

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

**July 6, 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 Herron to lead the Pledge of Allegiance.

**3. Roll Call**

The July 6, 2021 Village Board meeting was held in person in the Board Room at Village Hall.

**Present:** 6          President Jennifer Konen, Trustee Matt Bonnie, Trustee Sean Herron,  
Trustee Michael Schomas, Trustee James F. White attended in person.  
Trustee Ryan Walter attended via conference call due to travel for work.

**Absent:** 1          Trustee Heidi Lendi

**Also Present:**

Administrator Eichelberger, Public Works Director Speciale, Community Development Director Magdziarz, Finance Director Anastasia, Police Chief Rollins, Public Works Deputy Director Merkel, Village Engineer Piotrowski, and Assistant to the Village Administrator/Village Clerk Murphy

**4. Public Hearing**

a.    Rosewood Farms Event Venue Annexation Agreement

Director Magdziarz presented the annexation agreement for the Rosewood Farm Event Venue property at 41W738 Prairie Street.

Attorney Julien swore in those providing public hearing comments.

Pat Graceffa stated her support for the project.

Kathy and Dave Hoyta stated their concerns with the project including traffic and noise.

Julie Warpinski, the petitioner, explained her desire to open a small farm/event venue and the rationale for a phased in approach to introduce different activities at the site.

Rick Montalto stated his concerns with the project including noise and that provisions for the property do not follow Village wide rules.

Ellen Blue, Blue Sky Farm Goat Yoga, stated her support for the project.

Dan Cramer, attorney for petitioner, responded to stated concerns regarding noise levels, traffic, and the environmental friendly parking lot material.

## 5. Appointments and Presentation

- a. Police Pension Board
- b. Plan Commission

**A motion was made by Trustee Herron, seconded by Trustee White, to approve the appointment of Katie Banik to the Police Pension Board, term ending May 1, 2022 and Jonathan Bieritz to the Plan Commission, term ending May 1, 2025. The motion carried by the following vote:**

**AYES:** 5 Herron, White, Bonnie, Schomas, Walter

**Nays:** 0 None

**Absent:** 1 Lendi

## 6. Public Comments on Items Scheduled for Action

Commenter #1 stated his objection to the location of the Fire Training Facility on the Fire Station site as well as the noise, smoke, appearance and hours of use.

Commenter #2 stated she will be moving in next to the Fire Station in August and her objections to the location of the Fire Training Facility on the Fire Station site.

Fire Chief Perkins explained the history of the Training Facility and the problems with off site training locations and stated that the Fire District wants to be good neighbors.

## 7. Consent Agenda

**A motion was made by Trustee Schomas, seconded by Trustee Bonnie, to approve the Consent Agenda. The motion carried by the following vote:**

**AYES:** 5 Schomas, Bonnie, Herron, White, Walter

**Nays:** 0 None

**Absent:** 1 Lendi

- a. Approval: Minutes of the June 10, 2021 Village Board Special Town Center Meeting
- b. Approval: Minutes of the June 15, 2021 Village Board Meeting
- c. Approval: Vouchers
- d. Approval: Treasurer's Report

## 8. General Business

- a. Ordinance: Granting a Special Use and Height Variation for an Accessory Structure (25 S. Municipal Drive)

**A motion was made by Trustee Schomas, seconded by Trustee Bonnie, to postpone discussion on an ordinance granting a Special Use and Height Variation for an Accessory Structure (25 S. Municipal Drive) to the July 20, 2021 Village Board Meeting. The motion carried by the following vote:**

**AYES:** 5 Schomas, Bonnie, White, Herron, Walter

**Nays:** 0 None

**Absent:** 1 Lendi

Director Magdziarz presented the Sugar Grove Fire Protection District's request for a Special Use Permit and zoning variation for a training facility at Fire Station #1. The request was previously granted in 2019, however, the SGFPD could not secure funding for the facility and the permit expired in 2020. Fire Chief Perkins explained the need for the training facility. Board discussion ensued. The Board reached consensus to postpone discussion on the item to the July 20, 2021 Village Board Meeting.

- b. Discussion: Annexation Agreement 41W738 Prairie Street (Rosewood Farm Event Venue)

Director Magdziarz presented the annexation agreement for the Rosewood Farm Event Venue property and asked the Board to provide input and direction to the applicant and staff in order to complete the document for approval at the next Board meeting. Board discussion ensued. The Board is generally supportive of the project and directed that the item come back for consideration under General Business at the July 20, 2021.

- c. Discussion: Prairie Grove Commons

Director Magdziarz presented the concept plan for Prairie Grove Commons on the southwest corner of Galena and IL 47 in which the developer desires to develop a commercial subdivision, creating lots for development by retail, restaurant and other uses permitted in the B-3 District. He outlined several issues involving the site and said that staff is working with the developer to address these. More details of the plan will be ready for the July 20 Public Hearing discussion. Representatives from the developer, SDP Sugar Grove, LLC, presented the plan and answered questions from the Board. Board discussion ensued. The item will come back to the Board for further discussion at the July 20, 2021 Village Board meeting and will go before the Plan Commission on July 21, 2021.

President Konen announced a short recess at 9:17 p.m. The meeting reconvened at 9:37 p.m. President Konen requested a Roll Call.

**Present: 6** President Jennifer Konen, Trustee Matt Bonnie, Trustee Sean Herron, Trustee Michael Schomas, Trustee James F. White  
Trustee Ryan Walter via conference.

**Absent: 1** Trustee Heidi Lendi

Upon reconvening, President Konen asked Joe Wolf to present his Airport Report.

