

**Village of Sugar Grove
Regular Board Meeting**

June 19, 2007

6:00 P.M.

President Michels opened the meeting at 6:00 p.m. and asked that Trustee Taylor lead the Pledge. President Michels then asked that the roll be called

Present: President Michels, Trustee Taylor, Trustee Geary, Trustee Renk, Trustee Bohler, and Trustee Johnson.

Absent: Trustee Heineman

Quorum Established

Also Present:

Administrator Brent Eichelberger, Clerk Cynthia Welsch, Community Development Director Scott Buening, Attorney Steve Andersson, Public Works Director Tony Speciale, Planner Mike Ferencak, and Finance Director Justin VanVooren.

PUBLIC HEARINGS

None

APPOINTMENTS AND PRESENTATIONS

At this time President Michels asked for ratification of the appointment of Joseph Wolf to the Airport Advisory Board and the Kane County Paratransit Coordinating Committee. Trustee Johnson **moved to ratify the appointments as presented.** Trustee Renk seconded the motion. President Michels then called for a voice vote and all members present voted Aye in a voice vote. **Motion Carried.**

PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comments on the items scheduled for action on the agenda. No member(s) of the audience stepped forward President Michels closed the public comment portion of the agenda.

CONSENT AGENDA

- a. Approval: Meeting Minutes June 5, 2007
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Resolution: ROW License Agreement – Settlers Ridge Model Area Fences
- e. ~~Ordinance: Limiting the Use of Engine Breaking Devices~~
- f. Resolution: Appoint an IRMA Alternate
- g. Resolution: Accepting a Grant of Easement for Sidewalk Purposes – 688 Greenfield
- h. Resolution: Accepting a Grant of Easement for Sidewalk Purposes – 451 Pebblebrook Ct.
- i. ~~Approval: Main Street Study Acceptance~~
- j. Ordinance: Adopting 2007 Prevailing Wage
- k. Approval: Temporary Liquor License and Event Approval for the 2007 Sugar Grove Corn Boil

Trustee Johnson moved **to approve the consent with the removal of items e & i.** Trustee Renk seconded the motion. President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	Heineman
	Taylor				
	Renk				
	Johnson				
	Bohler				
	Heineman				

Motion Carried.

Limiting the Use of Engine Braking Devices

Trustee Geary moved to approve an Ordinance Limiting the use of Engine Braking Devices. Trustee Johnson seconded the motion. Trustee Geary asked for an explanation of an engine braking device. Chief Sauer stated that while he could not explain the logistics of the device it is used by my drivers of Semi's to save wear and tear on their braking system. President Michels called for any further discussion by the Board and hearing none then called for a roll call vote.

AYE:	Geary	NAY:		ABSENT:	Heineman
	Taylor				
	Renk				
	Johnson				
	Bohler				

Motion Carried

Main Street Study Acceptance

Trustee Geary moved to approve the Main Street Study as presented. Trustee Renk seconded the motion. Trustee Johnson thanked everyone for their work in including the Boards concerns that it be clear that this is not a mandate, it is a plan and for changing the name of the plan. President Michels called for any further discussion by the Board and hearing none then called for a roll call vote.

AYE:	Geary	NAY:		ABSENT:	Heineman
	Taylor				
	Renk				
	Johnson				
	Bohler				

Motion Carried

GENERAL BUSINESS

Resolution Approving a Plat

Trustee Johnson **moved to approve Resolution Approving a Plat for the Norris Road Cell Tower.** Trustee Geary seconded the motion. President Michels called for any further discussion by the Board and hearing none then called for a roll call vote.

AYE:	Geary	NAY:		ABSENT:	Heineman
	Taylor				
	Renk				
	Johnson				
	Bohler				

Motion Carried

Ordinance Approving a Special Use

Trustee Johnson **moved to approve an Ordinance granting a Special Use for an Existing Cellular Communications Towers Located Near Glenwood Circle Within a Lot Surrounded by Meadowridge Villas Subdivision subject to attorney review.** Trustee Geary seconded the motion. President Michels called for any discussion by the Board and hearing none then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	Heineman
	Taylor				
	Renk				
	Johnson				
	Bohler				

