

January 24, 2017
Board Meeting
Village of Sugar Grove
6:00 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee Paluch 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:

Clerk Galbreath, Finance Director McCaul, Public Works Director Speciale, Community Development Director Magdziarz, Chief Rollins, Utilities Supervisor Merkel.

PUBLIC HEARINGS

None.

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

- a. Approval: Minutes
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Ordinance: ~~Settlers Ridge Annexation Agreement Amendment – TRG Lots~~
- e. Ordinance: Rezoning 142 S. Main St.
- f. Ordinance: Special Use for 130 and 142 S. Main St.
- g. Ordinance: Minor PUD Amendment - First Secure Community Bank
- h. Resolution: Quantum Signs Resubdivision
- i. Ordinance: Declaring Surplus – Partner Mail Phone Systems

Trustee Geary **moved to Approve the Consent Agenda removing item d.** 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

Ordinance: Settlers Ridge Annexation Agreement Amendment – TRG Lots

President Michels requested that the ordinance be approved subject to attorney review. Trustee Geary **moved to Approve the Ordinance Approving the Settlers Ridge Annexation Agreement Amendment – TRG Lots Subject to Attorney Review.** Trustee Herron seconded the motion. Administrator Eichelberger pointed out that additionally the language regarding the escrow has been modified slightly. 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 an Economic Development Agreement – Culvers *Star

Trustee Montalto **moved to Approve a Resolution Authorizing an Economic Development Agreement – Culvers, subject to attorney review.** Trustee Johnson seconded the motion. Community Development Director stated that at the previous meeting the Board had requested additional information. He explained that the franchisee is requesting approval of a sales tax inducement agreement that would apply to the property he wants to purchase, commonly known as Lot 1 in the Landings Commercial Resubdivision. The franchisee is seeking financial assistance from the Village with respect to the property improvements, specifically constructing a driveway through the detention basin to Division Drive and constructing an upgraded model of the restaurant. The Board with the exception of Trustee Koch agreed that it was acceptable. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Authorizing a Sales Tax Inducement Agreement – Culvers *Star

Trustee Geary **moved to Approve a Resolution Authorizing a Sales Tax Inducement Agreement – Culvers, subject to attorney review.** Trustee Johnson seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

DISCUSSION ITEMS

88 & Sugar Grove Parkway Interchange Update

The representative from Graef gave an update on the items that have been completed, including, structures, hydraulics. There is a provision for a pedestrian bike lane are included as are signal however the signal would no be inslled until warranted. It is hoped this phase (phase I) will be completed by the end of 2017 and that phase II will begin in 2018. They are now they are preparing for the NEPA meeting.

Engineering Services Agreement to Update the Development Code

Community Development Director Walter Magdziarz stated that the recently approved Settlers Ridge annexation agreement amendment process with Coast Oak highlighted a number of updates that need to be made to the Subdivision Ordinance, specifically the design details and specifications for public improvements in the Village, such as curb cross-sections, fire hydrants, valve details, manhole details, and the like.

Historically the Village has been successful in relying on developers and builders to in effect voluntarily meet the the Village’s expectations during periods where standards changed, but the code has not kept pace. During discussions with Coast Oak it was determined that rather than include all the changes in the annexation agreement amendment, the code should be updated.

In order to accomplish the update and produce drawings that are technically correct, reflect current Village practices, and are helpful for the user we asked Engineering Enterprises to prepare a proposal for assisting Village staff in updating the specifications and producing the construction details for specific public improvement construction details to make the Subdivision Ordinance current and more user-friendly, and to require that Coast Oak and all other developers and builders meet current standards.

The update is intended only to bring the code in alignment with current practices and make certain construction drawings accurately reflect the code requirements and specifications. No new regulations or procedures are contemplated with this update. The Board discussed the need to update the subdivision code and agreed tatht it is needed even thugh it is unbudged, they approved of the funding as presened by staff and that it should be moved to the next consent agenda for approval.

Quantum Signs Zoning Variation

Community Development Director Magdziarz explained that Quantum Sign Corporation is considering a major building expansion. The combination of existing improvements and proposed building floor area and required parking and circulation increase the maximum lot coverage from 75% to 79% on the property. The Village Board previously considered and approved a plat of resubdivision consolidating Quantum’s lots in order to accommodate the building expansion. The amount of lot area that exceeds the maximum lot coverage is approximately 4,000 square feet.

The Planning Commission/Zoning Board of Appeals recommends that the Village Board grant the zoning variation to increase the maximum lot coverage from 75% to 79% subject to the following conditions:

1. The surfaces that exceed the seventy five percent (75%) total lot coverage shall be constructed in compliance with Village Engineer requirements.
2. All outdoor storage shall be fully screened.
3. All paved areas shall be landscaped in full compliance with the Village of Sugar Grove requirements.

The Board reviewed the information and agreed that variance is warranted and asked that staff prepare an ordinance for approval.

REPORTS

Trustee Johnson stated that the Library will be hosting an after-hours in February highlighting Studio 125. President Michels stated that the Metro West Breakfast was great and that legislators gave good updates and are trying to make progress.

PUBLIC COMMENTS

None.

AIRPORT REPORT

None

ADJOURNMENT

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