

**June 06, 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 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, Chief Rollins, Public Works Director Special, Attorney Julien

**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. Resolution: Approving Employment Agreements
- d. Resolution: Approving an Agreement for Water Tower Cleaning
- e. Ordinance: Granting a Special Use Permit for a Restaurant with a Liquor License and Live Entertainment at 1942 W Route 30 – Amelia’s
- f. ~~Resolution: Authorizing an Addendum to the Agreement with IDOT for 88 & SGP (47) Phase I Engineering~~
- g. ~~Resolution: Approving Super Chlorination Maintenance Wells #7 and #11~~

Trustee Johnson **moved to Approve the Consent Agenda removing items f and g.** Trustee Herron 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 Authorizing an Addendum to the Agreement with IDOT for 88 & SGP (47)**

**Phase I Engineering**

Trustee Johnson **moved to Adopt a Resolution Authorizing an Addendum to the Agreement with IDOT for 88 & SGP (47) Phase I Engineering** . Trustee Herron seconded the motion. President Michels asked that this be removed as the it has been updated since the last document was received. This that addendum amends the amount that IDOT will be paying (more) for this agreement President Michels then called for a roll call vote.

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

Motion Carried

**Resolution Approving Super Chlorination Maintenance Wells #7 and #11**

Trustee Montalto **moved to Adopt a Resolution Approving Super Chlorination Maintenance Wells #7 and #11**. Trustee Geary seconded the motion. President Michels asked how long this would take and what happens to the water. Supervisor Merkel answered 1 day and it is pumped to waste not distributed in the system. President Michels then called for a roll call vote.

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

Motion Carried

**GENERAL BUSINESS**

Staff explained that recently a large depression developed on the main line just south and west of the pond. Staff completed some initial investigation of the problem and then contacted Trotter for additional inspections. Trotter has worked closely with the Village of Sugar Grove on the original improvements associated with Mallard Point Drainage Project. Both staff and Trotter determined it would be necessary to excavate to determine the cause of the depression.

Staff contacted Neslund & Associates, Inc. for a proposal since they were also installed the original improvements associated with Mallard Point Drainage Project and have a good knowledge of the system. Neslund provided a Time and Material quote to locate and repair the cause of the

depression as necessary based on time and material unit pricing. The next two items are in regards to those repairs.

**Resolution Approving Mallard Point Drainage System Repairs - Neslund**

Trustee Johnson **moved to Adopt Resolution Approving the Mallard Point Drainage System Repairs Contract with Neslund.** Trustee Herron seconded the motion. Hearing no discussion. President Michels then called for a roll call vote.

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

Motion Carried

**Resolution Approving Mallard Point Drainage System Repairs - Trotter**

Trustee Montalto **moved to Adopt Resolution Approving the Mallard Point Drainage System Repairs Contract with Trotter.** Trustee Geary seconded the motion. Hearing no discussion. President Michels then called for a roll call vote.

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

Motion Carried

**DISCUSSION ITEMS**

**Backyard Chickens**

The family that initiated this discussion was not in attendance at the meeting due to an oversight. The Board decided to discuss the item and to insure that the family was invited to the next meeting.

Community Development Director explained that should the Board determine to allow backyard chickens both the Municipal Code and Zoning Ordinance will need to be amended to implement the pilot program which is attached. Title 11 (Zoning Ordinance) Chapter 4 Section 6 will need to be amended to remove or modify the prohibition of raising poultry on any property in the Village. Title 5 Chapter 4 of the Village of Sugar Grove Municipal Code may be amended to include standards for keeping of chickens. The following standards are proposed:

- Residential chickens may be kept on properties zoned for and occupied as single family residential use.
- Up to four (4) residential chickens may be maintained on the premises.
- Roosters are prohibited.
- An enclosed coop that provides a minimum of ten (10) square feet per chicken is required. The coop must comply with the standards for accessory structures set forth in Section 11-4-7 of the Village of Sugar Grove Municipal Code. A building permit must be obtained prior to construction of or placement of the coop on the property.
- The coop must be setback at least five (5) feet from adjoining lot lines and twenty five (25) feet from any residential structure other than that of the owner.
- An adjoining pen must be provided. The pen may not cover more than twenty five percent (25%) of the rear yard. The pen must be predator proof by means of a permanent, secure cover.
- Feed must be stored in a rodent proof container.
- No slaughter allowed.
- Must be maintained free of any detectable odor on adjoining property.

