

Village President
Jennifer Konen

Village Administrator
Brent M. Eichelberger



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Village Trustees

Matthew Bonnie
Sean Herron
Heidi Lendi
Michael Schomas
Ryan Walter
James F. White

June 1, 2021
Regular Board Meeting
6:00 p.m.

1. Call to Order

President Konen called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

President Konen asked Trustee Schomas to lead the Pledge of Allegiance.

3. Roll Call

The June 1, 2021 Village Board meeting was held in person in the Board Room at Village Hall.

Present: 7 President Jennifer Konen, Trustee Matt Bonnie, Trustee Sean Herron, Trustee Heidi Lendi, Trustee Ryan Walter, Trustee Michael Schomas, Trustee James F. White

Absent: 0

Also Present:

Administrator Eichelberger, Attorney Julien, Public Works Director Speciale, Community Development Director Magdziarz, Police Chief Rollins, Public Works Deputy Director Merkel, Village Engineer Michele Piotrowski and Senior Management Analyst/Village Clerk Murphy

4. Public Hearing

None

5. Appointments and Presentation

None

6. Public Comments on Items Scheduled for Action

None

7. Consent Agenda

A motion was made by Trustee Herron, seconded by Trustee Walter, to approve the Consent Agenda. The motion carried by the following vote:

AYE: 6 Herron, Walter, Schomas, Lendi, White, Bonnie

Nays: 0 None

Absent: 0 None

- a. Approval: Minutes of the May 18, 2021 Village Board Meeting
- b. Approval: Minutes of the May 25, 2021 Special Village Board Meeting
- c. Approval: Vouchers
- d. Resolution: Approval of Additional Construction for the 2021 Local Road Program

8. General Business

None

9. Discussion Items

a. 230 Main Street Rezoning

Director Magdziarz presented the request for rezoning for 230 Main Street in order to remove the non-conforming use status of the current residence. He stated that the owner of the property desires to construct a detached garage on the property, however, the residence is currently a non-conforming use as the property is zoned B-3 Regional Commercial District. The non-conforming status of the property prevents staff from issuing the building permit for the detached garage because the addition is construed as intensification of the nonconforming use. In addition, the Village adopted the Main Street Sugar Grove in 2007, a plan to revitalize the historic core of the Village, which outlined recommendations for the eventual redevelopment of the Main Street corridor, including the subject property. The Planning Commission recommended the rezoning be granted. Board discussion ensued. The Board reached consensus to consider the rezoning to R-2 under General Business at a Special Meeting on June 8th while also pursuing a new zoning classification.

b. Denny Road Property Zoning Variation

Trustee White recused himself from the discussion of this issue.

Director Magdziarz presented the request for a zoning variation at Denny Road and Merrill New Road. The Zoning Board of Appeals (ZBA) considered the request to permit an accessory structure greater in area than the maximum 1,000 square feet and to permit a five (5) foot variation in the maximum height of an accessory structure from fifteen (15) feet to twenty (20) feet in order to construct a detached garage. The lot was recently rezoned to E-1, Estate residential District, with an approved subdivision creating the lot. The ZBA recommended the zoning variation be granted, subject to the height of the accessory structure shall not exceed the height of the principal building (house), and that the accessory structure shall not exceed 70% of the floor area of the house. The Board directed staff to clarify if the structure should not exceed 70% of floor area or footprint and to bring back for consideration at the June 15th meeting.

c. 1912 Fays Lane Zoning Variation

Director Magdziarz presented the request for a zoning variation at 1912 Fays Lane to reduce the side yard setback from 15 feet to 11 feet in order to construct an addition to the attached garage. The existing house is askew on the rectangular lot causing a small portion of the overall footprint of the garage addition to encroach on the required side yard setback. The Zoning Board of Appeals recommended the zoning variation be granted, subject to drainage being connected to a storm sewer basin in the front, and landscaping be provided in the affected side yard to screen the addition. The Board reached consensus to approve the variation as recommend by the ZBA with clarification on the angle of the 4 feet variance and the inclusion of a window on the exterior elevation and to bring it back for consideration at the June 8th Special Board meeting.

