

November 7, 2017
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 lead the Pledge. The roll was then called.

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

Quorum Established.

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Anastasia, Community Development Director Magdziarz, Attorney Andersson, Streets Supervisor Payton, Director of Public Works Speciale, Chief of Police Rollins.

PUBLIC HEARINGS

Annexation Agreement – Heartland Recycling Harter Road Project

President Michels opened the public hearing at 6:01 p.m. for the purposes of hearing public comments on the Heartland Recycling Annexation Agreement for property located on Harter Road. President Michels stated that the hearing would be continued. President Michels asked Mr. John Savage of Heartland Recycling to step forward and provide an overview of the company and their proposal for the development.

Mr. Savage addressed the Board and public present. He stated there are 2 partners and they have been in business for 7 years. They have other facilities and are certified. There are not a landfill business they are a land remediation company. They must abide by EPA rules and can only accommodate clean construction debris – concrete, asphalt and dirt. The only complaints there company has received (2) is med on the pavement. No complaints about noise or dust. They will have about 40-70 trucks per day coming and going between April and November and staff on site as well as water truck and a street sweeper. They intent to reclaim tis property so that it can be developed in the future. These type of facilities are randomly inspected by the IEPA and every load that comes in must be certified. They may take out some of the rock still there, but no blasting will occur.

The hearing was then turned over to the public.

Mr. Mike Coughlin, attorney, representing individuals near the proposed development stepped forward. He asked about due process and how it was follow. He asked that time be given for the individuals to prepare comments on the draft annexation agreement and give such comments and recommendations to the Board. He asked if this had been discussed it closed session (President Michels answered no)

Ms. Milz stated she was very concerned about the traffic and the need to keep the kids safe at the Harter Middle School. She had no environmental concerns.

Mr. Blakenship sated he was concerned about the water possibly being contaminated and their property values due to the noise.

Mr. Leur stated he was concerned about the groundwater and the aquifer under the property. He also has concerns about the noise generated. Feltes started the reclaim and was not doing it the right way. He had concerns regarding that as well

Mr. Matthews stated he seconded Dan's comments and also the run off and the way it is planned he was concerned it would run to his property and make it a pond.

Ms. Pauls, stated the wetland are the property are of high quality and should be maintained. They are home to abundance of wildlife. The groundwater and aquifer will also be disturbed.

Ms. Reses stated that in the past approximately 30 years, trees were burned on this property. And the Methodist church which will be close would be affected by poor air quality from the dust.

Ms. Leeder stated that the noise and the increase in traffic will affect her and noise carries and her peace will be affected.

Mr. Mathews stated he has 4 wells and the groundwater possible contamination is a concern of his. Field tiles in the area are already damaged.

Mr. Leeder, stated he well and potential contamination is a concern as well as traffic and air quality.

Mr. Pauls stated he agrees with all concerns voiced and also wondered what would happen to the wild life in the area, they will be displaced from their habitat, and will they disappear? He further stated he does not want to see a gravel pit in his back yard.

President Michels thanked all for their input and stated that the Heartland Recycling Annexation Agreement Public Hearing would be continued to the November 21, 2017 meeting. He further stated that should the Plan Commission review of the proposal not be complete and their recommendation is not received prior to the November 21st meeting the Hearing would be opened and immediately adjourned to a date certain that being December 5, 2017.

APPOINTMENTS AND PRESENTATIONS

Appointment Trustee

President Michels asked the Village Board to ratify the appointment of that Mrs. Heidi Lendi be appointed to fill the open Trustee Position (term ending May 1, 2019). Motion made by Trustee Johnson seconded by Trustee Herron all members voted aye in a roll call vote. President Michels then administered the Oath of Office and swore in Trustee Lendi.