The Board discussed the proposal to allow for backyard chickens. May felt that it should not be allowed as there really is no good way to judge a “an odor” and that it disrupt a neighborhoods life. It is noted that many HOA’s disallow this type of pet and even if the Village allowed it resident still could not as HOA rules overrule.

It was noted that it has been observed that there is more than one residential home that has chickens and that no real complaints have been brought forward. It was further suggested to ignore unless real concerns come forth. President Michels asked that they further research and ponder the proposal and that it be formally voted on at the next meeting.

### **Ridgeport Business Park Concept Site Plan**

As the Village Board is aware, Village staff has been in discussion with Ridge Development, a Transwestern Company, concerning the development of the Wiedner property east of Municipal Drive between US 30 and Galena Boulevard. Staff is of the opinion that the conceptual development plan for the property has been refined to the point where the mutual objectives for development of the property seem to be satisfied. A copy of the concept plan is attached for your information. Be advised, the concept plan is not a final development plan and does not include engineering information and is subject to change as detailed development plans are developed.

Ridge is proposing to construct up to 1.585 million square feet of industrial and office space in up to 7 buildings ranging in area from 165,000 square feet to 450,000 square feet. The market will ultimately determine the actual area for each proposed building. All of the buildings will be the big-box industrial building typology that is common in the Chicago area and the country. The buildings will have at least 28 foot clear ceiling heights (actual height to be determined), loading dock doors and drive-in doors, as is the norm for industrial development today. Office and employee parking will be segregated from truck circulation and loading areas.

All of the improvements on the property will be private with the exception of the new east-west road highlighted in yellow on the attached concept plan. This road is intended to intersect with Sugar Grove Parkway (IL 47) and continue to the east roughly parallel Galena Boulevard. The construction of the road beyond the subject property will be by others at a future date. The exact location of the intersection with IL 47 has not been determined.

The buildings will be investment-grade construction. All of the buildings will be divisible, that is, able to accommodate more than one tenant. Construction is expected to begin at the southwest corner of the property (Municipal Drive and US 30). The first building will be a spec-building.

Ridge has conducted a fair amount of investigation into drainage and other utility matters, as well as airport development limitations, and has reached a comfort level with the site. They remain bullish on Sugar Grove as a new industrial market, especially this site given its location relative to IL 56/US 30 and the airport.

As you know, the property in question lies in one of the TIF districts. We expect Ridge to request TIF benefits in order to move this project forward. Assuming the Village Board is supportive of their concept plan, Ridge will prepare the financial information needed to support any TIF benefit request, which will be evaluated by the Village's development finance consultant. Eventually, a TIF benefits agreement will need to be prepared for the Village Board's approval.

In addition to the TIF Benefits agreement, Ridge will need to prepare entitlement applications and documents for amending the Comprehensive Plan, rezoning the property, approving a development plan, preliminary engineering for the entirety and a final engineering plan for the first unit of development. Village staff stands ready to expedite the process. If all falls into place as planned, Ridge would like to begin construction of the first building in 2017.

One area of concern that we believe this concept plan addresses is limiting the opportunity for largescale distribution uses on the property. Ridge has cooperated with the Village in this respect by limiting the number of trailer parking positions (not docks) to one proposed building and limiting that one building to less than 1:1 ratio of dock doors to trailer parking positions. There are a myriad of details that will require attention before the project is ready for final approval, including, but not limited to, landscaping, outdoor illumination, street and parking and loading area design, building appearance, signs, construction phasing, and the like but require a higher level of detail than the concept plan can provide.

Staff is of the opinion that this concept plan is ready to move forward to a commitment to develop and asked the Board for their direction. The Board discussed the proposed project and found it to be acceptable and asked that it be moved forward from concept to reality.

