

**August 20, 2019**  
**Board Meeting**  
**Village of Sugar Grove**  
**6:00 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 Montalto, , Trustee Konen and Trustee Koch

**Absent:** Trustee Walter

**Quorum Established.**

**Also Present:**

Administrator Eichelberger, Clerk Galbreath, Public Works Director Speciale, Community Development Director Magdziarz, Attorney Wilson, Management Analysts Murphy

**PUBLIC HEARINGS**

**Public Hearing: Hannaford Annexation Agreement Amendment – various logs**

President Michels opened the Public Hearing and called for any comments regarding the Hannaford Annexation Agreement Amendment for various lots. Hearing no comments, he then closed the Public Hearing.

**APPOINTMENTS AND PRESENTATIONS**

None.

**PUBLIC COMMENTS**

President Michels read the agenda items and the called for comments on those items on the agenda. Hearing no comments President Michels closed this portion of the agenda.

**CONSENT AGENDA**

- a. ~~Approval: Minutes of the August 6, 2019 Meeting~~
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Proclamation: Suicide Awareness Month
- e. Ordinance:Hannaford Annexation Agreement Amendment
- f. Ordinance:Amending Open Burning Regulations
- g. Resolution: Approving Payment in Lieu of Watermain Project Construction Obligation

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

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

	Montalto				
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**Motion Carried.**

**Approval Minutes of the August 6, 2019 Meeting**

Clerk Galbreath stated that comments made by Ms. Molitor were inadvertently left out of the meeting. The minutes need to be amended to reflect that she addressed the Board and invited them to attend a meeting at the Community House and that it would be the views of residents of the town of Elwood. Trustee Konen **moved to Approve the August 6, 2019 Minutes as amended.** Trustee Herron seconded the motion. President Michels then called for a roll call vote.

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

**Motion Carried.**

**GENERAL BUSINESS**

**Discussion of the 2019 Sidewalk Program**

Director of Public Works Speciale that in follow up to the Boards discussion at the July 16, 2019 Board Meeting, sidewalk repairs are continuing to be a frequently requested service. Staff was asked to bring back additional information.

Currently, there are approximately 20 requests totaling 55 squares of sidewalk that meet the criteria for replacement under the ADA guidelines. In addition, a request has been made to address the specific ADA ramps in Mallard Point. The estimated cost to repair the high priority trip hazards is \$15,800 and the replacement of the ADA ramps is estimated at \$6,400 for a total cost of \$22,100 for the entire program. These costs are only preliminary and may fluctuate as field conditions change.

The Village currently budgets \$10,000 annually for sidewalk work including offering a 50/50 Cost Sharing Program with a maximum participation level of \$2,500 and General Repairs for \$7,500. Given the potential liability for known trip hazards and the importance of ADA ramps, Staff is recommending that the high priority trip hazards throughout the Village and priority ADA ramp concerns in Mallard Point be completed in 2019. This would require additional funding of \$12,200 to complete. The additional funds could come from the Reserve Fund without impacting the 25% funding policy.

The estimated cost of 2019 Sidewalk Program as presented is \$22,200. The Sidewalk Program is budgeted at \$10,000.

President Michels stated that he felt that it is too early in the budget year to go over budget for any item at this. He would prefer to wait until spring and review the budget at that time. Trustee Herron asked if approved when could the work be done. Director Special answered most likely in the fall. Trustee Lend asked if would open the door for any liability either ADA or trip hazards. Administrator Eichelberger stated the highest risk is the trip hazards. The ramps give the Village no liability as the law only stated the Village is required to do them when making any improvements to the walks. Trustee Konen stated she would like to see all ADA sidewalks happen in the 20-21 budget. However, all the trips hazards should be done now. Administrator Eichelberger asked when the audit numbers for surplus would be known. Finance Director

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Anastasia answer by next meeting. The Board decided to bring the Sidewalk program back for discussion next meeting when surplus numbers will be known.

## **DISCUSSION ITEMS**

### **Annexing Property & Amending the TIF II Boundary**

Community Development Director Magdziarz stated that the Village Board previously discussed amending TIF #2 and accepted Village staff's recommendations for adding several parcels to the current TIF boundary/territory.

The owner of a 36-acre +/- tract of land has indicated an interest in annexing his property in order to include it in TIF #2. The property in question is located at the southwest corner of Harter Road and Sugar Grove Parkway. It lies adjacent the current TIF boundary, and it has a small amount of frontage on Harter Road and Sugar Grove Parkway. It does not include the demised Country Kitchen property.

The property is designated as "business park" in the Comprehensive Plan Future Land Use Plan. As recently as 2018 the Village was working with a foreign manufacturer who had an option to purchase the property about establishing a manufacturing facility on the property. Adding the property to TIF 2 was in discussion in order to address several extraordinary development costs peculiar to the property. Unfortunately, the foreign manufacturer made a business decision not to establish a manufacturing facility in Sugar Grove or anywhere in the US. The Village's TIF consultant performed a basic eligibility analysis of the property and concluded the property satisfied the criteria for inclusion in TIF 2.

Notwithstanding the foreign company's decision, the property owner recognized the need and benefit of including this property in TIF 2. There is no user on the horizon, but the property owner understands including the property in a TIF greatly improves marketing prospects. The unsuccessful deal with the foreign company identified practical development solutions that need to be applied regardless of who develops the property and the TIF can help address some of those solutions. One of the issues, access, is being addressed with the Village's acquisition of Lot 16 in Sugar Grove Research Park to provide access to the property in question, as well as property to the south and west, via Heartland Drive.