Appointment Plan Commissioner

President Michels asked the Village Board to ratify the appointment of Mr. James White to fill the vacant Plan Commission position (term ending May 1, 2020). Motion made by Trustee Herron and seconded by Trustee Johnson all members in attendance voted Aye in a voice vote.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

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

CONSENT AGENDA

- a. Approval: Minutes - Table
- b. Approval: Vouchers
- c. Proclamation: Illinois Bicentennial
- d. Resolution: Authorizing Assignment of the Refuse Contract Res# 20171107A
- e. Resolution: Authorizing Storm Sewer Replacement – Merrill Road Res# 20171107B
- f. Resolution: Amending the IGA for the 88 & SGP Interchange Completion Project Res# 20171107C

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

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

Motion Carried

GENERAL BUSINESS

Ordinance Granting Final PUD for Lot 11 Sugar Grove Center - Anytime Fitness 7

Trustee Johnson **moved to Adopt Ordinance Granting Final PUD for Lot 11 Sugar Grove Center - Anytime Fitness.** Trustee Koch seconded the motion. President Michels asked if the berms would be undulating and if additional lighting would be provide. . It was answered that the developer will no be making any changes to the berms and that yes additional lighting would be provided. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Supporting an ITEP Grant Application for the Blackberry Creek Bike/Pedestrian Bridge Crossing

Trustee Johnson moved to Adopt a Resolution Supporting an ITEP Grant Application for the Blackberry Creek Bike/Pedestrian Bridge Crossing. Trustee Herron seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Authorizing Blackberry Creek Bike/Pedestrian Bridge Crossing Phase I Engineering

Trustee Koch moved to Adopt a Resolution Authorizing Blackberry Creek Bike/Pedestrian Bridge Crossing Phase I Engineering

Trustee Montalto seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried

Resolution Declaration of Default and Calling of a Letter of Credit – Hari Development

Trustee Johnson moved to Adopt a Resolution Declaration of Default and Calling of a Letter of Credit – Hari Development. Trustee Paluch seconded the motion. President Michels then called for a roll call vote.

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

	Lendi				
--	-------	--	--	--	--

Motion Carried

Approval & Announcement: 2017 Proposed Property Tax Levy 7

Trustee Johnson moved to Approve and Announced the 2017 Proposed Property Tax Levy.

Trustee Koch seconded the motion. Staff stated that they have made numerous calls and sent letters to no avail. No one has returned calls. Although this is not the preferable method to insure development is proper at this time their does not appear to be an alternative. President Michels then called for a roll call vote.

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

Motion Carried

DISCUSSION ITEMS

Chelsea Commons Senior Living

Community Development Director Magdziarz explained that this property is located at the southeast corner of Chelsea Avenue and Sugar Grove Parkway (IL 47) and is currently undeveloped. The applicant, Bear Development, is proposing to improve the lot by constructing a forty (40) unit senior residential apartment building and accessory off-street parking. The proposed use is in keeping with the Comprehensive Plan designation of Town Center Commercial. The building architecture and material choices are compatible with other buildings along the Route 47 Corridor. Emergency access, pedestrian and bicycle facilities are included on the site plan. Landscape screening between the subject property and the established single-family residential neighborhood to the east is provided. The development plan complies in all respects with the Village Zoning Ordinance.

The Planning Commission held a public hearing and heard testimony from many adjacent neighbors and others from the immediate neighborhood. Objectors took issue with the height of the building; added traffic to neighborhood streets, particularly Cross Street; construction traffic created by the development; management and maintenance of the building; and, privacy concerns. The Planning Commission recommended approval of the rezoning and preliminary PUD plan requests. He then turned the item over to Bear Development.

Mr. Schwentke explained that intention of the development and why it is and will be limited to those person’s 62 and over. He stated that some of the concerns that were given at the Plan Commission have been addressed. Those being:

- Live in help – per state law it must be allowed however is not typical.

