

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
SEPTEMBER 15, 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 September 15, 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, Trustee Matthew Bonnie.

Absent: None.

Additional Attendees: Village Administrator Scott Koepfel, Village Attorney Brian Miller, Police Chief Patrick Rollins, Community Development Director Danielle Marion, Village Clerk Tracey Conti.

4. Public Hearing

5. Proclamations

6. Presentations

7. Appointments

8. Airport Report

9. Public Comment on Scheduled Action Items

10. Consent Agenda

a. **Approval:** September 1, 2026, Village Board Meeting Minutes.

b. **Approval:** Vouchers

c. **Approval:** August 2026 Treasurer's Report

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

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

11. General Business

a. **Resolution: IL 47 & Park Avenue Change Order #1 & Final Pay Estimate.**

Village Administrator Koeppel stated that the Park & 47 construction is finished and updated. There was a change order that was approved as a part of the project due to requirements from IDOT and the Village doing additional painting and adding signage.

Motion by Trustee Speciale, seconded by Trustee Michels, to discuss and approve IL 47 & Park Avenue Change Order #1 & Final Pay Estimate.

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

b. **Resolution: Authorizing the Execution of a Memorandum of Understanding with Chicago Metropolitan Agency for Planning (CMAP) for a Technical Assistance Project (Sugar Grove Bike and Pedestrian Transportation Plan Update).**

Director Marion explained that the board recently approved a resolution for a memorandum of understanding with CMAP. Recently the village was awarded a technical assistance grant from CMAP to assist in the bike/pedestrian plan that the board would like to update. In order to move forward, the memorandum of understanding needs to be signed and since this is a pilot program there is no local contribution required.

Trustee Michels asked if the park district will be included, Director Marion said they were included in the application, and they will be included in the process.

Motion by Trustee Michels, seconded by Trustee Bonnie, to discuss and approve Authorizing the Execution of a Memorandum of Understanding with Chicago Metropolitan Agency for Planning (CMAP) for a Technical Assistance Project (Sugar Grove Bike and Pedestrian Transportation Plan Update).

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

c. **Resolution: Authorizing a Professional Services Agreement Between the Village of Sugar Grove and HR Green for General Consultation Services.**

Administrator Koeppel stated that the village engineers terminated their contract and transition services are needed while the village works on an RFQ. He reached out to HR Green due to the village's existing relationship with them, they had helped contribute to the Park & 47 project. Staff met with HR Green team, and they have began to do some work under the authority that staff has to keep services moving forward to avoid missing timelines. Administrator Koeppel mentioned that as a part of their business, they can also help with inspections.

President Stillwell asked if there was any way The Grove Area 2 could be excluded because of the complexity from the ongoing questions surrounding statutory concerns. Trustee Michels asked how this review would be done. President Stillwell said by the engineer that is chosen and will continue to work on the project. She clarified that this is an interim engineer who is working on existing projects, and she does not know if they have agreed to do the full engineering for area 2. Administrator Koeppel said before EEIs last day, they finished the engineering comments letter and staff are finalizing this letter that has to do with the plat for area 2. On the 21st of September staff go back to Crown and they address the comments provided, when the Village gets it back there is another 30 days to answer those comments. He says the expectation with the RFQ is to have a selection for the Village board in October.

Trustee Speciale feels it doesn't make sense to exclude this. President Stillwell said this is a very complex and disputed area and with EEI previously working on it there was an issue with statutory requirements. She said at one point HR Green was reached out too regarding a question previously and feels this is too much for an interim engineer. Trustee Speciale says they do what we give them so it doesn't make sense to exclude area 2, mentioning a situation might come where they need to look at it.

Trustee Lendi asked HR Green if they are willing to do area 2 if it's an option. A member from HR Green said they are open to playing it by ear and the issue is that there is so much background involved it would take awhile to get caught up. To move things forward with the project, they would be open to that. Trustee Speciale said this would still be decided by the Village.

Trustee Lendi feels that excluding this takes away a safety net in chances of not finding a new engineer by the deadline.

Trustee Speciale wanted to call the roll.

President Stillwell said there are multiple parties attempting to move this forward without addressing the statute.

Attorney Miller said upon review he would like to make sure the agreements align with the complexity.

Administrator Koeppel asked about Roberts Rule after Trustee Speciale wanting to call the roll. Attorney Miller said he might need a second, Trustee Lendi said she will second.

President Stillwell asked Attorney Miller if he would recommend excluding area 2, he feels if added the agreement needs to be checked to make sure it supports the complexity of Crown.

Motion By Trustee Speciale, seconded by Trustee Lendi to call Roberts Rule on the discussion on Authorizing a Professional Services Agreement Between the Village of Sugar Grove and HR Green for General Consultation Services.

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

Motion by Trustee Speciale, seconded by Trustee Bonnie, to discuss and approve Authorizing a Professional Services Agreement Between the Village of Sugar Grove and HR Green for General Consultation Services.

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

d. Ordinance: Amending the Budget (Budget Amendment No. 1) For the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for Various Additional Expenditures and Revenues.

Administrator Koeppel mentioned that this is for one specific item to be adjusted in the budget and it comes from the preliminary audit findings. The refuse budget came in over budget and staff are requesting that revenues and expenses both be increased by \$3,500.

Trustee Michels doesn't see a reason to amend the budget. Administrator Koeppel explained that the legal level of the budget is controlled at the fund level and both the revenue and expenditure exceeded the amount because there was more collection done.