Ordinarily, Village staff would not advocate for annexing property without a specific end use in mind, i.e., a single user or subdivision plan. However, in this instance, the property owner is agreeable to annexing the property and keeping the agriculture use and zoning classification until a user is identified, subject to the property being included in the TIF 2 amendment. Water and sanitary sewer already run through or along the frontage of the property. If the property is annexed under this simple form of annexation the property owner would still need to obtain the proper zoning classification, comply with subdivision requirements (process and specifications), and all building code requirements.

The Village Board previously discussed amending TIF #2 and accepted Village staff's recommendations for adding several parcels to the current TIF boundary/territory.

Trustee Konen stated that at times property owners will believe that their property is worth more if it is in a TIF. President Michels stated that is true but the Village controls the TIF.

Administrator Eichelberger stated that while true the Village has always been truthful in when they are willing to do with TIF funds and some have backed off. The Board reviewed the information and agreed to move forward as presented.

### **Park Property Transfer**

Community Development Director Magdziarz stated that the subject park site is 2.52 acres and is surrounded on three sides by the rear yards of lots facing Redbud Lane. The park site has

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street frontage on Wheatfield Drive. The park site has a small “tail” of property attached to it that accommodates the shared used path between the park and Redbud Lane. The continuation of the path south of Redbud Lane also is included in the conveyance (refer to the attached map for the location of the two parcels).

When the Hannaford Farm subdivision was being reviewed by the Village, a park site was requested from and provided by the developer as part of the subdivision and annexation agreement approval. Additionally, the Village required the developer to improve the park site, as well as other open spaces in Hannaford Farm. At the time, it was anticipated the park site would be conveyed from the Village to the Sugar Grove Park District. The park site was conveyed to the Village by dedication on the final plat for Unit 2.

Since the completion of the park site improvements, the original developer defaulted on his obligations and the Hannaford Farm HOA has been maintaining the park site. As recently as 2017, the Village approached the Park District about conveying the park site to the District. At that time, the Park District expressed interest but subject to certain conditions, including improvements to bring the playground and equipment up to current industry requirements, and documentation the playground facility complied with manufacturer’s recommendations and standards. Neither the Village nor the HOA could provide the documentation to satisfy the Park District. In the meantime, the HOA reconsidered the conveyance question and requested conveyance of the park site to the HOA, rather than the Park District.

Trustee Montalto stated that he felt that children should be able to play in any park they want too and that he could not support a privately-owned park. It will not increase HOA fees to have it public however it might if the HOA keeps it. People are always complaining about fees. He stated that case in point his wife and grandchildren had been chased out of a park that was allegedly private. Hew felt that the Village has been working on bringing the identity of the community together instead of individual subdivision identities.

Trustee Konen, who stated that she is an HOA Board member in Hannaford Farms that the park is well maintained by and care for by the HOA and they have no intention of not allowing public access. They want it is an HOA park so that it can be maintained to the standards that they like to see it at. She further stated that she felt Hannaford resident were being singled out as they are subject to the FILOD fees (Fee in Lieu of Development) and that if the park is passed on to the Park District FILOD fees should not be used to make any improvements. They also do not want to see a parking lot built for any public access. She further stated that either the CCR’s or annexation agreement gives the park to the Village not the Park District, therefore it should either remain with the Village or the HOA should keep it.

There was much hearted discussion on private parks versus public parks. The Board asked that Staff review the annexation agreement and again wait until audit numbers come in.

## **REPORTS**

Trustee Montalto gave an overview of Groovin’ in the Grove.

Trustee Herron asked about vehicle passing school busses that have their lights on. He has seen this occur. Chief Rollins stated that usually the bus driver will report and the police follow up. Anyone can give the PD information and it will be followed up on.

President Michels stated that the Village had just received word that Route 47 will be patched this year.

Trustee Lendi asked about videotaping of the meetings. Administrator Eichelberger stated that Ms. Murphy is working on that. Trustee Koch asked that the podium be moved it is in the line of site.

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Trustee Konen asked about the letter that is to be sent to the Village of Elburn regarding development and suggested that they also be encouraged to work with Kaneville and Sugar Grove on a boundary agreement.

Trustee Konen further stated that that she would like to discuss cannabis sales. She stated she isn't nor would use it however it could be a benefit to sell. Additional discussions need to be held. People are going to buy it so the Village may as well reap the benefits. The Board should talk to residents and keep an open mind. She also stated that the Village should discuss gaming facilities. She understood that some believe it is a bad example and that the Village may be seen as supporting however people are going to do what they want and people can't be protected from themselves. She asked for financial statistics on both and estimates as gathered by the Finance Director were discussed.

Trustee Koch stated that he is vehemently opposed to video gambling.

### **AIRPORT REPORT**

None.

## **PUBLIC COMMENTS**

Ms. Childress read a statement from a friend who is a resident of Romeville/Bolingbrook regarding using care when looking at a development featuring warehouses.

Mr. Morelli stated he had attending the meeting regarding Elwood and found it eye opening and enlightening on warehouse developments. HE asked again about secret meetings.

There were comments and questions about Camp Dean Road and needed repairs on the Village's portion. President Michels stated he was pleased to announce that just today the Village was informed of a grant in the amount of \$50,000 for repairs to the Road.

Ms. Molitor stated that more people are reading the minutes these days and in light of items being missed she felt that perhaps the meetings should be recorded so that resident could listen the meetings.

Resident of Hannaford Farm stated that children will no be asked to leave any park. This particular park is isolated in the middle of a neighborhood and they just don't want a parking lot or the park turned into something like a soccer field.

## **ADJOURNMENT**

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

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