

November 21, 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. and stated that public comment would be deferred to a date certain that being December 5, 2017 in the Board Room, Village Hall, 10 S. Municipal Drive, at 6:00 p.m.

Tax Levy

President Michels opened the public hearing for the 2017 Tax Levy and called for public comment. Hearing none the hearing was then closed.

APPOINTMENTS AND PRESENTATIONS

Aurora Area Convention and Visitors Bureau

The AACVB Director addressed the Board and public present and explained what the AACVB provides for the communities they serve.

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.

Attorney Coughlin noted that he was in attendance.

CONSENT AGENDA

- a. Approval: Minutes October 17, 2017
- b. Approval: Minutes November 7, 2017
- c. Approval: Vouchers
- d. Approval: Treasurer's Report
- e. Proclamation: National Drunk and Drugged Driving (3D) Prevention Month
- f. Resolution: Approving an Engineering Services Agreement for the 2018 Road Program – EEI
- g. Resolution: Authorizing Use of MFT Funds
- h. Resolution: Extending the IGA with the AACVB
- i. Ordinance: Declaring Surplus
- j. Resolution: Authorizing the Purchase of Vehicles
- k. Approval: Authorizing a Farm Lease Extension
- l. Resolution: Approving Annual Preventative Maintenance Well Testing
- m. Bid Rejection: Replacement Truck

Trustee Johnson **moved to Approve the Consent Agenda.** Trustee Montalo 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 Rezoning and Approving a Preliminary and Final Planned Unit Development (PUD) for Chelsea Commons Senior Living

Trustee Johnson **moved to Adopt an Ordinance: Granting Rezoning and Approving a Preliminary and Final Planned Unit Development (PUD) for Chelsea Commons Senior Living.** Trustee Montalto seconded the motion. President Michels then asked that the Community Development Director explain what is being considered this evening.

Director Magdziarz explained that Shall the developer is requesting approval of a Rezoning from B-1 Community Business District to SR Senior Residential District and the approval of their Preliminary and Final Planned Unit Development for an age-restricted senior apartment building located at 55 Chelsea Avenue.

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 subject to conditions. Those conditions recommended are

That the improvement of the subject property occur in substantial compliance with the following submitted plans:

- Proposed Site Improvements for Sugar Grove Senior Commons by CM Lavoie & Associates, dated October 31, 2017, including the following subsequently revised plans: Landscape Plan by CM Lavoie & Associates, dated November 7, 2017, and Photometric Plan by CM Lavoie & Associates, dated November 7, 2017.
- Exterior Elevations Plan by Knothe Bruce Architects, received November 9, 2017
- Maintenance of Traffic Plan by CM Lavoie & Associates, received November 9, 2017
- Applicant shall provide traffic control devices at the intersection of Chelsea Avenue and Cross Street, if deemed necessary by the Village Board.
- Prior to issuance of the building permit, the Applicant shall provide a recorded copy of a perpetual deed restriction limiting occupancy of the building to

persons 62 years of age or older.

The Developer presented samples of materials for the building (outside appearance). He further stated that would be complying with all conditions are recommended by the Plan Commission.

President Michels then stated that the Board would accept additional public comments at this time.

Concerns of those present –landscaping, time limit of age restriction construction traffic management, the height of the building, the management plan for the building and enforcement of rental agreement and building rules and the placement of a stop sign.

Public was informed that the age limit restriction has no time limit due to a requirement for a restriction on the deed, the need for warrants or other items to be met for a stop sign to be placed and assurance given that a traffic study would be done performed, that construction traffic could and would be controlled and that management would enforce all rental rules. Staff was instructed to work with developer at the time of landscape placement and to give the residents a heads up when the landscaping was going in. The height can be no more than 35 feet at the midpoint of the roofline, which is the highest allowable by code.

President Michels then called for a roll call vote.

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

Motion Carried

Ordinance: Approving SSA #22 (Sugar Grove Center)

Trustee xx moved to Ordinance: Approving SSA #22 (Sugar Grove Center)

Trustee x seconded the motion. Attorney Andersson stated that a petition from the owners had been received and that it was valid. Motions withdrawn. No action taken.

Resolution: Authorizing Entering into an IGA for Shared Municipal Services * Star

Trustee Johnson moved to Resolution: Authorizing Entering into an IGA for Shared Municipal Services * Star. Trustee Herron seconded the motion. xxx. President Michels then called for a roll call vote.

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

Motion Carried

DISCUSSION ITEMS

Commercial Lighting

Community Development Director Magdziarz explained that the proposed amendment promotes the public health, safety, conform, convenience and general welfare of the village and

complies with the policies and comprehensive land use plan. During the Comprehensive Planning Process. "Preserve Rural Character" was one of the three (3) most important issues identified. The night sky was identified as a contributing factor to the community's rural character. If implemented, this ordinance will balance the need for lighting with the desire to maintain the rural character of the village.

The current trend in commercial development was the impetuous for this ordinance. Lighting is important for the safety and convenience of commercial uses; however, unrestricted, lighting can have a very negative impact on the overall character of the village.

The purpose of this amendment is to balance the need for lighting with the prevention of light pollution. If implemented, this amendment will prevent the intrusion of light tress pass on adjoining properties and the night sky. By preserving the night sky, the character of the village shall be preserved.

The Board reviewed and agreed with the amendment as presented. This item will move to the consent agenda on December 5, 2017 for approval.

PUBLIC COMMENTS

None.

REPORTS

Reports from all liaisons were given. President Michels stated that he had the pleasure of speaking to a group of 3rd graders and they discussed a parade route.

AIRPORT REPORT

None.

CLOSED SESSION

Trustee Johnson moved to adjourn to Closed Session to discuss personnel as per the exceptions to the open meeting act taking no action and to adjourn therefrom. Trustee Herron seconded the motion. President Michels called for a roll call vote.

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

Motion Carried

ADJOURNMENT

Meeting adjourned at 7:40 p.m.