Motion by Trustee Michels, seconded by Trustee London, to table Amending the Budget (Budget Amendment No. 1) For the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for Various Additional Expenditures and Revenues until the next meeting.

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

12. Public Comment

- William Baker commented on the Trustees interest in a second legal counsel.
- Garry Thompson commented on item 13d.
- Jaden Chada spoke on 19 GPM and well concerns.

- Paul Braeden commented on trees plants along the police department's residential area for more residential privacy.

Administrator Koeppel said he has been in contact with the landowners. He mentioned that the village needs to wait until it's not an active construction site anymore for safety, finishing the project, and making sure everything is done appropriately through the agreements. As a separate project, staff can collaborate with residents with what works best. President Stillwell asked Chief Rollins which month the project is expected to be closed out, he said October. Chief Rollins said there is an internal meeting scheduled for the berm already and staff from different departments will be included and this concern can be addressed then.

Trustee Michels asked if a temporary occupancy permit would be issued, he is not sure why site work is not being completed. Director Marion said yes for home builders they would need to have it completed, if it reaches the winter and it is not completed staff would not issue the permit for the homebuilder. Trustee Michels feels this is a pressure a home builder is faced with.

13. Discussion Items

a. Existing TIF Districts Including Fund Balances & Redevelopment Agreements Ahead of Annual JRB Meetings.

Administrator Koeppel stated that the village is required to have annual JRB meetings to meet with the taxing bodies for existing TIFs. Prior to having these meetings, he would like to discuss and update the board on the three TIFs and gather feedback.

He started with TIF 1, this TIF was terminated by the Village and there is a balance of a little over \$1 million. The village passed \$1 million for commercial development along Rt. 30 and there are two options moving forward. The first would be to continue working on commercial development projects around Rt. 30 and potentially use those funds. The other option would be to close out those funds and reimburse all the money to the taxing bodies.

Trustee Michels mentioned the extension of Bastian Drive to help facilitate traffic movement and use these funds to help develop the 30 acres that the Village owns on the north side of Rt. 30 for a future village hall. Administrator Koeppel said if it's not used for commercial it might be limited on what can be done there, but the Bastian extension could be looked into. President Stillwell believes it is excluded for municipal buildings but there is one commercial business recently presented to the Plan Commission.

Administrator Koeppel moved on to TIF 2, he said this TIF has one open redevelopment agreement for Prairie Grove Commons. This TIF will expire in 2038 and currently there is \$904,423 but the amount may go up slightly. As for options, the board can distribute some of the funds back to the taxing bodies or hold the funds for a future TIF eligible project.

President Stillwell said there is another commercial development that is interested in the southwest side of 47 and Galena that the Village is in contact with.

Trustee Michels asked to go over the redevelopment agreement and said there isn't one signed for the southwest corner of 47 and Galena. Administrator Koeppel said yes there is one and it is the agreement for Prairie Grove Commons. Trustee Michels asked if the village is waiting for the developer to move dirt, Administrator Koeppel said this development never got started but the agreement is still in place. They are attempting to get another potential user at this site; the initial problem was extending sanitary sewer from the other side of 47. Trustee Michels mentioned getting an engineer's estimate, Administrator Koeppel said the water is good to go it's the sewer and in 2021 it was around \$600,000. Trustee London asked what kind of projects are they proposing for this development. Administrator Koeppel said the original one was a Caseys gas station and since then it is still likely it would be a gas station. His recommendation would be to keep the fund balance.

Moving on to TIF 3, there is a light fund balance with no construction yet and there is one redevelopment agreement with Sugar Grove LLC.

President Stillwell has concerns about the eligibility of TIF reimbursements for TIF 3 as no engineer is willing to certify this meets the second part of the required TIF statutes. She said that the second part of that statute was removed from the eligibly report and believes inaccurate statements were made.

b. Recommended Fund Transfers Based on Audit Findings.

Administrator Koeppel stated according to the preliminary audit findings there is a surplus for the general fund, and it shows \$827,406. Staff are recommending transfers to capital, there was an item removed from budget around the time of transfer for a squad car.

With the change in engineering firms the costs are expected to be higher in part since EEI was local and the unknown of the future engineer. He mentioned that Director Johns is also recommending a \$50,000 transfer to the police pension fund.

Trustee Michels would fine with the transfer to the police pension fund but feels all the other transfers should go to the capital projects fund. He is not sure why the restricted fund balance is needed and mentioned being ahead of schedule on permits and permit fees.

President Stillwell clarified that he wanted to take the \$143,121 and invest it, Trustee Michels said yes. President Stillwell wants to wait for Director Johns before moving the general fund to the capital fund. Administrator Koeppel mentioned that the general fund would still be above the 25% funding policy but there is the unknown with the future engineer.

Trustee Speciale agrees with Trustee Michels.

c. Disclaimers on Engineering Reviews.

Director Marion stated that at the August 18th board meeting two trustees requested that the disclaimers EEI puts on engineering reviews be brought for discussion, since then, EEI has resigned. She feels this still needs to be discussed for future engineering reviews. The disclaimer

portion removed from EEI was the section in bold regarding the TIF. She noted that this was removed from only one review letter and that was the final review letter received for the plat of subdivision for area 1. All of the letters regarding area 2 have the full disclaimer on them with the TIF.

