

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
AUGUST 4, 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 August 4, 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 Michael Roskopf.

Absent: Trustee Matthew Bonnie

Additional Attendees: Village Administrator Scott Koepfel, Village Attorney Brian Miller, Police Deputy Chief Ramon Alcaraz, Finance Director Karin Johns, Community Development Director Danielle Marion, Public Works Director Brad Merkel, Village Clerk Tracey Conti.

4. Public Hearing

a. Establishing a Back-up Special Service Area No. 32 for CS2 Aurora Airport Solar.

Director Marion said the next steps for establishing SSA No. 32 would be to hold the required public hearing. This is to establish the backup SSA for the permeable paver access road to ensure that it is properly maintained.

No comments were made; President Stillwell closed the public hearing.

5. Proclamation

6. Presentations

7. Appointments

8. Airport Report

9. Public Comment on Scheduled Action Items

10. Consent Agenda

- a. **Approval:** July 21, 2026, Village Board Meeting Minutes.
- b. **Approval:** Vouchers.

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

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

11. General Business

- a. **Resolution: Authorizing the Purchase of Replacement Street Light Poles from City Electric.**

Director Merkel explained that this is a basic housekeeping item and the light poles are kept in stock in case of an accident. Mentioning that there is a 3-4 month waiting time for replacement lights.

Motion by Trustee Speciale, seconded by Trustee London, to discuss and approve Authorizing the Purchase of Replacement Street Light Poles from City Electric.

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

12. Public Comment

- Jaden Chada commented on concerns regarding EEI.
- Garry Thompson commented on documents regarding Crown.

13. Discussion Items

14. Reports

a. Staff

Administration – Trustee Michels asked Administrator Koeppel the state of the strategic plan also wanting to discuss the future Village Hall. Administrator Koeppel said he will be coming back to the board with information soon for the strategic plan. Then at the next meeting there will be a discussion about future Village Hall sites with a presentation.

Finance – Trustee Michels asked about the audit presentation, Director Johns said she has this scheduled for September.

Community Development – Director Marion said there has been 52 new home permits issued and there are 38 in review right now.

Trustee Michels wants Director Johns to make sure this is correct in the budget.

Trustee Lendi asked if there were any concerns, Director Marion said no.

Police Department – Deputy Chief Alcaraz added that August 14th is the next Groovin in the Grove.

Trustee London asked if there was a date for an open house, Deputy Chief Alcaraz said once the building is complete a date will be chosen. Administrator Koeppel added it depends on furniture arrival and other factors; they are aiming for mid-September.

Public Works – Trustee Michels asked if there was any flooding from the rain over the weekend, Director Merkel said no.

Trustee Lendi asked if staff heard anything from IDOT. Administrator Koeppel said that after the last meeting President Stillwell submitted a letter and there is no response yet.

Trustee London said she noticed something in the packet from Preform Traffic Systems, Director Merkel said that was mistakenly put in there.

President Stillwell said that there were a few inches of rain over the weekend and she seen pictures off the Area 1 road flooded. Director Merkel said he was not over there so he is unaware but mentioned that with new construction it may appear to be flooding because the final layer of asphalt is not on.

b. Trustees

Trustee Lendi – Trustee Lendi expressed her confidence in EEI mentioning that Michele is a great engineer to the Village.

Trustee Lendi wanted confirmed that being a civil engineer requires more than a 4-year degree. Michele from EEI said usually you go to school for a minimum of a 4-year degree, some obtain their master's degree as well. After, a fundamentals of engineering test must be passed to become an engineer in training. After this, with a 4-year degree, 4 more years of experience is required, or 3 years with a master's degree. Michele said you must work during this time, and an all-day exam must be passed to gain a PE.

President Stillwell said with all this education, does anything in the Engineering Practice Act allow someone to ask a non-engineer to determine a standard for an engineering project. Michele said she does not believe it addresses this one way or another, President Stillwell said it does.

Trustee Lendi asked Michele what the purpose of the Kane County Stormwater Management Ordinance is. Michele said the main purpose is to reduce the impacts of flooding on public improvements, injury, etc. Trustee Michels added that there are many agencies who review the plan. Michele said they review for many different reasons saying there were downstream impacts being released to unincorporated Kane County which is a part of the Forest Preserve

District. She said that since the water was not being released into the Blackberry Creek Kane County did review this plan for impacts on downstream communities. President Stillwell said this ordinance was a standard set by a non-engineer, Michele said there was input from engineers. Michele said for the TIF process there are two parts, the first part being does the property contributing to any downstream flooding and she said it is very clear that there is downstream flooding. The second part is alleviating all or part of the downstream flooding and it does not have a metric. Michele explained that the TIF statute does not have clear engineering metrics on alleviating flooding and due to that they lean on attorneys and the board for direction. She said that at the time it was established that the Kane County Ordinance was the metric.

Trustee Lendi said Michele was told this is what she needs to review and that's all she's done, mentioning her dislike in the TIF statute. She stated that there was a vote and the agreement must be followed without breaking it.

President Stillwell said that Michele had talked to a homeowner about flooding on their property and asked the nature of the call. Michele said she had received a call from Kane County because it was an unincorporated property and there were many concerns. She explained that water came onto the property and the sump pumps were running when they normally do not. The property owner was concerned that the stormwater ordinance was not considering all the impervious areas, they were also worried about a beaver dam obstructing the water flow. Michele explains that she reached out to the forest preserve, developers, and had her team go out to check on properties to address these concerns brought to her. Her understanding was that the developer was going to repair what was there since it is private property. Michele explained that she helped direct them in the right direction addressing their concerns.

President Stillwell asked if they could flood with neighboring developments and properties that haven't flooded before. Michele said looking at the county map there is historical flooding and wants to emphasize that the flooding in July was abnormal. She wanted to add that the Crown development project is in progress and not all the stormwater improvements are in yet.

President Stillwell mentioned that she had asked another engineer about alleviating downstream flooding. Trustee Lendi finds it surprising the board was not aware of the responses or even that the engineer was contacted.

Trustee Lendi feels the letter that Michele sent out explains a lot. She was asked a question and did what was asked to determine what makes it, so it alleviates since it is such a grey area. Saying it was not Michele's decision, and she does not write the TIF agreement with Crown. Trustee Lendi feels that it is unfair to Michele to ask questions above her expertise and questions not regarding engineering.

Trustee Michels feels that there was a rush during review and doesn't feel there was enough time, Trustee Lendi agrees.

Trustee Michels wanted to add that in the 90s there was flooding and the Kane County Forest Preserve cleaned debris out of Blackberry Creek adding that during normal rain there has been flooding.

Trustee Lendi wanted to add that there are free concert tickets through the library currently that are first come first serve, there will also be a 2076 time capsule done.

Trustee London – Trustee London wanted to add that there was another successful Corn Boil and was happy to be a volunteer.

Trustee Speciale – Nothing to add.

Trustee Michels – Nothing to add.

Trustee Roskopf – Trustee Roskopf was also a volunteer at the Corn Boil and said it was very successful.

b. President

15. 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 Roskopf, to enter executive session to discuss Litigation – 5 ILCS 120/2(c)(11) then adjourn the meeting after at 6:37 pm.

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

16. Adjournment

Motion by Trustee Michels, seconded by Trustee Roskopf, to adjourn the meeting at 6:37 pm.

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

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk