

April 4, 2017
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 lead the Pledge. The roll was then called.

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

Quorum Established.

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Anastasia, , Community Development Director Magdziarz, PD Administration Hanold, Supervisor Payton and Chief Rollins

PUBLIC HEARINGS

- a. 2017-2018 Budget

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. Proclamation: Administrative Professionals Day
- d. Proclamation: National Public Library Week
- e. Proclamation: Telecommunications Week
- f. Resolution: Amending Water & Sewer Rates
- g. Resolution: Amending Refuse Rates
- h. Ordinance: Adopting the 2017-2018 Budget

Trustee Geary **moved to Approve the Consent Agenda removing item f and g.** Trustee Johnson seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Amending Water & Sewer Rates

Trustee Geary moved to Approve a Resolution Amending the Water and Sewer Rates. Trustee Herron seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Amending Refuse Rates

Motion was made by Geary however item died due to lack of a second.

GENERAL BUSINESS

Resolution Authorizing Purchase of Replacement of Chevy Silverado 3500HD

Trustee Johnson moved to Approve a Resolution Authorizing Purchase of Replacement of Chevy Silverado 3500HD. Trustee Herron seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

DISCUSSION ITEMS

Settlers Ridge Architecture – Pulte Homes

Community Development Director Walter Magdziarz, Don Carroll Land Cap, LLC (“Coast Oak”) and Rob Gerz Pulte Homes gave as outlined below. .

Pulte is proposing 8 models. Each model has four elevation options. All models come with an attached two-car garage, except the Westchester, which has an attached threecar garage. Two models are of the ranch variety (the Abbeyville and Amberwood) and the remainder (the Mercer, Newberry, Riverton, Continental, Hilltop, and Westchester) are two-story models. All models will come with full basements as a standard feature. The floor areas range from 1,683 to 3,496 square feet from base to fully loaded options.

The Village’s Architectural Resources and Review Group (ARRG) reviewed the elevations and provided direction concerning the building massing, window placement, building materials, color

palette, and other areas of concern. Pulte revised their elevations to respond to many of the ARRG comments. Specifically, Pulte eliminated several elevations that were inappropriate; added a new style (Craftsman) to the mix; and, incorporated ARRG suggestions for improving the appearance of the ranch model entryway. Additional key points:

- Building materials. Pulte is proposing an alternative to Hardie Board ® as the predominant siding material. LP Smart Side ® is their preferred siding material. Several ARRG members have experience with it and enthusiastically support it. Initially, none of the proposed elevations offered brick or stone options but Pulte has added this option to several elevations. Both are engineered siding products intended to look like real wood siding but, unlike Hardie Board ®, which is a cementitious product, LP Smart Side ® is a wood-based product

- Porches. While there is widespread nostalgia for the front porch, a front porch is not an appropriate architectural element for all architectural styles. The depth of the front porch also is of concern as too shallow a porch cannot be used fully and just becomes an architectural ornament. The Pulte elevations provide a wide diversity as to how porches can be handled with their elevations. Be advised, some elevations have shallow porches and in these instances the porch railing will be eliminated as the porch is only one step above grade. This will remove the enclosure of the porch and provide a feeling of open-ness for the porch user.

- Garages. Since garages are front-loaded on all the models, its placement relative to the dwelling space and how it is detailed matter greatly in Settlers Ridge. Some of the Pulte elevations have garage forward designs, that is, the garage door is closer to the street than the front entrance of the home. But the use of offsets, overhangs, porches and other design treatments mitigate the appearance of the garage. Additionally, Pulte has agreed to make windows and textured surfaces available on the garage doors. Even though Pulte is introducing garage-forward plans and elevations in Settlers Ridge, none of their proposed plans includes the “snout house” variety where the entire depth of the garage protrudes in front of the living area of the house.

- Color palette. Pulte is providing a wide selection of building color options that are complimentary to the existing homes in Settlers Ridge. There are at least two shades of blue, green, grey, red, and yellow available. While beige—or tan (depending upon your preference)—is available, the choices tend to be darker hues.

- Building massing. Pulte’s elevations show building massing similar to that already established in Settlers Ridge. Mostly the gable ends face the street for all elevations. Where there exists a preponderance of roof facing the street, “eyebrow” gables and dormers are added to break up the expanse of roof. Roof pitches are varied. The window rhythm on the front elevations is consistent with the design guidelines and existing buildings in Settlers Ridge.

- Special-attention lots. Settlers Ridge has a number of lots identified as requiring side and/or rear elevation enhancements due to their visibility and/or location. The original design guidelines recommend wrap-around porches, special windows, changes in building materials and other architectural techniques to call attention to or mitigate blank side walls or rear elevations that are in public view. Pulte is proposing a different standard: use the same front elevation windows and details, continue the band joist around the building, and add a different siding dimension or direction in the gable ends. This will provide a more cohesive design approach than the tacked-on appearance of the bay windows used by Kimball Hill for such lots.

Pulte presented the proposed building elevations to the residents of Settlers Ridge at an HOA meeting. The residents of the community generally accepted Pulte’s proposal. There was mild displeasure with the lack of brick or stone on building facades, and disappointment in the lack of

a Craftsman style elevation. Pulte has responded to these concerns by providing masonry as an option on building elevations and adding a Craftsman-style elevation for the models.

Settlers Ridge homeowners also expressed their desire for more colors for building materials. Pulte has responded with a wide range of color choices that will carry on Settlers Ridge's distinctive visual appearance.

Land Cap retains "founder's" rights in the ongoing development of Settlers Ridge, including monotony controls. Their contract with Pulte prohibits the same elevation recurring within 3 lots or directly across the street.

The Board discussed the proposal and generally was in acceptance of all presented. Pulte was asked to provide additional brick/masonry on the front of the home and to specify the percentage that they would insure that brick/masonry would be placed on.

Member of the HOA stated that were generally in acceptance as well but would like to see a bit more creativity and a price point for the homes.

PUBLIC COMMENTS

None

REPORTS

Trustee Geary gave an update on Chamber Activities. Trustees Johnson gave information about a Craft Sale and the Farmers Market.

AIRPORT REPORT

None.

CLOSED SESSION

Trustee Geary **moved to adjourn to closed session to discuss probably litigation and adjourn therefrom.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

ADJOURNMENT

Meeting adjourned by Trustee Johnson and seconded Trustee Montalto at 8:30 p.m.