

November 15, 2016

Board Meeting

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 Geary, Trustee Koch, Trustee Paluch, Trustee Montalto, and Trustee Johnson.

Quorum Established.

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Chamberlin, Public Works Director Speciale, Community Development Director Magdziarz, Supervisor Payton, Chief Rollins.

PUBLIC HEARINGS

Continued Settlers Ridge Annexation Agreement Amendment

President Michels open the Continued Hearing on the Settler's Ridged Annexation Agreement Amendment and called for any public comment. Mr. Walker of TRD asked that the board please continue the public hearing to allow for his company to have time to review the exhibits. Hearing no further comments President Michels stated that it was the intention of the Board to continue the hearing and that the public hearing would be continue to the December 6, 2016 meeting and close the hearing for November 15, 2016.

APPOINTMENTS AND PRESENTATIONS

None.

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

- 1. Approval: Minutes
- 2. Approval: Vouchers
- 3. Resolution: Approving 2016 Road Program Change Order #1
- 4. Resolution: Authorizing MFT Funds for the 2017 Road Program
- 5. Resolution: Authorizing an Engineering Services Agreement for the 2017 Road Program
- 6. Resolution: Authorizing an Engineering Services Agreement for Bridge Inspection Program
- 7. Resolution: Construction on State Highways
- 8. Ordinance: Declaring Surplus

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

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

Motion Carried

GENERAL BUSINESS

Resolution Authorizing a Engineering Services Agreement for a Pedestrian/Bike Bridge

Trustee Koch moved to a **Resolution Authorizing a Engineering Services Agreement for a Pedestrian/Bike Bridge**. Trustee Johnson seconded the motion. The item was briefly discussed and it was reiterated that is for Phase I engineering only and does not approve the bridge being constructed. It is hope that having the engineering ready will allow the village and perhaps other entities to apply for a grant someday. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Authorizing the Purchase of a Phone System

Trustee Geary moved to a **Resolution Authorizing the Purchase of a Phone System, with a lease term of 3-years**. Trustee Johnson seconded the motion. Staff stated that the furuter installation of fiber will not affect the phone system. This is for the purchase of equipment only and they will work with fiber. There was no discussion. President Michels then called for a roll call vote.

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

Motion Carried

Approval Low Bid for the SR/Prestbury Water main Project

Trustee Johnson moved to a **Resolution of Approval Low Bid for the SR/Prestbury Water main Project**. Trustee Montalto seconded the motion. The Board expressed their extreme satisfaction that the bids came in great and that this leg of the looping project will finally be completed. President Michels then called for a roll call vote.

AYE:	Johnson	NAY:	None	ABSENT:	None
	Herron				
	Paluch				

	Geary				
	Montalto				
	Koch				

Motion Carried

DISCUSSION ITEMS

Settlers Ridge Annexation Agreement Amendment

Community Development Director explained that now that the Village has nearly completed the public improvements in Settlers Ridge Units 1A and 1B the development is positioned to move forward and the current Settlers Ridge residents can have some certainty that the development is viable.

The Applicant, LCP SLJV 2008-1 IL-1, LLC and LCP Settlers Ridge Development (“LCP”), owns approximately 100 lots in Unit 1A and Unit 1B and the unsubdivided lands lying north of Prairie Street. LCP is requesting an amendment of the current annexation agreement in order to facilitate construction and development in Settlers Ridge following the Great Recession and the resulting changed assumptions about new home development in the market. The amendment is not intended to change the vision for Settlers Ridge but to modify the obligations of the developer and future builders with respect to future public improvements and financial matters.

The annexation agreement amendment applies only to lots and land owned by LCP in the portion of Settlers Ridge lying north of Prairie Street, referred to as the “Affected Properties” in the agreement. The amendment is mainly focused on LCP’s obligations for completing public improvements both on- and off-site, and the staging of development on the property. The key points of the amendment are:

1. The Village Board will have the right to approve all architecture and landscaping standards at the time each subdivision approval.

The existing Annexation Agreement contained extensive, detailed architectural plans that made sense when Kimball Hill was the owner, developer and builder for the entire project. This is no longer the case. New builders will have to develop and present new building plans. LCP shares the Village and residents desire to see new homes constructed that fit with the existing homes and vision for the subdivision. In order to accomplish this, LCP has agreed that the Village Board will have the right to review and approve all architecture as included in Section II-b-10 of the proposed amendment.

2. A provision for age restricted housing is included.

There is no approval of age-restricted housing with this amendment (Section II-c), only that the Village may elect to approve age-restricted housing as part of one or more Development Areas within the property.

3. Required off-site improvements are greatly reduced as the amount of territory the Applicant can develop is significantly less than what the original agreement anticipated.

The Village staff and consultants collaborated with LCP to determine the impact of LPC's development area on the existing thoroughfare network and identified the improvements needed based on LCP's development (Section IV-a, and Exhibit H). An update traffic study was performed applying LCP's anticipated development and current traffic counts on area thoroughfares. LCP is obligated to make improvements to the Gordon and Galena intersection, including traffic signals, the Gordon and Parkside Drive intersection, and the realignment of Prairie Street at Gordon Road. The specific nature of the improvements and the timing of their construction is provided in Exhibit H.

4. Required fees and impact fees and the timing of payments are modified from the original agreement.

The representative of the petitioner thanked the staff for the cooperation and hard work to be able to achieve what they believe will be a great asset to Sugar Grove. The Board reviewed the amendment it found it to be acceptable.

Farm Lease Extension

The Board reviewed and approved of extending the Farm Lease and directed staff to move forward.

REPORTS

President Michels stated that the last EDC meeting was great and it is good to hearing that others are beginning to recognize that Sugar Grove is growing slowly in the right direction.

Supervisor Payton stated that 135 trees will be planted starting on Monday November 21st.

PUBLIC COMMENTS

None

AIRPORT REPORT

No report.

ADJOURNMENT

Meeting adjourned at 7:00 p.m.