

July 21, 2015
Village of Sugar Grove
6:00 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee Koch lead the Pledge. The roll was then called.

Present: President Michels, Trustee Koch, Trustee Paluch, Trustee Montalto, Trustee Geary, and Trustee Johnson.

Quorum Established.

Absent: Trustee Herron

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Chamberlin, Community Development Director Magdziarz, Public Works Director Speciale, Streets & Properties Superior Payton, Utilities Supervisor Merkel and Chief of Police Rollins.

APPOINTMENTS AND PRESENTATIONS

None.

PUBLIC HEARINGS

Public Hearing: North Aurora Boundary Agreement Extension

President Michels to open the public hearing and call for comments regarding the North Aurora Boundary Agreement Extension. Hearing no comments he then called for a motion to close the hearing. Trustee Johnson **moved to close the public hearing**. Trustee Geary seconded the motion. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comments as no member of the public stepped forward and this portion of the agenda was closed.

CONSENT AGENDA

- a. Approval: Minutes of the July 7, 2015 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. ~~Ordinance: Extending the Boundary Agreement with North Aurora~~
- e. Ordinance: Adopting the 2015 Affordable Housing Plan

Trustee Johnson **moved to approve the Consent Agenda**. Trustee x seconded the motion. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

Ordinance Extending the Boundary Agreement with the Village of North Aurora.

Trustee Johnson **moved to approve Ordinance Extending the Boundary Agreement with the Village of North Aurora.** Trustee Paluch seconded the motion. Village President thanked staff for working on the boundary extension. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

GENERAL BUSINESS

Resolution Approving a Construction Contract – Queensgate Circle Sanitary Sewer Project

Trustee Johnson **moved to approve Resolution Approving a Construction Contract – Queensgate Circle Sanitary Sewer Project, and to waive the formal bidding requirements.** Trustee Geary seconded the motion. The item was discussed and President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

Resolution Authorizing Purchase of a Replacement 1 Ton Dump Truck

Trustee Johnson **moved to Approve a Resolution Authorizing Purchase of a Replacement 1 Ton Dump Truck and to waive the formal bidding requirements.** Trustee Paluch seconded the motion. President Michels asked if Public Works also needed a new pickup. The answer was no as most jobs performed this day call for a bigger truck. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

Resolution Authorizing an Agreement for Demolition of a Dilapidated Structure

Trustee Johnson moved to Approve Resolution Authorizing an Agreement for Demolition of a Dilapidated Structure and to waive the formal bidding requirements. Trustee Paluch seconded the motion. Trustee Geary asked that staff contact the fire department to see if they could assist during demolition, if needed, to keep the dust down. Hearing no further discussion President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

Ordinance Amending Regulations Regarding Nonconforming Structures

Trustee Johnson moved to Adopt An Ordinance Amending Regulations Regarding Nonconforming Structures. Trustee Paluch seconded the motion. The Board thanked staff for the clarifications and drawings. Hearing no further discussion, President Michels called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

NEW BUSINESS

None.

REPORTS

President Michels asked about the Roundabout Progress. Public Works Director Speciale stated that the work is behind due to the weather, however, the final binder and striping should be done by the end of next week. The landscaping and light installation will be completed after that. The lights are slightly delayed as well. The Village may have to do some temporary light to be able to open the roundabout for local traffic only which hopefully will be in the next few weeks. The state has been delayed on the Route 30 intersection work due to utilities that have not yet been moved and of course the weather. The railroad has indicated that the will be doing their portion after Labor Day.

President Michels asked about the restoration work for the Mallard / Settlers Ridge watermain work. Supervisor Merkel stated that the final grade was done this week and the sidewalk restoration and that the work should all be completed by the end of next week.

Trustee Montalto asked about camper/boat parking and if the village has property maintenance code. Community Development Director Magdziarz stated yes to both and asked that anyone who has an issue to contact his staff for follow-up.