- Background and criminal checks are performed on residents
- Vehicles in the parking lot are strictly regulated and must be drivable.
- A traffic analysis was done and it stated no impact during peak hours however they are will to put stop signs wherever recommended by the Village.
- Construction traffic will not be allowed to go thru residential.
- Trustee Paluch asked about adult children living there. It was again retired that all residents must be over 62.
- Ms. McCannon stated that the construction traffic will have to on Cross and it will adversely affect her and her home.
- Mr. Gauglucus stated that that it is shows that low income people will allow their family member to come and stay and will to be hard to them to move out. The access to the property is bad and property values will go down
- Mr. Ray stated that when he bought his home 22 years ago he was told that no building would be over stories on that parcel and that it would be businesses with homes above. The re only 120 homes in the adjacent are and allowing this to be built would make the area at 25% rental properties. What will happen in the future it Bear decides to sell. Will it become just apartments? He further stated that he now understand why people fought against Menards and Waterpark. It is very different when something is being built close that has an adverse effect on your property.
- Ms. Eggleston stated that she wants a 4 way top and that the construction traffic will impact them She asked who supervises the residents, who hires the staff, who oversees them, how does the eviction process work. She had concerns about the retention pond drawing mosquitoes and animals. She stated that they the resident will require tall trees and controls if this is built
- Ms. Brown stated this building is not in character with their neighborhood and not event consistent with the Sugar Grove Parkway Corridor. She also has traffic concerns.
- Mr. Wolf, resident since 1960 stated that in the past his neighbors and the Board didn't want any building on the east side of town, that they felt bad people would move in. It built they are nice. He further stated he was tired of nay says and asked that everyone keep an open mind and stop being negative. Sugar Grove was 250 resident when he moved in if they fought to keep all others out Sugar Grove would not be what it is today.
- Mr. Greisnekamp stated that he echoed all concerns, and that safety is his first concern. He also questioned how the lights would affect his property.
- Mr. Ekker stated that the Plan Commission had hear the comments and wanted to take a moment to remind all that the property is currently zoned B-1 and would be built on now. It could be a bar, fast food, liquor store. Route 47 will be expanding and there will be more traffic noise. This development would be a good barrier.

The Board discussed the item and asked that staff address some of the concerns given. Mr. Magdziarz stated the deed and PUD and the financing will restrict the age on the property. The lighting will be per code and must not affect other property. Construction traffic will be regulated and enforced. The single family homes will buffered from the building by a pond (dry) and trees.

Settlers Ridge Sound Wall

The Board was in agreement that the HOA could move forward on the sound wall.

2018 Road Program

Supervisor Payton stated that in an effort to best utilize the available MFT and Village funds, Staff and EEI have been reviewing the condition of Village roads and determined that the best use is to focus on Resurfacing and Preventative Maintenance. Staff and EEI have developed the following options for the Boards consideration:

Option #1 includes resurfacing Windsor Drive in Strafford Woods from Bliss Road to Merrill Road. In addition, microsurfacing in the Chelsea Meadows neighborhood. Cracksealing on Prairie Street, Granart Road, Municipal Drive, Galena Boulevard, Wheeler Road, and all of Prairie Glen. The total cost including engineering for option as presented is \$382,100.

Option #2 includes microsurfacing the Walnut Woods subdivision and crack sealing Wheeler Road, Prairie Street, Bastian Drive, Meadows Drive, Meadows Court, Municipal Drive, Galena Boulevard, Hanks Road, Granart Road and all of Prairie Glen. The total cost including engineering for option as presented is \$374,900. The estimated available funds for the 2018 Program are \$373,000 a total of \$232,000 in MFT and \$141,000 of Local funds.

He then turned over the agenda item to Mr. Chris Ott of Engineering Enterprises who gave a presentation of the Street Maintenance program, past and projected. The Board discussed the options as presented and stated that they preferred Option #1, with would like Hoyden Court added as an alternative to the bid.

Groovin' in The Grove Music Series

The Board agreed that they would like to see the Arts promoted in Sugar Grove and that joining with other entities would be a great idea. They were in agreement that shared funding was a good idea.

CD and VH Pool Car Replacement

The Board reviewed the information presented and agreed that the 3 Dakotas should be replaced with vehicles that are more reliable and practical. They directed staff to research and recommend at the next meeting.

PUBLIC COMMENTS

None.

REPORTS

Reports from all liaisons were given.

AIRPORT REPORT

None.

ADJOURNMENT

Meeting adjourned at 9:15 p.m.