.

b. President

President Stillwell said there is a meeting with the Township on the 4th. She said the Chamber event went well and the Beautification and Gardening Committee is continuing to work on a healing garden at Veterans Park.

16. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Litigation – 5 ILCS 120/2(c)(11)
- Property/Land Acquisition – 5 ILCS 120/2(c)(5)
- Sale of Property – 5 ILCS 120/2(c)(6)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

Motion by Trustee Michels, seconded by Trustee London, to enter executive session and then adjourn the meeting after at 8:11.

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

17. Adjournment

Motion by Trustee Michels, seconded by Trustee London, to adjourn the meeting at 8:31 pm.

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

ATTEST:

/s/ Madeline Dossett

Madeline Dossett
Deputy Village Clerk