PUBLIC COMMENTS

None.

AIRPORT REPORT

None.

Meeting was adjourned at 6:50 p.m. by motion made by Trustee Geary seconded by Trustee Johnson, all in attendance voted Aye in a Voice Vote.

Respectfully submitted, Cynthia L Galbreath, Clerk

July 21, 2015

Committee of the Whole

President Pro-Tem Johnson opened the meeting at 6:00 PM and asked that Supervisors Payton and Merkel lead the Pledge. The roll was then called.

Present: President Michels, Trustee Herron Trustee Paluch, Trustee Montalto, Trustee Koch, Trustee Geary, and Trustee Johnson.

Quorum Established.

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Chamberlin, Community Development Director Magdziarz, Public Works Director Speciale, Streets & Properties Superior Payton, Utilities Supervisor Merkel and Chief of Police Rollins.

Discussion: Preliminary & Final PUD and Special Use - 769 Heartland Drive

Community Development Director Magdziarz explained that the applicant and property owner, Monterey Enterprises, LLC, would like to expand the building and parking lot at 769 N. Heartland Drive, Lot 10 of Sugar Grove Research Park. The existing building is approximately 15,000 square feet and consists of six tenant spaces. The proposed addition would be the same size as the existing building. .

The existing building and parking lot were constructed in 2003 without any variances and the site is was not developed as a PUD. Zoning requirements for the site changed in 2010, with the expiration of the annexation agreement for Sugar Grove Research Park.

Though the zoning requirements changed, the existing building complies with the current building setback requirements, but does not comply with current building material requirements. The existing parking lot does not comply with current pavement setback requirements. The existing site complies with current lot coverage and parking requirements, but does not comply with current landscaping requirements. Lighting and signage on the site may not be in conformance with some current requirements.

While it would be possible to build a smaller building and parking lot addition satisfying all current zoning requirements, the applicant chose to proceed with the proposed plan. The Planned Unit Development (PUD) approach permits the building addition and site improvements including building materials and pavement setbacks to occur in a more cohesive manner on the property.

The Village Board reviewed the plans and agreed that it makes more sense and would allow the building to be similar to the buildings in the park. This item will move forward for formal approval.

Discussion: Temporary Use Approval Process

Community Development Director Magdziarz explained that temporary uses are approved both administratively and by the Board. Temporary uses that are approved administratively are limited in number and have specific criteria to meet in order to qualify for administrative approval

There have been instances in the past of a local business or charitable organization desiring to hold a temporary or special event submitting applications for a temporary use permit with insufficient time to review and obtain Village Board approval. This has caused a mild level of consternation among Village staff and the Village Board, and is extremely frustrating for the permit applicant.

Village recommends changes in order expedite the application review process. Since various departments are involved in the review of temporary use applications, we believe the objectives of public health, safety

and general welfare could be covered. Many communities in the area already review similar applications administratively.

In just the past 24 months, the Village has responded to temporary use applications for such purposes as: the American Legion bags tournament and poker run; Cystic Fibrosis cycling event; Tour de Cure cycling event (American Diabetes Association); Pure Pikemi a marathon event on the Virgil Gilman Trail; Rocky's Do Jo anniversary; model home sales offices at Prairie Glen and Meadowridge Villas to name just a few.

The Board discussed the process and asked that staff move forward with working on a plan to amend the process.

Closed Session

Trustee Paluch **moved to adjourn to closed session to discuss personal taking no action and to adjourn therefrom as per the exceptions to the open meetings act.** Trustee Geary seconded the motion. A roll call vote was then called.

drawings. Hearing no further discussion, President Michels called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Herron
	Paluch				
	Johnson				
	Geary				
	Koch				

Motion Carried.

Meeting was adjourned at 7:10 p.m. by motion made by Trustee Johnson seconded by Trustee Montalto, all in attendance voted Aye in a Voice Vote.

Respectfully submitted, Cynthia L Galbreath, Clerk