

August 2, 2016
Board Meeting
Village of Sugar Grove
6:00 PM

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

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

Quorum Established.

Also Present:

Administrator Eichelberger, Attorney Julian, Clerk Galbreath, Finance Director Chamberlin, Public Works Director Speciale, Community Development Director Magdziarz, Police Chief Rollins

PUBLIC HEARINGS

None.

APPOINTMENTS AND PRESENTATIONS

Proclamation: Supporting Police Officers

President Michels thanked the community for their support of the Police Department as did Police Chief Rollins. A proclamation supporting the Sugar Grove Police Department as well as all public safety officers was unanimously approved by the Village Board.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comment. No member stepped forward and this portion of the agenda was closed.

CONSENT AGENDA

- a. Table: Minutes of the July 19, 2016 Meeting
- b. Approval: Vouchers
- c.

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
	Herron				
	Johnson				
	Geary				
	Koch				
	Paluch				

Motion Carried

GENERAL BUSINESS

Ordinance: Final PUD – AutoZone

Trustee Johnson moved **Adopt Ordinance 2016-080216A Approving the final PUD plan for Sugar Grove Center Lot 7 (Auto Zone)**. Trustee Montalto seconded the motion. The Board reviewed the site layout and the proposal. It was questioned if there would be any other signage and if there would be an oil repository. The answer to both was no. Hearing no other questions President Michels then called for a roll call vote.

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

Motion

Ordinance: PUD, Special Use, Final Plat & Plans Dunkin Donuts, STAR

Trustee Johnson moved to **Adopt Ordinance 2016-0802B Approving An Amendment of the Landings Commercial Subdivision PUD, approving a final PUD Plan, Final Plat of Subdivision, and granting a Special Use Permit for Drive-Through Facility) (Dunkin Donuts)**. Trustee Geary seconded the motion. President Michels thanked and apologized to Mr. Frye for coming across as if he did not like the project, he stated he really likes it he just had concerns which were more than addressed. Mr. Frye stated that Mr. Walter Magdziarz did a great job and that the Village should be proud of the job he does. The Board asked when the store may be open and it was answered hopefully by Christmas (2016) President Michels then called for a roll call vote.

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

Motion

NEW BUSINESS

Administrator Eichelberger informed the Board that some concerns about storm water have been expressed from resident in Stafford Woods. Staff and EEI have checked out areas and did some I&I testing in the storm/sanitary pipes. This subdivision was designed ahead of its time and was/is designed to have overland flow of storm water. Sometimes there are changes in the water below ground that occur in nature and the Village has no control over this.

Trustee Geary stated he believed that the Water Authority has information on motioning wells that measure the water tables in many areas of the Village.

President Michels stated at a previous meeting Mr. Paul Shook, Kane County stated that there is no correlation between wells and the water table rising or falling.

Administrator Eichelberger stated that according to the sand/gravel underground maps there are is a lot of gravel under Strafford Woods and Mallard Point.

REPORTS

Chief of Police Rollins informed the Board that this afternoon on Bliss Road a tree fell on a vehicle and damaged the car and the occupant. The road was inaccessible while the accident was cleared.

President Michels asked Community Development Director Magdziarz what progress has been made on commercial and larger progress. Director Magdziarz state that he and his staff are making headway on all projects.

Trustee Geary and Paluch thanked the Police Department and Public Works for their assistance with Corn Boil.

Trustee Koch thanked staff for looking into his media com issues and states that outages and issues continue through the area. E stated he would be glad to spearhead any efforts with Metronet.

The Board stated that they like the new website.

President Michels reminded everyone that school starts on August 24th!

PUBLIC COMMENTS

Mr. Guddendorf thanked the Village for supporting the Sugar Grove Corn Boil..

AIRPORT REPORT

None.

ADJOURNMENT

Meeting at 6:55 p.m. was adjourned by Trustee Johnson, seconded by Trustee Geary.

Respectfully submitted, Cynthia L Galbreath, Clerk

Committee of the Whole
6:30 p.m.

President Michels called the meeting to order and the roll was then called.

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

Also Present:

Administrator Eichelberger, Attorney Julian, Clerk Galbreath, Finance Director Chamberlin, Public Works Director Speciale, Community Development Director Magdziarz, Police Chief Rollins

PUBLIC COMMENTS

President Michels called for any public comment. No member stepped forward and this portion of the agenda was closed.

Discussion: Boundary Agreement Extension – Yorkville

Community Development Director Magdziarz explained that the current intergovernmental agreement is set to expire in May 2, 2020. The staff in Yorkville and Sugar Grove have determined that there are minor clarifications to add but no reason to change the terms or alter the boundary line. In the absence of any development interest or pressure along the boundary corridor in either community, now would be an appropriate time to extend the life of the agreement.

The Agreement includes changes to the jurisdiction and improvement of Baseline Road west of IL 47. The changes remove the specifications for the construction of Baseline Road improvements and provide a more cooperative approach to improving Baseline Road in the future. Village staff is not opposed to the changes since the City has already annexed land along Baseline Road.

