

**May 15, 2012**  
**Village of Sugar Grove**  
**Regular Board Meeting**  
**6:00 PM**

President Pro-Tem Johnson opened the meeting at 6:00 PM and asked that Former Trustee Joe Wolf lead the Pledge. The roll as then called.

**Present:** Trustee Paluch, Trustee Renk, Trustee Bohler, Trustee Johnson (Pro-Tem), Trustee Montalto, and Trustee Geary (6:05 p.m).

Quorum Established.

**Absent:** President Michels and Trustee Renk

**Also Present:**

Administrator Brent Eichelberger, Finance Director Justin VanVooren, Chief of Police Brad Sauer, Community Development Director Richard Young, Clerk Cynthia Galbreath, and Director of Public Works Anthony Speciale.

**PUBLIC HEARINGS**

None

**APPOINTMENTS AND PRESENTATIONS**

President Pro-Tem Johnson asked that the Board ratify the appointment of Trustee Renk to the Aurora Area Convention and Tourism Bureau, so moved by Trustee Montalto, seconded by Trustee Paluch. All members in attendance voted Aye. Motion Carried.

**PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION**

President Pro-Tem Johnson called for any public comments on items scheduled for action (all items were then read and announced) and hearing none, closed this portion of the agenda.

**CONSENT AGENDA**

- a. Approval: Minutes for May 01, 2012 Meeting
- b. Approval: Vouchers
- c. Proclamation: Buddy Poppy Days

Trustee Bohler **moved to approve the Consent Agenda as presented**. Trustee Paluch seconded the motion. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	Renk
	Paluch				
	Geary				
	Montalto				
	Bohler				

Motion Carried.

## **GENERAL BUSINESS**

### **Discussion Comprehensive Sign Ordinance Update**

Community Development Director Rich Young presented a draft of proposed amendments to the Village Sign Ordinance. He stated that he was not looking for any discussion this evening and that he would briefly outline the proposed changes, which he did. He asked that the Board send questions to his attention. The ordinance amending the sign code will be presented in June.

### **Discussion – American Legion Variance**

Community Development Director Rich Young explained that As a part of our new special accessory use ordinance, last year the Sugar Grove American Legion was granted approval for a 232 square foot deck, which required no variances, to be located along the west side of their building located at 65 1st Street. As the Legion looked at their future needs and their desire to meet ADA standards with a new access ramp in the front of their building, they decided to connect the deck on the west side of the building to the proposed new ramp on the south (front) side of the building. This would require that a larger 530 square foot deck be constructed on the west side and would necessitate the need for a front setback variance. The reason for the variance is that as the property stands today, it is a legally nonconforming use within the B-3 zoning district with a 45 foot building setback. The standard required setback within the B-3 district is 60 feet. The proposed deck would match the existing 45 foot front setback, thus the need for a variance. In order to allow the Legion to move forward with the deck this spring, staff is requesting that the Board provide us with an opinion on what would be a future request for a setback variance at this time in order to allow for the deck to either be constructed as now proposed or under the originally approved special accessory use request.

Trustee Geary stated that he felt this should not be an issue as the Village has allowed other to stay non-conforming, the variance will hold up the project and this is needed to help the Legion become ADA compliant.

Community Development Director Young explained that the ramp and the deck would both be allowed without a variance, it is the joining of them and the expansion of the deck that necessitates the variance. It is much better to just clear it up and have the variance granted. The reason this item is here this evening is to get the opinion of the Board to allow the Legion to move forward in a timely manner, with the consent of the Board prior to the formal variance being granted. They are not being forced to seek a variance and the Village is working with them.

### **Discussion – 2012 Open House**

Clerk Cynthia Galbreath explained that as the market organizers were considering the possibility of re-locating, notification that the Municipal Center would be used was just recently received. This does allow much time to advertise, although it could be done using the email system and newspaper advertising. Understanding that the market has become one of the Village's summer events that residents look forward to, staff did put a notice on the e-news letter meetings and events portion, on the web, and it was in the May newsletter, even though at that time we were unsure of the venue. Additionally, June 2nd is also Kaneland's graduation day.