Trustee Lendi feels this needs to stay the same moving forward. President Stillwell said she is fine with the disclaimer staying, her problem was that no one evaluated part of the state statute. Trustee Lendi asked why she ordered EEI to have this removed then. President Stillwell said she was still under the impression that someone had done a review. Then upon asking EEI, she was told no one had done one.

Trustee Michels asked if President Stillwell read the memo from IRMA, she said yes and a subsequent email had been sent. They were not opposed to some engineering to address the second part of the state statute. Administrator Koepfel read aloud the email from IRMA and President Stillwell.

Trustee Lendi said she thought IRMA was fine with removing it, President Stillwell said there was no objection and said to contact legal counsel.

Trustee Michels said in Illinois engineers do not take on illegal statutory responsibilities for determining whether TIF district is eligible. He then said the original question was does this area cause downstream flooding. President Stillwell said it is missing the second half, Trustee Michels said it is not their fault, it's an IRMA issue. He feels that President Stillwell has been using accusations and the responsibility for TIF eligibility rests solely with the municipality's corporate authorities or the TIF consultant. President Stillwell said she has multiple issues with EEI, when the exact question was asked to HR Green, they said in order to answer the question you would need to know the conditions of which the flooding occurred. Her issue was EEI signed off regardless with disclaimers. Trustee Michels feels she is misconstruing the facts and said the question was does this property contribute to downstream flooding and feels that EEI cannot be blamed. President Stillwell said her main issue was that it was said there is enough water capacity, Trustee Michels said that is not the question. He stated that Michele from EEI had sent a report that showed extra capacity. President Stillwell feels she shouldn't have to tell EEI the village is close to its firm capacity. Trustee Lendi wants to know what this has to do with the disclaimer.

Trustee Bonnie mentioned he is not okay with her misinterpreting an email to the board.

Trustee Lendi said President Stillwell had stated that there was no problem in the email from IRMA, but it had said consult with your attorney since they were unaware. She feels this is different than saying there is no problem.

Trustee Michels does not agree with President Stillwell using social media for negative uses and disagrees with her view on this item. He asked what engineering standards EEI set. President Stillwell said if you meet the Kane County Detention that will alleviate part of the flooding.

Trustee Michels reiterated the original question sent to EEI; President Stillwell disagreed and mentioned the statute requirements.

Trustee Lendi mentioned the Kimley Horn 2025 report that shows the downstream flooding getting reduced by 15%. President Stillwell explained that it does not reduce flooding in severe storms, Trustee Lendi said this is not what the TIF statute says. She said the TIF statute is very vague for a reason so it can be reduced by a tiny bit so it still meets and according to Kimley Horn there was a reduction of 15%, until it is fully built out then decisions can be made. President Stillwell said the flooding in Blackberry Creek with over 9 ft. has only occurred 4 times in history and stated the flooding is worse with this infrastructure.

Administrator Koeppel said SB Friedman drafted the redevelopment plan and eligibility study and the Village Board adopted that. The plan requires that stormwater improvements are made, and it does not require additional stormwater.

Trustee Michels doesn't feel President Stillwell understands this, she disagrees.

Trustee Lendi said she cannot undo an item that was approved by the board.

President Stillwell feels an approval needs to be accurate.

Trustee Michels asked if the disclaimer will be kept, President Stillwell said it does not matter to her. Trustee Michels explained that it did at the last meeting and said it was not clear that they would keep the disclaimer.

Director Marion wanted to clarify this was written by EEI so HR Green may have a slightly different disclaimer.

d. Engineering Enterprises, Inc. (EEI) Memo Titled Water Capacity Follow-up from Village Board Discussion on August 18, 2026, and Subsequent Email Correspondence from the Village President.

Administrator Koeppel explained that this memo was provided to the Village Board on September 1st from EEI. It was a request from the previous meeting to look at the village's water supply, he explained two relevant charts provided. The first chart goes through the updated Water Master Plan, The Grove, and the capacity following that. The second chart was a request to look at the approved developments in Settlers Ridge, Brighton Ridge, The Grove, and a potential development. He mentioned that if there was a situation where the village was at the capacity they would ask the fire department to hold off on doing exercises.

President Stillwell said the IEPA looks at everything agreed to and these are not optional.

Administrator Koeppel wanted to clarify that the IEPA looks at the existing use and what's happening today and the amount of water, they do not look at pending annexation agreements.

He said a permit would never be taken to the IEPA and ask to extend the water system if that would put the village near its capacity, planning is done to make sure that doesn't happen.

President Stillwell said she wants to plan in advance and the information she received said if there is a deficit of supply the IEPA will approve additional permits but there needs to be a plan in place if the water infrastructure will expand in the future. She feels anything approved now on paper will put the village in a deficit of supply. Prior to this approval the previous administrator was involved, and he was aware of the need for a deep well on the north side. She explained that a meeting was held in 2022 to discuss the water infrastructure including the well and water treatment facility. She discussed a daily herald article regarding the previous administrator's separation and a destroyed audio file.

Trustee Lendi asked if President Stillwell was accusing the former law firm of something, President Stillwell said she is accusing them of negligence.