The Board reviewed the documentation presented which shows no change in the current boundary and just language lean up to match the updated Statutes regarding boundary agreements and agreed that it is acceptable.

Discussion: Property Maintenance Code Enforcement

The Board discussed the four approaches proposed for property maintenance enforcement.

- **Neighborhood or block walk-through inspection**

Walk-through inspection of a given block or neighborhood by staff to identify all code violations noted on each including everything from roofs, gutters and downspouts to fences, stoops and driveways, and condition of painted surfaces and landscape material. Properties with code violations (zoning, building, property maintenance) would receive a letter documenting the violations and ordering corrections to avoid fines and other penalties.

- **The Beat System**

Staff to visit a block or neighborhood on a regular basis specifically to identify violations and monitor progress on corrective action activities.

Chance Method

Identify property maintenance violations during staff's routine travel to and from scheduled inspections or other property visits across the Village. While effective, this method is uneven as some blocks in a neighborhood—even entire neighborhoods—may not be visited for weeks at a time.

- **Complaint Approach**

Responds to complaints as they are received. When a resident is upset enough with a property maintenance situation in the neighborhood and calls respond accordingly.

Presently, property maintenance is handled on a blended approach: the complaint basis and chance approach. The Board believes this is the best approach along with being proactive on vacant and rental properties.

Discussion: Commercial SSA's

Community Development Director Magdziarz explained that property maintenance on commercial property in the Village has become a challenge. Namely, the level of maintenance of commercial properties is not as high as it has been and commercial property maintenance issues now outnumber residential property.

Presently, the Village has created 20-some dormant SSA's for the purpose of maintaining storm water management facilities in subdivisions and new development. The proposal would expand the scope of this practice to include parking lot maintenance, landscaping, sidewalk repair, and other activities affecting the public realm not being maintained by the property owner(s).

As a case in point, Sugar Grove Center has multiple lot owners who perform property maintenance at different intervals and different levels of quality. In some instances, some property maintenance activities are not addressed at all. Without a mechanism for the Village to take action, we are forced to wait on the property owners take action.

The proposed dormant SSA would not be limited to mowing. Patching pavement or repaving, repairing concrete, and replacing dead or dying landscape material could also be eligible expenses. The Board was in favor of moving ahead with the proposal and beginning with the Sugar Grove Center to begin the process to adopt an updated SSA.

Discussion: Permit Holiday

Community Development Director Magdziarz explained that in an ongoing effort to increase code compliance among residents, the Village staff proposes a permit holiday for certain activities related to property improvement. For a specified period of time and for specified permits the permit fee and/or penalties would be waived.

The intention is to apply the holiday to property improvement-type permits activities, such as pools, decks, fences, patios window and door replacement, and the like.

There is a PR benefit with the proposal. Like the Residential Fee Stimulus Program intended to stimulate construction of new homes in the Village, the permit holiday to stimulate some property owners to make improvements to their property.

The holiday would not apply to inspections. Normal inspections would apply with work performed under the holiday.

The cost to the Village would depend on the number of permits issued during the permit holiday. But to put it in perspective, in the peak months the Community Development Department will issue an average of 50 permits in a month and the cost would be \$3,250, assuming the minimum

\$65.00 for each permit. In addition to the temporary loss in revenue, the costs of inspections and plan review remain.

The Board asked for additional information and asked that to make it less confusing that the wording Holiday not be used nor amnesty.

Discussion: Zoning Ordinance Amendment – Sign Variations

Community Development Director Magdziarz explained that an ongoing effort to keep the zoning regulations up to date and consistent with community standards we encountered an unintended consequence of a recent zoning amendment. Recently, the Village Board adopted an amendment that established limitations on what and to what extent the Zoning Board of Appeals may consider variations from the regulations of the Zoning Ordinance. In the short time since the adoption of the amendment, we have encountered several unintended consequences, namely, the authorized variations for signs are impractical.

As a result, the Community Development Department is proposing an amendment to remedy this situation. The amendment increases the maximum variation for sign height and size. The maximums are not an entitlement, only a ceiling the applicant may request and the ZBA recommend.

The second amendment being proposed also is related to sign variations. The Community Development Department has been approached by more than one business about placing wall signs on more than one side of the building in which they are located which have been denied since they are not permitted. But there exist several businesses in the Village that have wall signs displayed on more than one side of the building whether or not the wall faces a public street.

While there are legitimate concerns about the proliferation of signs, the Village places a small maximum area on wall signs. Presently, a number of businesses display wall signs on more than one wall of the building even if the wall does not face a public street.

The proposed amendment would permit the use of wall signs on more than one side of a building only if certain conditions were present: the wall faces a public street (current requirement), the wall has the building entrance, the wall faces a parking lot, or the wall faces a private drive.

The Board agreed with the proposed amendment and asked that it be placed on the consent agenda for approval.

Closed Session: Land Acquisition, Personnel

Trustee Geary **moved to closed session to discuss person and real estate taking no action and adjourning therefrom.** Trustee Johnson seconded the motion. President Michels then called for a roll call vote.

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

Motion

Adjournment by Trustee Johnson seconded by Trustee Geary all in attendance voted AYE in a voice vote.