

April 17, 2018
Board Meeting
Village of Sugar Grove
6:00 PM

President Michels opened the meeting at 6:00 PM and asked that Trustee Lendi lead the pledge lead the Pledge. The roll was then called.

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

Absent: Trustee Paluch

Quorum Established.

Also Present:

Administrator Eichelberger, Clerk Galbreath, Finance Director Anastasia, Community Development Director Magdziarz, , Director of Public Works Speciale, Water and Sewer Supervisor Merkel and Streets and Properties Supervisor Payton.

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comment. President Michels called for public comment. At this time Ms. Donna Hale came forward to address the Board. Ms. Hale stated that she has received 3 tickets in the last month for overnight parking. In all the years she has lived in Sugar Grove she has never received a ticket. She wondered why the Police Department is enforcing this now. She has 5 adult children and in order to not park on the street they do need to to park over the side walk. She came to the Board to have an open discussion about finding a solution to her parking problem.

Trustee Montalto stated that the Village typically does not enforce some of the Village Code until they receive a complaint. Being reactive rather pro-active. Now that a complaint has been received it has to be address.

The discussion went back and forth between Ms. Hale and the Board regarding her situation. President Michels asked that the Staff look at alternative and give suggestions to the Board if an alternate solution for Ms. Hale's parking problem could be found.

As no member of the audience stepped forward and this item was closed.

CONSENT AGENDA

- a. Approval: Minutes of the April 3, 2018 meeting
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Proclamation: Arbor Day
- e. Proclamation: Building Safety Month
- f. Proclamation: Motorcycle Awareness
- g. Proclamation: Public Service Week
- h. Ordinance: Amending Code – Requiring Special Use Requirement for Liquor Licenses
- i. Resolution: Setting the Number and Classes of Liquor Licenses
- j. Approval: 2018-2019 Liquor Licenses
- k. Ordinance: Amending Village Code – Public Intoxication
- l. Resolution: Authorizing an Agreement for Airpark Drive Paving

- m. Resolution: Authorizing an Amended Agreement with EEI for 2018 Road Program
- n. Ordinance: Declaring Surplus
- o. Resolution: Authorizing the Purchase of a Replacement Mower

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

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

Motion Carried.

GENERAL BUSINESS

Resolution Authorizing a Tax Increment Financing Eligibility Study

Trustee Johnson **moved to Adopt a Resolution Authorizing a Tax Increment Financing Eligibility Study.** Trustee Montalto seconded the motion. The Board discussed the information presented and agreed that Moran would be the appropriate firm to work on the study. President Michels then called for a roll call vote.

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

Motion Carried

DISCUSSION ITEMS

Corn Boil Storage

Community Development Director Magdziarz stated that for a number of years the Corn Boil Committee (Corn Boil), has utilized storage in the old public works garage at the base of the water tower on Railroad Street. Since the Police Department has acquired more and more items that need to be store in the continued use of the building by the Corn Boil Committee for storing its equipment is no longer a viable option. Staff has advised Corn Boil that access to the Village building will not be available after this summer’s Corn Boil.

Corn Boil has asked if the Village would allow them to place one or two 10 x 20-foot containers on the Village’s Railroad Street property for long-term storage.

There is space west of the garage building that could accommodate shipping containers. Shipping containers as permanent structures are not permitted in any zoning district in the Village. While this obstacle could be addressed, there are other concerns. Corn Boil has indicated that sellers of used shipping containers will not guarantee no rust or dents. In addition to initial appearance,

there are the issues of responsibility for long-term appearance and maintenance of the container(s), and insurance. The proposed location would be visible for adjoining residential uses which may necessitate privacy fencing. Future Village needs for the site which may include structures to house Police communications needs or a fiber hub, or other uses, could be negatively impacted. Lastly, there is a concern that allowing permanent storage containers at this location may lead to requests for them in other areas of the community by other private entities.

As the use of a shipping container is not a foregone conclusion, Village staff identified these options and issues:

1. Construction of a building addition. In addition to many of the concerns outlined for a shipping container, there also is the issue of a separate entity building a structure on Village-owned land and attaching it to a Village-owned building. Access control would need to be addressed. Responsibility for building maintenance and insurance also becomes an issue.
2. Construction of a separate accessory building on the property. With the exception of access issues, the issues described for a building addition remain.
3. Off-site storage. Two potential options for off-site storage include rental of traditional self-storage space and moveable containers to be stored off-site. Self-storage is available on Bucktail Lane in the Village and in nearby locations. Moveable containers and storage are available in nearby communities. Village staff has not researched the costs of off-site storage.

Should the Village Board be agreeable to shipping containers or other structure for permanent storage, staff recommends that Corn Boil contact the Park District and School District to determine if the structure could be built in or adjacent to Volunteer Park. This would provide proximity to the event, eliminating the current issues with moving the equipment to the site and better security as the location is more visible.

The Board discussed the needs of the Corn Boil and the desire to see the festival continue. While the ideas presented are viable they asked if staff could contact toe Park District about the possibility of building a new building in the area of the Prairie Building. They asked that staff work with the Corn Boil committee and to let them know that the Village is looing at options.