President Stillwell explained that Administrator Koeppel was then hired and was told 9 PE and the well was no longer needed in 2023. She said he was given a handout showing negative available capacity and pressure issues on the north side of the tollway. President Stillwell said there is an area on the south side that is currently connected to the current water system. She said there is no confirmation that the IL Highway Authority or the IEPA would approve Crown pumping the water under I-88. Without those approvals, if Crown decided not to build the infrastructure to go under I-88 the village would have to bond. She read aloud an email from Jennifer Cowan from Crown regarding taking funds from the general fund. President Stillwell shared her concerns regarding bonding and using funds.

Trustee Michels said there is no commitment that the village would bond for any of this.

Trustee Lendi stated that the report says there is no deficit and there is a surplus and that is with everything built out, the largest well incapacitated, and all backup wells not being used. President Stillwell said this report does not include several homes or the entire buildout on the north end of Jewel. Trustee Lendi clarified that she wanted a water study for the entire buildout of Sugar Grove. President Stillwell said when a permit is applied for by Crown to serve the north side they need IEPA permits and they are unlikely to approve sending water south under the tollway to the north. Administrator Koeppel is confused to why this wouldn't be approved if the capacity won't be hit. Unless additional things are approved to hit capacity, the village will not be at capacity when going under I-88 they are adding at least 240 acres. Trustee Michels added that when The Grove was approved Brighton Ridge was not in the discussion, it was a concept plan that hadn't been approved. President Stillwell said EEI was reviewing both Brighton Ridge and Settlers Ridge.

Trustee Michels asked how she would ask Crown to contribute to a water system to supply water for Brighton Ridge and Settlers Ridge. President Stillwell disagreed mentioning water going under I-88 stating she asked Crown if they were planning on doing this or leaning on a new well and they are contemplating putting the infrastructure under I-88.

Trustee Lendi mentioned that Crown was not doing a water study for the entirety of Sugar Grove built out and she doesn't see in the report where it says there is a deficit.

Administrator Koeppel mentioned that the annexation agreement has expired for the future to be determined village.

Trustee Michels is confused at how Crown would provide water to the facilities if they go north of I-88 and mentioned that the developer needs to extend water services.

President Stillwell said in the agreement land was given for a well and a treatment facility and feels the plan has always looked like forcing the village to put in a well. Administrator Koeppel added this was asked for if there was additional development north of I-88. He added that the village is not at capacity and if no more developments are approved going forward a well is not needed. Trustee Michels said they are not committed to putting a well on the north end and the decision was to ask for additional property to have the water tower and the treatment facility together. President Stillwell said what happens if the IEPA says no, she feels the village would be forced to put in a well, Trustee Michels disagrees.

Trustee Speciale said it is clearly listed that there is capacity for everything reading where EEI said there is sufficient water to supply developments.

Trustee Michels mentioned the letter from IRMA stating that an engineer's job is not to approve a TIF. President Stillwell said qualifying for a TIF is a different question that the engineer doesn't answer. When the qualifying statute is alleviate all or part of the downstream flooding only an engineer can answer that. Trustee Michels says that the engineers that answered the downstream flooding question meets the Kane County Stormwater Ordinance which is the Villages Ordinance. President Stillwell disagrees and says this ordinance requires that runoff be reduced in storms of 100 year or less and she mentioned that Blackberry Creek has only flooded 4 times in history.

Trustee Michels states that no well is needed and the village will not accommodate The Grove by adding a well, President Stillwell disagrees.

Administrator Koeppel is confused when President Stillwell says the IEPA is unlikely to approve this permit. He said if a well is added on the other side and it wasn't connected under I-88 to the rest of the water system it might not even work. Trustee Speciale stated that any new water system would have to be designed by an engineer then it would come to the Village Board with the subdivision. He doesn't believe any engineer would sign off on applying for a permit to the state for the IEPA if they are not proposing the proper water to supply that subdivision.

Trustee Lendi said a well is not needed now it is decided as projects come in with an evaluation.

President Stillwell mentioned the IEPA again, Trustee Lendi said from her understanding they don't say no to future projects only what is current. Administrator Koeppel said they look at the

current system and what the use is and then look at what is being added to the system and the engineering documents. President Stillwell asked if the engineering documents included other proposals, Administrator Koeppel said no.

President Stillwell mentioned not complying with the state statute and everyone saying look the other way. Trustee Speciale does not recall anyone saying this. Trustee Lendi mentioned the Kimley Horn report.

President Stillwell feels the TIF was approved with misrepresentations, Trustee Michels asked for her next course of action. President Stillwell said she's going to find out if it is possible to put the water under I-88. Administrator Koeppel said if it cannot go under I-88 then they cannot connect to the water system. He added that there will only be a deficit if additional things are approved. President Stillwell disagreed and mentioned Jiffy Lube and Starbucks being added, Trustee Speciale said this does not correlate. She asked if the other taxing bodies would be okay with two massive subdivisions being built and the tax going to the developer. Trustee Speciale asked what massive subdivisions, President Stillwell said Areas 1 & 2. Trustee Michels said they do not have the expense of the elevated water storage tank, and they have to submit invoices for the expenses that they incurred that are TIF eligible.

Trustee Speciale mentioned the complaints President Stillwell said with the Village Letterhead not approved by the board. He feels she should not use a village letterhead when the board is not in agreeance, Trustee Lendi agrees.

