

July 7, 2015
Village of Sugar Grove
6:00 PM

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

Present: President Michels, Trustee Herron Trustee Paluch, Trustee Montalto, 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.

APPOINTMENTS AND PRESENTATIONS

Oath of Office

President Michels asked the Board to ratify the appointment of Mr. Ted Koch to fill the 2-year term open seat on the Board. Trustee Johnson **moved to ratify the appointment of Mr. Ted Koch as a Village of Sugar Grove Trustee to fill the unexpired term of former Trustee Robert Bohler.** Trustee Geary seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried.

President Michels then administered the oath of office and Mr. Ted Koch was sworn in to fill the unexpired open term of former Trustee Bohler. The Board then congratulated Trustee Koch and welcomed him aboard. Trustee Koch thanked the Board for giving him the opportunity to serve and further stated that he hoped to be as good a Trustee as Trustee Bohler, considerate and community minded.

PUBLIC HEARINGS

None.

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 June 16 and 23, 2015 Meetings
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Approval: 2015 Sugar Grove Corn Boil

- e. Approval: American Legion & Sugar Grove Fire Auxiliary Temporary Liquor License 2015
Corn Boil

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

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

Motion Carried.

GENERAL BUSINESS

Resolution Approving Low Bid – Fays Lane & Sugar Lane Watermain & Paving Projects

Trustee Johnson **moved to a Resolution Approving Low Bid – Fays Lane & Sugar Lane Watermain & Paving Projects.** Trustee Herron seconded the motion. Utilities Supervisor Merkel stated the work would not begin until after Corn Boil and would completed by the first of November. The item was discussed and President Michels then called for a roll call vote.

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

Motion Carried.

Resolution Engineering Services Agreement - EEI Fays Lane & Sugar Lane Watermain/Paving Projects

Trustee Johnson **moved to Resolution Engineering Services Agreement - EEI Fays Lane & Sugar Lane Watermain/Paving Projects.** Trustee Paluch seconded the motion. The item was discussed and President Michels then called for a roll call vote.

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

Motion Carried.

Resolution Approval – Sanitary Sewer Lining Contract

Trustee Johnson **moved to a Resolution Approval – Sanitary Sewer Lining Contract.** Trustee Herron seconded the motion. . This is bid and overseen by Fox Metro as Sugar Grove has contracted with them for I & I work. It is anticipated that additional I & I work will be completed this year as pricing is very good. The item was discussed and President Michels then called for a roll call vote.

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

Motion Carried.

Resolution Approving a Professional Services Agreement for IT – Ispera Government Systems

Trustee Geary **moved to a Resolution Approving a Professional Services Agreement for IT – Ispera Government Systems.** Trustee Johnson seconded the motion. The Board asked if this as a change of consultants. Staff answered no, for now the two would both work for the Village as needed. The item was discussed and President Michels then called for a roll call vote.

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

Motion Carried.

Trustee x **moved to x** Trustee x seconded the motion. The item was discussed and President Michels then called for a roll call vote.

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

Motion Carried.

NEW BUSINESS

None.

REPORTS

Trustee Montalto inquired as to when the restoration work would be completed in Mallard Point. It has been 3 weeks since any activity took place. Public Works Director Speciale answered that the work is not yet completed and the area in Mallard Point where the restoration is needed is where the final connection will need to be made. The weather has held up the project. This project as is the Roundabout has been delayed by the rain. The State’s Route 30 work is also delayed due to utilities that need to be moved and the weather.

Finance Director Chamberlin stated the audit would begin the week of August 10th. Trustee Geary asked that in the near future staff include a website update in the budget.

President Michels stated he was on WSPY and they recorded much about the Village. He further stated

he would be appointing liaison's in the near future and if anyone wanted something special they should let him know.

PUBLIC COMMENTS

Karen McCannon thanked everyone who came out for the Independence Day Parade. Mrs. McCannon asked if the Village was going to spray for mosquitoes in light of all the recent rain. It was explained that the Village does not spray however all catch basins and other areas of open water that are on Village property or ROW are treated. Ms. McCannon stated that the Board should consider doing it this year as mosquitoes bring West Nile and the residents should be protect, just as the Board purchases road salt for safety.

Mrs. McCannon also asked if the Christmas tree lites had been purchased for the entrance park tree. It was answered no,

Julie Prill stated the Board needs to get word out about soliciting and the rules in the Village.

AIRPORT REPORT

None.

Meeting was adjourned at 7:46 p.m. by motion made by Trustee Geary seconded by Trustee Herron, all in attendance voted Aye in a Voice Vote.

Respectfully submitted, Cynthia L Galbreath, Clerk

July 7, 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.