The Board discussed the Open House and agreed it should be held in October.

## **NEW BUSINESS**

None.

## **TRUSTEE REPORTS AND COMMENTS**

Trustee Geary asked Community Development Director Rich Young if it was true that the Village did not have a process for measuring mold in a building and that the Village does not inspect for mold. (as asked of the building inspector). Director Young stated that this is not covered in building code. Trustee Geary asked if the Village should add something. Director Young stated that he was not sure if this was something that could be done

however he would check on it.

## **UPDATES**

Trustee Johnson gave a Chamber update.

Trustee Montalto gave an update on the Chamber Golf Outing

Trustee Paluch stated that there is a Corn Boil meeting on Thursday and also the Legion would be holding a Memorial Day breakfast/ceremony.

Trustee Geary gave a Lions Club update

## **AIRPORT REPORT**

Mr. Joe Wolf reported that there would be a security presence at the Aurora Airport during NATO.

## **PUBLIC COMMENTS**

Mrs. Karen Romero presented the Board with pictures and a report on the water/mold issues within her home. She asked why other projects in the Village had moved forward yet the Mallard drainage project was not yet even begun. She stated she and others in her household are being adversely affected and that water is ponding in her backyard due to the constant pumping.

Administrator Eichelberger stated that the Village is aware of the issues in Mallard Point is working toward having the project completed. Currently the Village is waiting on the permit from IEPA and as soon as that is used and the Special Assessment process is complete the Village will move forward. Mrs. Romero stated that the residents area aware of the difficulties that have arisen with the Orchid Survey and questioned if the survey was done and okay how long till the project would start. Administrator Eichelberger answered that the Village has no way of knowing that, as the IEPA has not given any firm answer. The Village was told in January 2011 that the permit was being fast tracked but it is up to the IEPA.

Ms. Romero stated she needed assurances and a date as she had lost faith in the Village Board. Trustee Montalto stated that the Village wishes they could give a date and they have made a lot of process, studies performed, engineering done, bills paid, bids let, however cannot make another agency move any quicker than they can. He stated that he was disappointed to hear that faith had been lost as obviously the Village has been trying very hard to get this project done as quickly as possible.

Ms. Romero asked if the Village could not talk to someone and explain the problems that residents were having. It was explained that the EPA is aware. Another resident asked if the homes could not just be condemned as Ms. Romero indicated that she felt her house was uninhabitable. Ms. Romero asked about the SA hearing and how soon after the hearing date would that process be complete. Administrator Eichelberger stated that if there are no objections and the Village's information is approved by the Judge, it should not take too long to receive a written order. However if there are objectors are someone else intercedes it could be a drawn out process.

Trustee Geary asked Ms. Romero if she would run her air conditioner this summer. She stated no, as the mold company that she had come out told her not to use the air conditioner. Ms. Romero further stated that living in Sugar Grove is a nightmare and that she cannot go another year without relief.

Ms. Karen McCannon asked if the Cross / Rt 47 intersection would be crossable by wheelchairs during construction and also if there was plan for sidewalk, specifically in the Richards Tollway Subdivision. There are 3 people in wheelchairs and 2 don't drive in this section of town. It was answered that the intersection work would be in 2 stages to allow access at all times for pedestrians. Additionally there is a sidewalk plan for the entire Village; however, at this time funding is not available for upgrades to sidewalks.

Pat Molloy thanked the Board for working with him and others on Hampstead Court and stated that the are exacted to continue work with the Village on this facility. Trustee Geary asked if in the next presentation if clear definitions of the types of facilities could be provided.

**Adjournment**

As there was no further business meeting was moved to be adjourned by Trustee Johnson and seconded by Trustee Renk at 6:55 p.m. All members in attendance voted Aye in a voice vote.