SUGAR GROVE LLC

2056 Westings Avenue, Suite 280, Naperville, IL 60563

VIA E-MAIL

Village of Sugar Grove
160 S. Municipal Drive, Suite 110
Sugar Grove, IL 60554

September 15, 2026

RE: Correction of the Record – September 15, 2026 Agenda Materials – The Grove

Dear Village Board of Trustees and Village President,

I am writing regarding the communications from Village President Sue Stillwell included in the agenda materials for the September 15, 2026 Village Board meeting. Those communications contain material factual inaccuracies and unsupported conclusions concerning Sugar Grove LLC, The Grove, and the Village's water-system planning.

Because these communications have been placed before the Village Board, and President Stillwell has separately raised related allegations with the Illinois Environmental Protection Agency and other state and county offices, Sugar Grove LLC must formally correct the record to ensure that its silence is not misconstrued as agreement with her statements or conclusions.

Correction of the Record: No Commitment to Construct or Fund a Well

I want to be clear: Sugar Grove LLC never agreed to construct or fund the well referenced in President Stillwell's communications. Her statements to the contrary are factually incorrect and unsupported by the Annexation Agreement and the Redevelopment Agreement between Sugar Grove LLC and the Village.

President Stillwell recently advised the IEPA that Sugar Grove LLC had agreed to "dig" a well and that, within days, the well was removed from the project. That did not occur. Sugar Grove LLC made no such commitment, and there was no agreement to construct a well that was later withdrawn. It is particularly concerning that this assertion was communicated to a state regulatory agency without first confirming the facts with Sugar Grove LLC or identifying any written agreement supporting the claim.

At the time the Annexation Agreement was considered, the Village's engineering analysis concluded that its existing water system had sufficient firm capacity to serve The Grove without constructing an additional well. EEI's recent memorandum confirms that, after accounting for The Grove's projected demand using conservative assumptions, approximately 435 gpm of excess firm capacity remained available for future development.

Following The Grove's annexation, the Village approved Brighton Ridge. EEI's current analysis accounts for Brighton Ridge and nevertheless concludes that the Village has sufficient capacity

to serve all developments evaluated, including the contemplated buildout of Settlers Ridge north of Prairie Street. The Village's subsequent approval of additional development, and its continued planning for future growth, cannot retroactively create an obligation for Sugar Grove LLC to construct or fund a water treatment plant or well.

Sugar Grove LLC's Actual Commitment: Future Public Works Site

What Sugar Grove LLC agreed to is clearly documented. As part of the Village's long-term plan to extend its water system north of I-88 to Main Street for the purpose of supporting future growth, the Village requested that Sugar Grove LLC provide a site for a future water treatment plant within The Grove, northeast of the intersection of Seavey Road and Route 47. Under the Annexation Agreement, Sugar Grove LLC agreed to dedicate 1.5 to 2 acres for that purpose. The potential future water treatment plant would include a new deep well, the location of which would be determined by the Village in consultation with its engineer as planning for the facility moves forward.

That future site dedication is likely what was discussed at the June 5, 2023 community engagement meeting at Waubensee Community College. An engineer from HMG, which served as Sugar Grove LLC's water-system planning consultant, staffed the water-system information station and was familiar with Sugar Grove LLC's commitment to dedicate the future site. A commitment to provide land for a potential future Village facility is materially different from an agreement to construct or fund a well.

In any event, no consultant or representative staffing the informational meeting was authorized to make commitments on behalf of Sugar Grove LLC. I was the only person authorized to negotiate infrastructure-related matters with the Village on behalf of Sugar Grove LLC. The company's obligations are defined by its executed agreements with the Village, not by a third party's characterization of an informal discussion.

Sugar Grove LLC's Infrastructure Commitments to the Village

It is also important to recognize the substantial water-system commitments Sugar Grove LLC has made. Sugar Grove LLC agreed to construct and advance the cost of a 750,000-gallon elevated storage tank, even though The Grove's projected demand requires only 500,000 gallons. The additional 250,000 gallons will provide storage capacity beyond the needs of The Grove for the benefit of the broader Village water system, while adding substantial cost to the improvement.

In total, Sugar Grove LLC agreed to advance an estimated \$18.8 million for water-system improvements that will also provide broader benefits to the Village's water system and support its long-term planning. Sugar Grove LLC will advance these costs while accepting the risk that project-generated incremental property taxes may not be sufficient to provide full reimbursement.

These substantial, documented commitments should be recognized for their project-specific and broader Village benefits, not supplemented or replaced by obligations Sugar Grove LLC never agreed to undertake.

Additional Allegations Communicated to Government Agencies

Through a recent FOIA response, Sugar Grove LLC obtained the August 20, 2026 correspondence attached as Exhibit A. In that correspondence, President Stillwell raised alleged “potential ethics issues related to a TIF approval” with multiple state and county offices, identified the developer among the parties allegedly involved, and repeated assertions that the water study indicated a likely need for one or more wells and that information from the study had been provided to the developer.

President Stillwell’s assertions regarding Sugar Grove LLC are unsupported. Although Sugar Grove LLC funded the 2022 ISWS study, we have no recollection of receiving it when it was completed in 2022 and, to date, have been unable to locate any record evidencing the same. The only study materials in our files are those we downloaded from the Village’s website after they were posted with the agenda for the August 13, 2026 Joint Review Board meeting. Sugar Grove LLC had no role in the Village’s handling of the study and never agreed to construct or fund a well. President Stillwell did not contact Sugar Grove LLC to confirm these matters before communicating her allegations to outside governmental agencies.

