

**VILLAGE of SUGAR GROVE
REGULAR BOARD MEETING**
February 21, 2006
6:00 P.M.

1. CALL TO ORDER

President Michels opened the meeting at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance.

3. ROLL CALL

President Michels then asked that the roll be called.

Present: President Michels, Trustee Bohler, Trustee Heineman, Trustee Johnson, Trustee Renk and Trustee Wolf.

Trustee Geary arrived after roll call at 6:14 p.m.

Quorum established

Also Present: Village Administrator Brent Eichelberger, Attorney Steve Andersson, Finance Director Justin VanVooren, Community Development Director Scott Buening, Planner Mike Ferencak, Public Works Director Tony Speciale, Dave Burroughs Consulting Engineer, Nancy Zak Recording Secretary.

4. PUBLIC HEARING

Timber Crest Development-Annexation Agreement (Pulte Homes Developer)

The development is located on the North side of Galena Boulevard, west of Illinois Route 56)

President Michels opened the public hearing.

Barb Hollmeier, of Scott Road, a member of a Sugar Grove group dedicated to saving and restoring historic homes and buildings in the Village, spoke about preserving the Myers Farm House located on the Timber Crest Subdivision site. She said specialists in the field of restoration, after inspecting the house, believed it to be structurally sound. Hollmeier had distributed an exhibit depicting the history and showing photos of the house. She said the Kimball Hill Subdivision developers agreed to relocate the house on a portion of their site. There is a problem of asbestos removal involved in relocating and renovation of the house. She had suggestions to the Pulte Homes developer as to the logistics of moving the house. Matt Cudney of Pulte Homes indicated they would continue discussion with Kimball Hill developers and Hollmier's group regarding the Myers Home.

President Michels then closed the Public Hearing at 6:07 p.m.

5. APPOINTMENTS AND PRESENTATIONS

None

6. PUBLIC COMMENT ON ITEMS SCHEDULED FOR ACTION

None

7. CONSENT AGENDA

- a. Approval: Minutes of February 7, 2006 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurers Report
- d. Approval T1 Contracts

Trustee Johnson **made a motion to approve consent agenda items b. Vouchers, c. Treasures Report and d T1 Contracts and to remove the minutes of the February 7, 2006 Meeting from the consent agenda.** Trustee Bohler seconded the motion. President Michels then called for a roll call vote.

AYE: Trustees: Wolf, Bohler, Heineman, Renk, Johnson

NAY: None

ABSENT: (at the time of this vote) Trustee: Geary

Motion carried

8. GENERAL BUSINESS

Ordinances: Approving an Annexation Agreement, Annexing Property, and Rezoning Property, Approving a Planned Development and Approving a Preliminary Plat of Subdivision for the Timber Crest Development.

Trustee Bohler moved to **adopt an ordinance authorizing execution of an Annexation Agreement for the Village of Sugar Grove (Timber Crest Subdivision).** Trustee Johnson seconded the motion.

Discussion on the motion: Buening advised the Board that the Timber Crest Plat of Annexation and some of the exhibits have to be revised. He focused upon the items that were to be modified, including changes to the Village requirements for fences and outbuildings, and windows as part of changes to the architectural elevations. The Agreement does make allowances for modifications.

Exhibit N regarding Park District park improvements, cash donations and fee schedules has to be finalized. However, The Park District is comfortable with the understanding reached with the developer. A park narrative has been developed that outlines the proposed park improvements and the goal of linking several pedestrian paths. The developer has agreed to complete certain off-site pathway improvements for which they will receive a credit, but leaving a required cash donation. The developer will pay for the costs of equipment and installation of certain park improvements.

The park site is adjacent to a much larger wooded area that is to be preserved. At this point, there has been no specific determination of the eventual ownership of this area.

Trees in the eastern portion of the site that are 4" or less in diameter are to be removed. The burn and restoration of the woodland area is in the developer's hands. Trustee Johnson wondered if the Forest Preserve District was interested in that area, would it want the same degree of clearing? Andersson thought if the woodland area goes to the Forest Preserve District they might choose to develop it differently.

There was discussion regarding the entrances and entrance median into the subdivision site. Cudney stated there would be a future right in right out access to the commercial area along Galena Boulevard. Ingress and Egress for the development has been established through a full access point at Galena Boulevard and Timber Crest Drive. A future planned extension of Timber Crest Drive to Golfview Drive/Hankes Road would provide additional access.

President Michels asked about improvements to Galena Boulevard. Burroughs said the right of way dimension for Galena Boulevard would be 40 -70 feet from the centerline. He referred to Exhibits V-1 the intersection improvement at Timber Crest Boulevard, V-2 showing right in and right out and V-3 depicting proposed Galena Boulevard ultimate improvements. EEI recommends that the Timber Crest Boulevard and Galena Boulevard intersection be a full 4-legged intersection. Work at this intersection would be coordinated with the development to the south. The existing right-of-way would remain narrow with additional right-of-way coming from the south side. Two westbound lanes would be added, ultimately having three lanes on the north side and three on the south side.