### **Refuse Rates**

The Village Board approved a new contract with D.C. Trash effective August 2017. In accordance with the contract, In the D.C. Trash contract, the Village saw a decrease in the monthly household cost for refuse. A decrease of \$5.59 from \$23.34 to \$17.75 is the recommendation from Staff. The new rate will be in effect for the August 1, 2017 utility bills. The Board discussed and approved the rate to be finalized at the next meeting.

### **Street Maintenance Funding**

Administrator Eichelberger stated that in 2011 the Village had approximately 60 centerline miles of roadway with an annual recommended maintenance budget of \$1,450,000. The Village has approximately 70 centerline miles today. While the Village Engineer has not been asked to do an updated funding recommendation, a 3% inflation factor and the additional street miles would push the annual recommendation to around \$2,000,000.

In 2017 the Village expects to spend approximately \$240,000 on street maintenance. Examples of needed projects that were not able to be funded include Strafford Woods Resurfacing (\$337K), Walnut Woods Microsurfacing (\$281K), and Windsor West Microsurfacing (\$283K). There are many other recommended projects that are unfunded.

Alternative funding for the street maintenance program was last discussed in 2014. The vast majority of municipalities are unable to perform street maintenance at the level desired by community members due to insufficient funding. Many communities spend 25% or less than indicated by engineering studies. By using effective financial and management strategies, Sugar Grove has been able to better fund its program, averaging over 50% funding. The funding is a combination of the annual MFT allotment received from the State, General Fund surplus transfers and grants. Based on the most recent program analysis, the Village spends around \$1,000,000 less than recommended on an annual basis.

While Sugar Grove has done an excellent job of funding street maintenance given the available resources, there continues to be a demand and desire to do more. It is highly unlikely that the MFT allotment will see any significant increase (except with an increased population which brings more streets), and it is also highly unlikely that the Village will see a greater proportion funded by grants as we already are very successful in this area. A reallocation of existing Village revenues or the generation of new revenues are the remaining possibilities.

The economy of the last several years has already forced the Village to streamline all operations. While the Board could make cuts in other areas to reallocate funds to the street maintenance program, it would cause hardships in other Village services and is not recommended. This leaves the generation of new revenues as the only viable option to expanding the program.

President Michels stated that he under that there are two realistic possibilities for a new revenue stream. One, a referendum to increase property taxes, and two, the implementation of a vehicle registration fee. He is not in favor of neither one. The Board was in agreement that no stickers or referendum would be supported. They are aware that it will be some time before the local sales tax is available to be re-directed from its current use of paying off Municipal Drive bonds.

The idea presented by staff is that of a registration fee per household and business for street maintenance. The Village has approximately 3,200 households and 100 businesses.

It was noted that the new refuse contract has allowed for a \$5.59 per month reduction in refuse fees. If a \$5.59 per month Infrastructure Fee was implemented, users would see no change in their monthly bills and approximately \$226,395 would be collected annually to be spent on street maintenance.

This new revenue source, while still leaving the Village significantly short of the recommended annual maintenance budget, would nearly double the base annual budget and allow for significantly more street repairs on an annual basis.

As Village streets are sorely in need of repair and recognizing that grants are difficult to obtain and the State is likely to reduce its support of local government the Board concluded that the Village has to look out for itself. Staff was directed to move forward with the implementation of this fee.

## **PUBLIC COMMENTS**

Resident of Sugar Grove questioned what the Board was doing regarding recent trouble in Sugar Grove. They were assured that the Village is doing everything within its powers. They asked about landlord or renter registration. Attorney Julien explained that as Sugar Grove is non home rule it can begin such a program legally.

JOJO stated that there will be a bike parade on Independence Day.

**REPORTS**

Staff reported that Dunkin Donuts should be open within the next weeks. Pulte pulled their first permit and Culvers picked up their permit.

Trustee Geary reminded all of the Community Golf Outing sponsored by the Chamber.

All the Board commented how nicely run and presented the NCAA golf event was.

**CLOSED SESSION**

Trustee Montalto **moved to adjourn to closed session to discuss Personnel and Litigation and adjourn therefrom.** Trustee Johnson 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 7:30 p.m.