The Illinois Comptroller’s Office expressly stated that it lacked jurisdiction to investigate the allegations and suggested that President Stillwell could submit a formal complaint to the Illinois State Police. That response did not constitute an investigation, finding, or validation of any allegation, and Sugar Grove LLC has no information indicating that any agency has opened an investigation or reached any conclusion concerning the matter.

The communication of these allegations outside the Village reinforces the need for Sugar Grove LLC to correct the record formally. Conclusions concerning the company’s knowledge, commitments, and conduct should not be presented as fact without first seeking confirmation from the company or identifying supporting documentation. Whatever the intent, the effect is to place materially inaccurate information into the public record and create unwarranted doubt regarding The Grove and the agreements approved by the Village Board. Sugar Grove LLC cannot allow such statements to go unanswered.

Proposed Plat Disclaimer and TIF Reimbursement Conditions

President Stillwell has also publicly stated that she intends to require Sugar Grove LLC to include a disclaimer on future plats, even though no such disclaimer is required by the Annexation Agreement, the Redevelopment Agreement, or any other agreement governing The Grove. She has further connected that proposed requirement to Sugar Grove LLC’s future TIF reimbursements.

Sugar Grove LLC will continue to fulfill every obligation contained in its agreements with the Village and expects the Village to do the same. Requirements not contained in those agreements may not be unilaterally imposed or used to condition, delay, or withhold plat approvals or Sugar Grove LLC’s contractual reimbursement rights. Sugar Grove LLC expressly reserves all rights and remedies available under the Annexation Agreement, the Redevelopment Agreement, and applicable law and will take appropriate action to enforce those rights if necessary.

Offer to Meet and Provide Information

Sugar Grove LLC remains prepared to meet with President Stillwell and a Village Trustee to address these issues directly and help prevent future misunderstandings or inaccurate conclusions. Such a meeting would allow questions to be addressed based on the complete record, applicable agreements, and appropriate technical context rather than assumptions or incomplete information.

I would also like to extend this offer to any Village Trustee who would like to meet with Sugar Grove LLC to discuss The Grove. We welcome the opportunity to provide accurate information and respond directly to questions regarding Sugar Grove LLC's commitments, the project's infrastructure planning, current development practices, site conditions, ongoing site activities, or any other aspect of the project.

Continuing Commitment to The Grove and the Village

Sugar Grove LLC remains fully committed to The Grove and to developing a project that will make a meaningful and lasting positive contribution to the Village. We continue to value a professional and collaborative relationship with the Village and look forward to advancing the project in a manner guided by our agreements, sound engineering, and objective facts.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Cowan", written over a horizontal line.

Jennifer Cowan, PE
Managing Director
Sugar Grove LLC

cc: Village Administrator
Community Development Director
Public Works Director
Village Attorney

Exhibit A

Sugar Grove Village 045/095/32
Email/Staff Note as of 01/01/2026

From: Sue Stillwell <sstillwell@sugargroveil.gov>
Sent: Thursday, August 20, 2026 9:28 AM
To: Gomez, Nancy <Nancy.Gomez@illinoiscomptroller.gov>
Cc: auditor@kanecountyil.gov; ethicsadvisor@kanecountyil.gov;
soafoia@kanecountyil.gov; Loc Govt <Locgov@illinoiscomptroller.gov>
Subject: RE: Direction Needed / Sugar Grove, IL TIF Concerns

Thank you very much for the direction, I will do that asap.

Thank you,

Sue



Sue Stillwell

Village President | [Village of Sugar Grove](https://www.sugargrovelibrary.org/)

160 S. Municipal Dr., Suite 110, Sugar Grove, IL 60554

T: 630.391.7200 | F: 630.391.7210 | E: sstillwell@sugargroveil.gov

From: Gomez, Nancy <Nancy.Gomez@illinoiscomptroller.gov>
Sent: Thursday, August 20, 2026 8:42 AM
To: Sue Stillwell <sstillwell@sugargroveil.gov>
Cc: auditor@kanecountyil.gov; ethicsadvisor@kanecountyil.gov;
soafoia@kanecountyil.gov; Loc Govt <Locgov@illinoiscomptroller.gov>
Subject: [EXTERNAL] Direction Needed / Sugar Grove, IL TIF Concerns
Importance: High

CAUTION: This email originated outside of the Village of Sugar Grove's email system. Do not click on links or open attachments unless you recognize the sender and you are expecting the message. Never provide your user ID or password to anyone or enter credentials from a link in email.

Thank you for reaching out. Given the number of parties involved and the complexity of the ethics concerns you mentioned, this absolutely warrants a formal review.

Because our office does not have the jurisdiction to investigate local municipal ethics violations or public corruption, I highly recommend reporting this to the appropriate state authorities so they can open an official inquiry. The best route is to file an official complaint with the Illinois State Police Special Investigation Unit (SIU). They handle public corruption at the local government level and will triage your information to the correct investigative body.

You can file an official complaint and provide your clear outline of the situation here:
<https://isp.illinois.gov/CriminalInvestigations/SIUComplaintDisclaimerForm>

Thank you again for bringing this to our attention.

