

**May 01, 2018
Board Meeting
Village of Sugar Grove
6:00 PM**

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

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

Quorum Established.

Also Present:

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

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

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

CONSENT AGENDA

- a. Approval: Minutes of the April 17, 2018 meeting
- b. Approval: Vouchers
- c. Proclamation: Public Works Week
- d. Proclamation: National Police Week & Peace Officers Memorial Day

Trustee Johnson **moved to Approve the Consent Agenda as presented.** Trustee Herron 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 District Coterminous Boundary Study

Trustee Johnson **moved to Adopt a Resolution Authorizing a Tax Increment Financing District Coterminous Boundary Study, motion with drawn and motion to table was presented.** Trustee Montalto seconded both motions.

Administrator Eichelberger stated that at the April 17 meeting, the Board discussed creating a coterminous boundary between TIF #1 and TIF #2. A coterminous boundary would provide greater economic development opportunities by allowing financing to be transferred between the two districts. Staff contacted Moran Economic Development for a proposal. The attached proposal is presented in phases with the initial eligibility study costing \$13,900 and the full project (if warranted), at \$26,900 plus expenses not to exceed \$1,500.

President Michels stated that he felt the price was expensive. Administrator Eichelberger stated that this project would very similar to doing a full TIF and the whole district needs to be looked at to see if it meets eligibility. Trustee Paluch AND Trustee Koch echoed the sentiment. Present Michels stated that he felt it would be good for the Board to think on it for a couple weeks. Trustee Paluch state he was against the idea of sharing funds between the 2 TIF's.

Staff will review cost. Board members that have questions should contact either the Administrator or the Finance Director. President Michels then called for a roll call vote on tabling the item.

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

Tabled.

Resolution Approving the Purchase of a Replacement PD Vehicle

Trustee Johnson **moved to Adopt a Resolution Approving the Purchase of a Replacement PD Vehicle.** Trustee Montalto seconded the motion. Chief of Police Rollins stated that when the new vehicle arrived squads 45 and 49 would be surplus. . President Michels then called for a roll call vote.

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

Motion Carried

Resolution Approval of an Emergency Sewer Repair

Trustee Johnson **moved to Waive the Formal Bidding Process and Adopt a Resolution Approval of an Emergency Sewer Repair.** Trustee Herron seconded the motion.

Public Works staff informed the Board that a resident contacted the Village regarding a sanitary sewer back-up within their home. Staff inspected and verified the sanitary main was free of obstructions and requested the home owner contact a plumber.

The plumber televised the sanitary service and discovered a large sag in the line near the pavement requiring excavation to repair. Upon excavation, it was discovered the water main had been installed on top of the sanitary service causing the sag. The Village and Fox Metro where contacted to determine the proper way to make repairs. At that time, it was decided the water main would need to be relocated and the sewer line would need to be replaced. ML&L Excavating Inc. was originally hired by the homeowner to make the repairs, so it was determined by Staff to have them complete the needed repairs.

The costs of the repairs are \$17,835.00. There will be additional costs for concrete and pavement repairs associated with this project to be completed in the near future. The homeowner thanked the Village for finally discovering this long reoccurring problem. President Michels then called for a roll call vote.

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

Motion Carried

DISCUSSION ITEMS

Zoning Amendment – Parks

Community Development Director Walter Magdziarz stated that during the recent revisions to the Zoning Ordinance, “Park” was inadvertently removed from the permitted use list. The Zoning Ordinance defines “Park” as: “A parcel or parcels of land used for public or private, but noncommercial, recreational purposes or conservation area purposes. Such land may contain improvements and facilities for indoor and outdoor active and passive recreational activities, including, but not limited to, organized sports, physical exercise, games, relaxation, social interaction, and similar leisure pursuits, and including, but not limited to, playgrounds, playing fields, trails, swimming pools, basketball or tennis courts, pedestrian/bicycle paths, or conservation area”.

This text amendment proposes adding the use under the “Civic Uses” heading and allowing it by right in all zoning districts. Allowing the use by right in all zoning districts is appropriate in that the majority of parks will be owned and operated by governmental entities. Any privately held

park will be approved as part of a larger project and most likely approved through the Planned Unit Development process.

The Board agreed with staff's recommendation. This item will move forward to the next consent agenda for formal approval.

Zoning Amendment - Shipping Containers

Community Development Director Magdziarz stated that currently, shipping containers have become a trendy item for repurposing into anything from a tiny home to a storage shed. Although some of the finished products are attractive and do not resemble a shipping container, the use of shipping containers as accessory buildings throughout the village poses a threat to the current character of our community. Shipping containers are becoming in a trend in community's.

The following definition of shipping container shall be added to the Zoning Ordinance: "A reusable transportation box intended for use in unitized freight handling. Shipping containers are typically constructed of corrugated steel." This definition is intended to include all large metal containers no matter the intended future finishes or improvements to the structure.

"Shipping container" will be added as an accessory building allowed in the A-1 Agriculture, M-1 Limited Manufacturing, and I-1 Light Industrial districts. "Shipping container" will be expressly prohibited in all other zoning districts. The exception to this prohibition is on village owned property with the approval of the village board.

The Board discussed the use and suggested that a time frame be given for use and that they must be maintained. They should not become a permanent fixture. Also they were against the Planning Commission's recommendation that they not be allowed on Village Property. Staff will continue research and proposed an updated draft ordinance in the near future.

PUBLIC COMMENTS

None.

AIRPORT REPORT

Liaison Wolf reported that a new business is opening at the Aurora Municipal Airport in May 2018 on a one-year lease..

REPORTS

Reports from all liaisons were given. Trustee Koch stated that the next Chamber speaker is really good and encouraged anyone who is looking to build their business on social media attend. President Michels stated he was glad to hearing the employment of a part-time code enforcement officer is pending.

AIRPORT REPORT

None.

ADJOURNMENT

Motion to adjourn made at 6:50 p.m. by Trustee Johnson seconded by Trustee Herron.