

**June 04, 2019  
Board Meeting  
Village of Sugar Grove  
5:00 PM**

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

**Present:** President Michels, Trustee Lendi, Trustee Herron, Trustee Walter, Trustee Konen and Trustee Koch

**Absent:** Trustee Montalto

**Quorum Established.**

**Also Present:**

Administrator Eichelberger, Clerk Galbreath, Chief of Police Rollins, Public Works Director Speciale, Community Development Director Magdziarz, Utilities Supervisor Merkel and Senior Management Analysts Murphy.

**PUBLIC HEARINGS**

None.

**APPOINTMENTS AND PRESENTATIONS**

**Sugar Grove Library Annual Report**

The Library Director and the President gave the Board information on the Library's financial well-being, daily operations, and how they were working towards the future.

**PUBLIC COMMENTS**

President Michels called for public comments on items scheduled for action, hearing none this portion of the agenda was closed.

**CONSENT AGENDA**

- a. Approval: Minutes of the May 21, 2019 meeting
- b. Approval: Vouchers
- c. Ordinance: Approving an Intergovernmental Agreement with the City of Aurora

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

AYE:	Konen	NAY:	None	ABSENT:	Montalto
	Herron				
	Walter				
	Lendi				
	Koch				

**Motion Carried.**

**GENERAL BUSINESS**

**Resolution Authorizing a PSA for Phase I Engineering for a Traffic Signal at Park Ave and Sugar Grove Parkway**

Trustee Herron moved to adopt a Resolution Authorizing a PSA for Phase I Engineering for a Traffic Signal at Park Ave and Sugar Grove Parkway. Trustee Koch seconded the motion. There was much discussion about the cost and if there was an urgent need to have this competed. It was explained that IDOT is still reviewing the submitted information and will be checking it against their rules and checks and balance. The Board determined that it would be in the best interest to approved the contract but to ask it be on hold until approval from IDOT was obtained. President Michels then called for a roll call vote.

AYE:	Konen	NAY:	None	ABSENT:	Montalto
	Herron				
	Walter				
	Lendi				
	Koch				

**Motion Carried.**

**DISCUSSION ITEMS**

**Development Options for Property Bounded by Galena, US 30 and Sugar Grove Parkway**

Community Development Directed Magdziarz explained that the subject property, commonly known as the Cope property, is located between Galena Boulevard and IL 56 directly opposite the Windsor Pointe neighborhood. There have been a number of development proposals for the subject property over the years. The most recent being the Forest City proposal in 2005-06. Given the tumult in commercial real estate development since the Great Recession, development options for the subject property are not clear and the property owner desires to discuss potential development options with the Village Board before embarking on further marketing efforts for the property. The subject property is not annexed. Any development proposals that are presented to the Village will require an annexation agreement, zoning and development plan approval.

He then introduced Mr. Cope, landowner. Mr. Cope gave a power point of the property and explained the types of developments that he had in mind for the property. He stated that he had spoke to a developer that built developers such as the town center proposed by Forest City but was informed that this type of development is no longer be built. When he talked to CBRE that stated that this area would be a good area for either industrial or a senior village. Mr. Cope stated he like the idea of a senior village with perhaps a town square with the activities that would appeal to senior and be welcomed by the community. However, it should be understood that the housing will have to be built first and the area set side for a town square. The density would need to be 6-8 units per acre.

Once the homes are built and occupied the businesses would come.

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Trustee Konen stated she like the idea of a town center but did not want industrial in the area. The town center would have to be open to all, not just those who lived in the area. Mr. Cope stated of course. The senior population is not opposed to that they just don't really for the most part want to live next to 20 year old's.

Trustee Konen sated that Sugar Grove businesses once they come do well. The community is begging for retail/restaurant/entertainment development.

Mr. Cope stated that he was looking to see if the Board was in favor of senior housing and density of 6-8 units per acre.

The Board approved of the senior housing but expressed their desire to have the Town Center area building sooner rather than later.

### **Updating Tobacco Sales Regulations**

Chief Rollins explained that Village Code needs to be amended to comply with new State legislation (Prevention of Tobacco Use by Persons under 21 Years of Age and Sale and Distribution of Tobacco Products Act) that goes into effect on July 1st, 2019.

During the review of the new law and comparing components of the state law and sections in Sugar Grove Code it was found that in addition to updating age requirement other amendments such as adding definitions, clarifying tobacco and adding products such as e-cigs, vaping, alternative nicotine products need to be incorporated.

Definitions to be added to the Ordinance include definitions for; alternative nicotine product, electronic cigarette, and tobacco product.

Additionally, the portion that of the code for suspension and revocation of a license need to be updated. And the wording for the allowable possession of tobacco, electronic, and alternative needs to be amended to match state law.

The Board reviewed the proposed amendments and concurred that the amendments were needed and directed staff to prepare an ordinance adopting the amendments.

### **Open Meetings Act**

The Board stated that they had reviewed the information supplied at the June 4, 2019 meeting and had no further questions.

### **REPORTS**

President Michels asked if the mosquito briquettes were working. Director Speciale stated yes, however due to the excessive rain they may need to be refreshed mid to late summer. He further informed the board that it is hoped that the local roadwork will begin mid-July as well as the watermain work.

Trustee Koch gave an update on the upcoming Chamber Golf event. Trustee Walter stated he spoke with the county and they are supposed to have the semis and signs gone from Harter Road and Sugar Grove Parkway.

President Michels stated he is requesting a special meeting be held on June 7 at 8 a.m. to adopted a resolution regarding Metra, all board members concurred.

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### **AIRPORT REPORT**

None.

### **PUBLIC COMMENTS**

Audience member asked about the Hankes Bridge. Director Special stated that it is an IDOT project and hopefully they will be resurfacing it this year.

### **ADJOURNMENT**

Motion adjourn at 7:45 p.m. by Trustee Herron, seconded by Trustee Koch.

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