d. Professional Engineering Services Agreement (PSA) for Dugan Woods Water Main Replacement Improvements

Director Speciale presented a request for the Board to authorize a PSA with Engineering Enterprises, Inc. to complete the design engineering for the remainder of the water main that needs to be replaced in Dugan Woods. The Board reached consensus to approve the PSA and to bring back for consideration at the June 15th meeting.

e. Elburn Boundary Agreement

Administrator Eichelberger presented the history on the pursuit of a boundary agreement with the Village of Elburn and the current status. The Board reached consensus to advise Elburn that Option 3 with a line from Bateman Road on the west, follows Main Street east, I-88 south east, Seavey Road east, IL 47 north, Green Road north east, and Main Street east to Bliss Road is agreeable, but a compensation component or a role in the approval process is not, and that Sugar Grove has reached its limit in making accommodations.

f. Community Development Overview

Director Magdziarz presented an overview of the work of the Community Development department including Planning and Zoning, Building Inspection, Economic Development and Code Enforcement. He also gave a history of proposed Sugar Grove developments and current trends that will impact development globally and locally. Board discussion ensued.

10. Reports

a. Staff

Administrator Eichelberger reported that he and President Konen met with the owner of Nick's Furniture to discuss economic development data received from NextSite. He attended the MetroWest meeting on Thursday, May 27 where he spoke with the Mayor

of Elburn who offered to share the space needs study they recently completed for the Police Department.

Director Magdziarz reported that the final inspection was completed and passed for the Aldi renovation. The Sugar Grove Fire Protection District has notified the Village that they want to move forward with their training facility, however, the permit has expired so they will need to go through the approval process again. A June 16th Plan Commission Public Hearing is scheduled.

Director Speciale reported that the road program is making progress. CMAP has indicated that the results of the pavement analysis will be provided this month. PW is still waiting to receive the light fixtures to do the LED replacement.

Director Anastasia reported that he has received over 75 applications for the Utility Billing part-time position. The Accounting Manager position has been posted to several sites.

b. Trustees

Trustee Herron reported that he has a meeting tomorrow with staff and President Konen to discuss the Town Center committee.

Trustee Walter reported that he is now the EDC Board liaison and will begin attending the meeting on June 16th.

c. President

President Konen reported the following regarding her recent activities:

- Lunch meeting with possible lobbyist;
- Economic Development meeting with staff on Thursdays;
- Meeting with staff on Tuesdays;
- Met with Elburn Mayor Walter regarding the boundary agreement;
- Met with local taxing body representatives - will continue to meet quarterly;
- Met with Jerry Rich at Rich Harvest Farms;
- Spoke with Aurora Mayor Irving and discussed the Airport, Water and a Solar Field near the airport;
- Met with Ron Cope to discuss the Town Center and development of his property;
- Met with representatives of the Weidner property at 30 and Municipal Dr along with Trustee White; and
- Will be meeting with Dean Hummel, the mayor of Big Rock, to discuss a boundary agreement along with Trustee White.

The Board discussed a proposed letter to developers from President Konen about support for Cope development that had been circulated to the Board via email. The letter will be sent out to developers shortly.

The Board discussed how to move forward with setting the direction of the Town Center and other Village pursuits. The Board will further discuss the Town Center at the June 8th Special Board Meeting.

11. Public Comments

Joe Wolf asked the Board to consider adding electric vehicle charging stations in the community. He congratulated President Konen on her election to Village President.

12. Airport Report

Joe Wolf reported that there are no Airport Board meetings currently scheduled. Activities at the airport have been at a standstill for some time. President Konen asked Mr. Wolf to follow-up at the next airport board meeting on the status of the grant to extend the length of the runway, fuel leaks and the addition of customs.

13. Closed Session

None

14. Adjournment

A motion was made by Trustee White, seconded by Trustee Herron, to adjourn the Regular Meeting of the Board of Trustees at 9:37 p.m. The motion carried by the following vote:

AYE: 6	White, Herron, Bonnie, Walter, Schomas, Lendi
Nays: 0	None
Absent: 0	None

ATTEST:

/s/ Alison Murphy

Alison Murphy

Village Clerk