TIF Projects

Community Development Director Magdziaz stated that TIF #1 was established with the intention of providing, among other things, necessary public infrastructure investment to serve the existing businesses in the vicinity of Dugan Road and US 30. Recent business retention visits with business owners in TIF #1 rekindled the need to address the infrastructure needs in this area. Business owners cited the lack of sanitary sewer, the absence of competition for fiber optic services, and the unreliability of cellular phone service, and the poor condition of Airpark Drive as liabilities for existing businesses. We should consider these comments as early warning signals of potential reasons for leaving Sugar Grove.

While the vacancy rate in the industrial buildings in TIF #1 is relatively low, keeping these properties competitive in the market is critical to properties and to the Village tax base. The liabilities the business owners described range from matters of convenience to functional obsolescence.

When TIF #1 was established it was envisioned that any TIF eligible benefits would be provided on a pay-as-you-go basis. That is, a property owner would be expected to make the investment and then recover an agreed upon amount through the tax increment created by the improvement.

Efforts to encourage property owners to make physical improvements to their property have been unsuccessful as the tax increment that could be realized from small physical improvements was not financially practical.

Today, TIF #1 is generating a decent tax increment that can be used to finance some of the major improvements the Village Board envisioned when the TIF was established. Specifically, the current level of tax increment is sufficient to pay the debt service on bonds used to pay for large capital improvements in TIF #1.

Possible TIF eligible projects for consideration, include:

1. Extending sanitary sewer to Aero Industrial Park

As businesses strive to maintain their competitiveness in the marketplace, ordinary things like sanitary sewer service will become higher priorities. Employers already experience problems hiring individuals once prospective hires become aware the facility is served by a septic system. Additionally, if employers desire to obtain or maintain ISO ratings and other global certifications, the absence of a public sanitary sewer may adversely affect scores by the various trade agencies and organizations. As businesses across the globe become more green in their operations, the lack of a public sanitary sewer could be viewed less desirable.

2. Extending fiber optic service to any or all of the industrial parks in TIF #1 (Aero Industrial Park, Sugar Grove Industrial Park, and Marquette Industrial Park)

Access to fiber optic service and technology is increasingly becoming essential to business development and remaining competitive. The availability of fiber optic service to property in TIF #1 could prevent the properties from falling farther and farther behind the curve of contemporary industrial buildings that feature these and other amenities. The industrial buildings in TIF #1 cannot compete with the clear heights, number and types of docks doors, and other physical features found in contemporary industrial buildings. But bringing fiber optic data and communication technology to the door makes the employer competitive and may open new markets for them.

3. Constructing a cell tower for one or more providers to locate antenna to improve wireless communication service reception in this area of the community.

No longer a luxury, cell phone service is essential for communication. Business owners repeatedly expressed frustration with unreliable cell phone service in this area of the Village.

4. Street resurfacing/rehabilitation, specifically, Airpark Drive

The streets in the industrial parks in TIF #1 are some of the earliest streets in the Village and are showing their age and poor design. In today's competitive industrial environment the condition of the street becomes a liability as it can turn-off potential employees and business partners. In the business world image matters, and it doesn't help your image as a high tech manufacturer to have a deteriorating street at your driveway.

5. Razing structures

There are several structures in TIF #1 that are functionally obsolete or possess numerous code violations. These structures present obstacles to redevelopment of a lot or discourage combination of parcels for redevelopment opportunity. Clearing properties of these dilapidated or obsolete structures would make the parcels immensely more marketable and may hasten their redevelopment.

President Michels asked if the Village should survey the businesses in Aero Park to determine the need and if the owners are willing to assist in funding the extension of sanitary. Staff stated that Fox Metro would also need to annex the area and the Board should bear in mind that most of the projects being discussed this evening would require that the TIF fund be built up or and that financing by a developer be undertaken. The Village has made it clear that the resident will not be at risk to make improvements for new development or extension of infrastructure.

The Board agreed that all potential projects should be considered an worked toward. The asked that staff begin to research and work towards extending the boundaries of TIF1 and 2 so that they are coterminous.

PUBLIC COMMENTS

Mr. Wolf asked that the Board consider passing an ordinance raising the age to be able to purchase tobacco and e-cigarettes to 21.

AIRPORT REPORT

Liaison Wolf reported that a new business is opening at the Aurora Municipal Airport in May 2018. Additionally Onlight Aurora is brining high-speed internet to the airport and he asked that they contact Sugar Grove about a joint project.

REPORTS

Reports from all liaisons were given.

Staff was asked about the barricades on Cross and Route 47. Director of Public Works Speciale stated that they have all been up righted. They were blown over in the high winds this weekend. They are in place waiting for the replacement of a broken water main. The area will remain blocked off until construction is completed as it is unknown if the main and flow of water has undermined the street.

AIRPORT REPORT

None.

ADJOURNMENT

Motion to adjourn made by Trustee Johnson seconded by Trustee Herron.