Best regards,

Nancy Gomez

Office Specialist | Local **Government** Division

Illinois Office of Comptroller

555 W. Monroe Street

1400S-A

Chicago, IL 60661

Office: 312-814-0969 | Fax: 312-814-3117 | Hotline: 877-304-3899

From: Sue Stillwell <sstillwell@sugargrovel.gov>

Sent: Thursday, August 20, 2026 12:03 AM

To: auditor@kanecountyil.gov; ethicsadvisor@kanecountyil.gov;
soafoia@kanecountyil.gov; Loc Govt <Locgov@illinoiscomptroller.gov>

Subject: Direction Needed / Sugar Grove, IL TIF Concerns

You don't often get email from sstillwell@sugargrovel.gov. [Learn why this is important](#)

Good Evening,

I am in need of direction as to the correct contact to convey potential ethics issues related to a TIF approval in Sugar Grove, IL to. Specifically, they involve a withheld water study

commissioned by the Village and paid for by the Developer that has become an ongoing concern and a lack of any professional thus far being willing to confirm that the TIF engineering meets the second part of the related state statutory requirement. I recently relayed much of the information in a Special JRB meeting for transparency, but as this is an unusual and ongoing situation, I want to confirm that it does not also need to be reported elsewhere.

In regard to the water study, information was withheld that indicated a likely need for a well or wells which would cost taxpayers up to \$4 million for a single well, would cause increased drawdown of the local aquifer and was relevant to a \$109 million TIF approval. As recently as yesterday, the involved engineering firm admitted to failing to ever send the \$8,000 2022 Data Center water study to the Village by email or hard copy, so it was omitted from all matching FOIA requests and the TIF hearings, although they did verbally provide the information to select staff and the developer at one point. The engineering firm stated multiple times at a public Village Board meeting yesterday that the included data was “irrelevant” or “bad” to relay to our Village Board that the study was not needed anyway, however a previous email from the same firm indicates the study was both relevant and valid.

Honestly, the ongoing ethics issues have me at a loss and the number of people that have been pulled into this problem indicates that some sort of reporting of the problems related to this situation is warranted. There are so many involved parties, a municipal attorney, developer, tif consultant, certain parties connected to the municipality and engineering firm that I would be very appreciative of any direction as to who may be able to review ethics concerns connected to the entire situation. I can provide a clearer outline of the situation in that case.

Thank you,

Sue Stillwell



Sue Stillwell

Village President | [Village of Sugar Grove](https://www.villageofsugargroveil.gov)

160 S. Municipal Dr., Suite 110, Sugar Grove, IL 60554

T: 630.391.7200 | F: 630.391.7210 | E: sstillwell@sugargroveil.gov

RE: Direction Needed / Sugar Grove, IL TIF Concerns



Gomez, Nancy
To: Handy, Brenda
Cc: Barbaro-Flores, Rosanna

Reply Reply All Forward

Thu 8/20/2026 10:40 AM

Ok. Thank you!

Best regards,

Nancy Gomez

Office Specialist | Local Government Division

Illinois Office of Comptroller

555 W. Monroe Street

1400S-A

Chicago, IL 60661

Office: 312-814-0969 | Fax: 312-814-3117 | Hotline: 877-304-3899

From: Handy, Brenda <Brenda.Handy@illinoiscomptroller.gov>

Sent: Thursday, August 20, 2026 9:58 AM

To: Gomez, Nancy <Nancy.Gomez@illinoiscomptroller.gov>

Cc: Barbaro-Flores, Rosanna <Rosanna.Barbaro-Flores@illinoiscomptroller.gov>

Subject: Fw: Direction Needed / Sugar Grove, IL TIF Concerns

Good morning Nancy,

Thanks for your handling of this request, I am bringing Rosanna into the thread so that she is aware and in case Sue Stillwell continues the thread.

Thanks

Brenda

Brenda Y. Handy

Deputy Director & Database Administrator | Local Government Division

Illinois Office of Comptroller

Office: 312-814-6042 | **Hotline:** 877-304-3899 | **Fax:** 312-814-3117

555 West Monroe Street

Suite 1400S-A

Chicago, Illinois 60661



ILLINOIS OFFICE OF
COMPTROLLER

From: Gomez, Nancy <Nancy.Gomez@illinoiscomptroller.gov>
Sent: Thursday, August 20, 2026 8:42 AM
To: Sue Stillwell <sstillwell@sugargroveil.gov>
Cc: auditor@kanecountyil.gov <auditor@kanecountyil.gov>;
ethicsadvisor@kanecountyil.gov <ethicsadvisor@kanecountyil.gov>;
soafoia@kanecountyil.gov <soafoia@kanecountyil.gov>; Loc Govt
<Locgov@illinoiscomptroller.gov>
Subject: Direction Needed / Sugar Grove, IL TIF Concerns

Thank you for reaching out. Given the number of parties involved and the complexity of the ethics concerns you mentioned, this absolutely warrants a formal review.

Because our office does not have the jurisdiction to investigate local municipal ethics violations or public corruption, I highly recommend reporting this to the appropriate state authorities so they can open an official inquiry. The best route is to file an official complaint with the Illinois State Police Special Investigation Unit (SIU). They handle public corruption at the local government level and will triage your information to the correct investigative body.

You can file an official complaint and provide your clear outline of the situation here:
<https://isp.illinois.gov/CriminalInvestigations/SIUComplaintDisclaimerForm>

Thank you again for bringing this to our attention.