- d. Resolution: Authorizing a Professional Engineering Services Agreement with EEI for Water Works System Master Plan

**A motion was made by Trustee White, seconded by Trustee Herron, to approve a Resolution Authorizing a Professional Engineering Services Agreement with EEI for Water Works System Master Plan. The motion carried by the following vote:**

**AYES: 5** White, Herron, Schomas, Bonnie, Walter  
**Nays: 0** None  
**Absent: 1** Lendi

Director Speciale reported that following the discussion at the June 15, 2021, Board Meeting, staff has adjusted the scope of the project into 2 Phases. Phase 1 will evaluate and update the current data, Water Demand Projections, Sustainable Source Water Assessment, water system model and needs and supply options and will include an analysis of per and polyfluoroalkyl substances (PFAS) concerns. After Phase 1, EEI will provide an interim presentation to the Board. At that time, the Board will determine whether or not to move forward with Phase 2, which includes a future system analysis, development of cost estimates, report and another presentation to Village Board.

- e. Resolution: Approving an Employment Agreement

**A motion was made by Trustee Herron, seconded by Trustee Schomas, to approve a Resolution for an Employment Agreement with Community Development Director Walter Magdziarz. The motion carried by the following vote:**

**AYES: 4** Herron, Schomas, White, Bonnie  
**Nays: 0** None  
**Absent: 2** Lendi, Walter

## 9. Discussion Items

None

## 10. Reports

### a. Staff

Chief Rollins reported that Sugar Grove was thankfully spared damage from the two storms that recently came through the area. On June 20, all six sirens were activated for the tornado warning. The midnight shift made a burglary arrest in an unlocked car theft case.

Director Anastasia reported that the Utility Billing Clerk position remains open after passing on the last candidate. He is focusing on filling the Accounting Manager position first and reviewing the need for the Clerk at a later date. He anticipates making a decision on the Accounting Manager position by the end of the week. He also reported that the Police Body Cam grant is extremely onerous for small communities like Sugar Grove. He and Chief Rollins are investigating other grants opportunities.

Director Speciale reported that crews repaired a water main break on Joy Court on June 27<sup>th</sup> and 60 feet of storm sewer pipe was replaced on Fays Lane in Dugan Woods. Staff has received the preliminary report from CMAP for the Pavement Analysis. A report will be before the Board sometime in August.

Director Magdziarz reported that the seasonal code enforcement inspector left recently. He is looking to fill the position. There was a house fire at 119 Neil. The property has a history of maintenance problems and he anticipates restoration may be a problem. Final occupation for the Prairie Pointe Senior Housing project is expected tomorrow.

Administrator Eichelberger reported that he is/will be meeting individually with department heads to go over the initiative prioritization list. The Village space needs discussions are ongoing. He and President Konen are meeting with Ron Cope to discuss the Town Center site tomorrow.

#### b. Trustees

Trustee Walter reported that he met with the director of the Corn Boil and had a good discussion.

Trustee White reported that he and Administrator Eichelberger talked about IDOT contacts. He attended the Groovin' in the Grove June concert.

Trustee Herron reported that the next meeting of the Town Center Committee will be July 19, 2021 from 6-8 pm.

Trustee Schomas reported that he and President Konen met with the Aurora Area Convention and Visitors Bureau. The next Park District meeting is next week followed by a Forest Preserve District meeting. He has looked into a microphone solution for the audio recorder that will cost approximately \$1,800. He will bring the item up for discussion at the next meeting.

Trustee Bonnie reported that he took President Konen on a ride along on his patrol in Aurora.

#### c. President

President Konen reported that she attended the Metro West Council of Governments BBQ last week with Administrator Eichelberger. She spoke with Sen. DeWitte who reported that money has been set aside for the traffic signal at Park and 47. She also heard this from Sen. Villa at the Sugar Grove Township Senior event in June. Konen and Eichelberger met with

Pulte regarding the Town Center development. They will meet tomorrow with Ron Cope and his broker tomorrow. She reported no progress with the Big Rock boundary agreement nor the property valuation.

### 11. Public Comments

Commenter #3 responded to comments made by the attorney for the Rosewood property. She asked Board members to drive by the site and hopes that the Village will work to address any concerns that may arise. She also stated she would like to see affordable housing in Sugar Grove especially for special needs young adults.

### 12. Airport Report

Joe Wolf reported that he plans to make a presentation to the Airport Board on the future growth of the Airport in the next couple of weeks. He stated that the Airport has a lot of potential for Sugar Grove.

### 13. Closed Session

**A motion was made by Trustee Herron, seconded by Trustee Schomas, to adjourn to Closed Session per the exception to the Open Meetings Act *Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Personnel [5 ILCS 120/2(c)(1)]*, taking no action and returning to open session therefrom at 10:50 p.m. The motion carried by the following vote:**

<b>AYE:</b> 5	Herron, Schomas, Bonnie, White, Walter
<b>Nays:</b> 0	None
<b>Absent:</b> 0	None

Trustee Walter left the meeting at 10:50 p.m.

### 14. Adjournment

**A motion was made by Trustee White, seconded by Trustee Herron, to adjourn the Regular Meeting of the Board of Trustees at 12:00 a.m. The motion carried by the following vote:**

<b>AYE:</b> 4	White, Herron, Bonnie, Schomas
<b>Nays:</b> 0	None
<b>Absent:</b> 2	Lendi, Walter

ATTEST:

/s/ Alison Murphy  
Alison Murphy  
Village Clerk