Trustee Johnson asked if a decision had been made regarding the developer agreeing to install Village regulation streetlights. Buening indicated they had agreed. Trustee Wolf asked who would be responsible for maintaining the fencing? Cudney said that would be the responsibility of the residents. President Michels noted that there was an exhibit listing the businesses that would be permissible in the commercial area of the development.

Trustee Heineman said she felt the Timber Crest project would be a benefit to the Village even though it is not what the Village's land use plan calls for. She didn't think there was enough commercial dedicated in the development.

Trustee Johnson appreciated the time and effort Staff and the developer have put in formulating the project. She believes the development will be a nice addition to the Village. She particularly complimented the benefits of the bike trail being tied in with area trails.

Trustee Bohler was pleased with the project. It had come a long way since first introduced to the Village and he complimented the Staff for working with the developer to improve upon the original plans. He looks forward to it coming to the Village.

Trustee Geary had concern regarding the restriction of masonry mailboxes in the anti-monotony exhibit, saying it was currently not allowed in the Village ordinance. If the Village code were amended that would result in two conflicting documents. In that

instance, the Timber Crest PUD could be amended Andersson said. Trustee Wolf thought it was fine to have been included, saying it reflected the Village Ordinance.

Trustee Wolf would have liked to see more commercial allotted in the Timber Crest development. He also felt the Galena Boulevard view of the development shows the back of houses, which is not desirable.

President Michels then called for a roll call vote on the motion to approve the execution of an annexation agreement for the Timber Crest Subdivision

AYE: Trustees: Geary, Wolf, Bohler, Heineman, Renk, Johnson

NAY: None

ABSENT: None

Motion Carried.

President Michels then called for a motion on annexing the Timber Crest property. Trustee Johnson moved **to adopt an ordinance approving the Annexation of Territory to the Village of Sugar Grove (the Timber Crest Property) subject to the Village Attorney review.** Trustee Renk seconded the motion. President Michels called for any further discussion and hearing none, asked for a roll call vote.

AYE: Trustees: Geary, Wolf, Bohler, Heineman, Renk, Johnson

NAY: None

ABSENT: None

Motion Carried

President Michels then called for a motion to approve the rezoning and PUD for the Timber Crest Development Property. Trustee Renk moved **to adopt an ordinance approving a zoning and approving a PUD for Land Newly Annexed to the Village of Sugar Grove (Timber Crest).** Trustee Johnson seconded the motion.

President Michels called for any further discussion and hearing none, asked for a roll call vote on the motion.

AYE: Trustees: Geary, Wolf, Bohler, Heineman, Renk, Johnson

NAY: None

ABSENT: None

Motion Carried

President Michels then called for a motion to approve the Preliminary Plat of Subdivision for the Timber Crest Development. Trustee Johnson moved **to adopt an ordinance approving the Preliminary Plat of Subdivision for the Timber Crest Development.** Trustee Renk seconded the motion. President Michels called for any further discussion and hearing none, asked for a roll call vote on the motion.

AYE: Trustees: Geary, Wolf, Bohler, Heineman, Renk, Johnson

NAY: None

ABSENT: None

Motion carried

9. NEW BUSINESS

None

10. REPORTS

a. Staff Reports

Buening stated written Staff Reports would be forthcoming.

b. Trustee Reports

Trustee Wolf reported that he had attended a Paratransit meeting. The meeting focused upon initiating action to get a paratransit call center that would be managed by PACE and funded by County and Township funds. This would make transportation available for the handicapped and citizens of Sugar Grove in need of the service. A yearly grant is available.

Trustee Wolf also, as a member, attended the Airport Administration meeting. A rules and regulation plan has been completed by this body, a copy of which was given to the Village Staff to review. Wolf told of the Airport's visions of expansion and aviation companies that have approached the Operations Committee regarding leasing buildings and space on the grounds. In one instance a manufacturer would like to take orders for small jets, with some operation coming out of Sugar Grove. President Michels wondered if there would be any sales tax generated from any of these sales of aircraft. Also an air taxi service company was interested in being based at the airport. Wolf said he prepared a memo listing the potential users. Copies of which were given to staff and President Michels.

Trustee Johnson reminded the Board of a Chamber of Commerce after-hours (5 to 7 p.m.) taking place at Bliss Creek in the loft area. She is planning to attend a County priority meeting.

c. President's Report

President Michels stated he attended an Economic Development Committee Board Meeting. The EDC is working at defining the types of businesses that would be beneficial for Sugar Grove. Discussion took place regarding annexing the remainder of the airport.

Michels was pleased to say Police Chief Sauer's hip surgery went well.

10. PUBLIC COMMENT

None

11. ADJOURNMENT

Trustee Johnson **moved to adjourn the regular meeting at 6:39 p.m.** Trustee Bohler seconded the motion. All members in attendance voted **AYE**.

Respectfully submitted,
Nancy Zak, Recording Secretary