Update 88 & 47 Interchange Completion Project

An overview of the draft project was presented along with the tentative Public Involvement Schedule and Activities. The public process is a mandatory IDOT process which includes 5 community group meetings, 3 public meetings and 1 public hearing. The last meeting is the public hearing which is at this time tentatively scheduled for March 2017. Everyone and all agencies are on Board and it was noted that staff has been great in their responses and the project is on schedule. A web site for the project should be up and running soon. <http://www.sugargroveinterchange.org/>

Discussion Affordable Housing Plan Update

Community Development Director Magdziarz explained that the Illinois General Assembly passed the Affordable Housing Planning and Appeal Act in 2003 to address the lack of moderately-priced housing that exists in many communities across the State.

According to the December 2013 Local Government Exemption Report prepared by the Illinois Housing Development Authority (IHDA) the Village has less than the mandated minimum 10% of the community's housing stock being defined as affordable. Consequently, the Village must prepare a plan expressing how it will achieve the goal of 10% of its housing stock being defined as affordable.

The Village last adopted an Affordable Housing Plan in 2005, the last time the percentage of the housing stock defined as affordable was below the 10% goal. "Affordable" is defined by the Act as the availability of the local housing stock available at an amount that would be affordable to (1) homebuyers at 80% of the regional median household income, and (2) renters at 60% of the regional median household income. The 2010 US Census is the source for income and housing data used in the calculations to determine affordability.

According to the 2010 Census, there are 2,974 occupied year-round dwelling units in Sugar Grove and of these 68, or 2.3% are, by definition, affordable. In order to exempt the Village from the full operation of the Act, **229 additional** affordable housing units would need to be created in the community following the date of the Exemption Report. With 60 affordable units currently under construction (PIRHL senior apartments), the Village will have 128 units, equal to 4.3% of the occupied housing stock and short of the 297 needed to satisfy the regulations of the Act..

The Board reviewed and agreed with the draft plan submitted which includes:

1. Consideration of the granting of special use permits, zoning variations, PUD designation, or lot size variation.
2. Utilization of conservation design and clustered housing concepts to lower infrastructure costs of subdivision engineering and to maximize environmental

protection while simultaneously reducing overall costs associated with linear feet of utilities and square footage of streets.

3. Utilization of mixed-use buildings and developments to provide affordable housing units to take advantage of density and proximity to services to reduce housing costs.
4. Utilization of accessory housing opportunities in appropriate locations throughout the community.
5. Implementation of Aging in Place concepts to insure affordable/accessible and continuing housing availability for seniors and other disabled persons, thus allowing them to remain in their homes instead of forcing sales due to the need to move to assisted living facilities.
6. Consideration of TIF districts for appropriate areas.
7. Assistance in developing certain aspects of subdivision engineering, including flood control, street layout or traffic signals.
8. Assistance in identifying areas of the Village suitable for affordable housing developments.
9. Availability of Village staff for meetings with developers considering affordable housing developments within the Village.
10. Subsidized or reduced cost building permits or inspection fees.

Discussion Amending Regulations Regarding Nonconforming Structures

Community Development Director Magdziarz explained that the Village Zoning Ordinance includes regulations pertaining to the alteration and repair of non-conforming structures. In the course of administering and enforcing the zoning regulations it has come to staff's attention that the regulations are overly aggressive and may not be consistent with neighborhood preservation goals of the Village since they may have the effect of discouraging property owners from making physical improvements to non-conforming structures.

Nonconforming structures arise from structures being constructed in the wrong location or the Village establishing or amending zoning district bulk regulations that are inconsistent with existing structures in the district. In either instance, the Zoning Ordinance provides instructions on how to maintain these nonconforming structures by alteration and repair, damage or destruction, and relocation. The proposed amendment concerns itself only with alteration of the structure.

Currently, nonconforming structures cannot be enlarged or expanded if the expansion happens to be associated with a nonconforming feature of the structure. To illustrate, both examples in Figure 1 and Figure 2 are currently prohibited. The proposed amendment will permit building expansions such as that illustrated in Figure 1 to occur. The example in Figure 2 will remain prohibited since it increases the degree of non-conformity.

The proposed amendment simply permits the affected property owner to make alterations of the nonconforming structure only as long as the change does not increase the degree of the existing non-conformity. For example, if the nonconforming building does not provide the required setback or exceeds the maximum height or lot coverage the property owner will be permitted to provide a building addition as long as the addition does not further reduce the nonconforming setback, or increase the nonconforming height or

lot coverage. The proposed amendment does not authorize the creation of any new non-conformity on the property.

The Board reviewed the proposed amendment and approved of the ordinance moving forward for formal consideration.

Meeting was adjourned at 7:20 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