Best regards,

Nancy Gomez

Office Specialist | Local **Government** Division

Illinois Office of Comptroller

555 W. Monroe Street

1400S-A

Chicago, IL 60661

Office: 312-814-0969 | Fax: 312-814-3117 | Hotline: 877-304-3899

From: Sue Stillwell <sstillwell@sugargroveil.gov>

Sent: Thursday, August 20, 2026 12:03 AM

To: auditor@kanecountyil.gov; ethicsadvisor@kanecountyil.gov;
soafoia@kanecountyil.gov; Loc Govt <Locgov@illinoiscomptroller.gov>

Subject: Direction Needed / Sugar Grove, IL TIF Concerns

You don't often get email from sstillwell@sugargroveil.gov. [Learn why this is important](#)

Good Evening,

I am in need of direction as to the correct contact to convey potential ethics issues related to a TIF approval in Sugar Grove, IL to. Specifically, they involve a withheld water study commissioned by the Village and paid for by the Developer that has become an ongoing concern and a lack of any professional thus far being willing to confirm that the TIF engineering meets the second part of the related state statutory requirement. I recently relayed much of the information in a Special JRB meeting for transparency, but as this is an unusual and ongoing situation, I want to confirm that it does not also need to be reported elsewhere.

In regard to the water study, information was withheld that indicated a likely need for a well or wells which would cost taxpayers up to \$4 million for a single well, would cause increased drawdown of the local aquifer and was relevant to a \$109 million TIF approval. As recently as yesterday, the involved engineering firm admitted to failing to ever send the \$8,000 2022 Data Center water study to the Village by email or hard copy, so it was omitted from all matching FOIA requests and the TIF hearings, although they did verbally provide the information to select staff and the developer at one point. The engineering firm stated multiple times at a public Village Board meeting yesterday that the included data was "irrelevant" or "bad" to relay to our Village Board that the study was not needed anyway, however a previous email from the same firm indicates the study was both relevant and valid.

Honestly, the ongoing ethics issues have me at a loss and the number of people that have been pulled into this problem indicates that some sort of reporting of the problems related

to this situation is warranted. There are so many involved parties, a municipal attorney, developer, tif consultant, certain parties connected to the municipality and engineering firm that I would be very appreciative of any direction as to who may be able to review ethics concerns connected to the entire situation. I can provide a clearer outline of the situation in that case.

Thank you,

Sue Stillwell



Sue Stillwell

Village President | [Village of Sugar Grove](#)

160 S. Municipal Dr., Suite 110, Sugar Grove, IL 60554

T: 630.391.7200 | F: 630.391.7210 | E:

sstillwell@sugargrovel.gov

Staff Note:

Code: 045/095/32		Sugar Grove	
Entered	Contact/Phone	Firm	Notes
1/8/2026; NG	/		Approved all FY 2025 TIF reports.
Entry Year:		2025	

14. Reports

a. Staff

Administration – Nothing to add.

Community Development – Nothing to add.

Police Department – Chief Rollins gave an update on the police department and said he hopes to open it in October and invited the board for a tour. He anticipates a public tour on October 15th and 17th.

Trustee Lendi asked about e-bikes and scooters and the rules surrounding them. Chief Rollins said when this was brought to the board it was decided to stick with the Illinois statute due to there not being a business district and conflict between municipalities. He mentioned the danger surrounding the speed of these bikes and scooters and that there will be new legislation coming out.

Trustee London mentioned something being posted regarding this last year, he confirmed but said it will be changing. Chief Rollins wants to get public education out there and mentioned that there will be age restrictions and requirements on different bikes such as age, licenses, and insurance. He mentioned that rules will be changing for scooters as well, starting January 1st, you must be at least 16 years old to operate one. He stated it was the Micro Mobility Law that went into effect allowing these bikes and scooters but now licenses and insurance will be required.

Trustee Lendi wants to make sure updates get posted on social media.

b. Trustees

Trustee Lendi – Trustee Lendi looks forward to attending the IML conference.

Trustee London – Nothing to add.

Trustee Speciale – Nothing to add.

Trustee Michels – Trustee Michels explained there was a complaint made by President Stillwell that he feels needs to come back to the board. He doesn't agree with the use of the village letterhead.

Administrator Koeppel clarified that the letter does not say any of the trustees' names and it is not on a standard village letterhead.

Trustee Roskopf – Trustee Roskopf mentioned numbers regarding capacity.

Trustee Bonnie – No report.

b. President

President Stillwell said there is a revised letter of understanding for the Hanks Road Bridge to add bridge joints. She mentioned that the repairs will be covered by IDOT besides minor surface repairs and replacement estimated between \$15,000 and \$50,000. The trustees wanted to add a concrete overlay in 20 years estimated at \$15-\$25 per sq. ft. and the bridge is between 5,000-6,000 sq. ft. Under IDOT standard jurisdictional transfers for structures crossing state highways the overlay remains an IDOT capital expense.

Trustee Speciale said there needs to be board resolution approval, President Stillwell it does not and she was authorized to sign the letter of understanding. Trustee Speciale says he agrees with the email sent by Steve S., but his concern is the email not lining up with the agreement.

President Stillwell said she was already authorized to sign this, and she is not willing to delay this project. Trustee Speciale mentioned again the same language is not being used in the agreement as the email.

Village Attorney Miller confirmed this will come back to the board for review.

President Stillwell stated that she has already signed the letter of understanding, the board was in disagreement.

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)

16. Adjournment

Motion by Trustee Michels, seconded by Trustee Bonnie, to adjourn the meeting at 8:15 pm.

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

ATTEST:

/s/ Madeline Dossett

Madeline Dossett

Deputy Village Clerk