Motion Carried

Ordinance Approving Variances

Trustee Johnson **moved to Approve an Ordinance granting Variances for an Existing Cellular Communications Towers Located Near Glenwood Circle Within a Lot Surrounded by Meadowridge Villas Subdivision subject to attorney review.** Trustee Renk seconded the motion. President Michels called for any discussion by the Board and hearing none then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	Heineman
	Taylor				
	Renk				
	Johnson				
	Bohler				

Motion Carried

Ordinance Amending the Prairie Glen Planned Development Ordinance

Trustee Johnson **moved to approve of an Ordinance Amending the Prairie Glen Planned Development Ordinance.** Trustee Bohler seconded the motion. Attorney James White presented information for the development. The Board reviewed the information presented and discussed the options presented. President Michels asked why the photos did not show the Dutch lap that is to be used, why blown in insulation was not being used. It was answered that Dutch lap would be used and that the insulation proposed is of a higher rating than blown in. President Michels informed the Board that although the builder is stating the siding to be used is of a higher grade it is mid grade. President Michels called for any further discussion by the Board and hearing none then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Taylor				
	Renk				
	Johnson				
	Bohler				
	Heineman				

Motion Carried

Amending Refuse Rates

Trustee Johnson **moved to approve a Resolution amending refuse rates.** Trustee Renk seconded the motion. President Michels called for any discussion by the Board and hearing none then called for a roll call vote.

AYE:	None	NAY:	Geary	ABSENT:	Heineman
			Taylor		
			Renk		
			Johnson		
			Bohler		

Motion Denied

NEW BUSINESS

None

REPORTS

Staff Reports

Public Works Director Anthony Speciale was asked when the restoration work on Denny Road would begin. Director Speciale answered that the developer who performed the work is responsible and he has been reminded many times.

Trustee Johnson announced upcoming Chamber functions.

President Michels stated that the Village had the opportunity to present the proposed police facility to the airport.

Mr. Joe Wolf reported on new businesses coming to the airport. The business will make a presentation to the Village in the fall.

PUBLIC COMMENTS

President Michel asked if anyone was present that would like to address the Board. At this time Ross Scimeca addressed the Board and voiced his displeasure that his address had been changed when his property was annexed. Mr. Scimeca stated that wedding invitation had already been mailed with RSVP's with his former address. Director Buening informed the Board that he had earlier talked to Mrs. Scimeca regarding the issue and that immediately the Sugar Grove Post Office and the Yorkville distribution center were contacted and both gave assurance that the RSVP's would be forwarded and that thee two facilities would make a special note.

Pat Graceffa thanked the Village for their support.

SUGAR GROVE ECONOMIC DEVELOPMENT CORPORATION REPORT

Mr. Perry Clark, SGEDC Exec. Director gave a report on the ICSC and the types of developers/retailers etc that were contacted at the convention. He also briefly showed the intended goals for the next show.

Mr. Clark also stated that Wal-Mart is interested in Sugar Grove as are 2 fast food chains, a day care, dunkin donuts and auto service center. There are others interested but they cannot be disclosed at this time.

ADJOURNMENT

Trustee Johnson **moved to adjourn the regular meeting.** Trustee Bohler seconded the motion. All members in attendance voted **AYE.**

Respectfully submitted, Cynthia L. Welsch, Village Clerk

June 19, 2007

**Committee of the Whole Meeting
6:30 p.m.**

Present: President Michels, Trustee Taylor, Trustee Geary, Trustee Renk, Trustee Bohler, and Trustee Johnson.

Absent: Trustee Heineman

Quorum Established

Also Present:

Administrator Brent Eichelberger, Clerk Cynthia Welsch, Community Development Director Scott Buening, Attorney Steve Andersson, Public Works Director Tony Speciale, Planner Mike Ferencak, and Finance Director Justin VanVooren.

Settlers Ridge Annexation Agreement Amendment

Administrator Eichelberger presented information to the Village Board regarding a proposed amendment to the Settlers Ridge Annexation Agreement. The Board reviewed and discussed the following items.:

- Section Two Zoning and Planning: The northeast commercial area will be excluded from the maximum unit count of 960 residential units for the north parcel. At such time as the commercial area is under consideration for development, should KH submit a Specific Site Plan with residential units and should the Village Board agree to allow the residential units, the units will not count toward the 960 unit maximum. The Village will retain sole and absolute discretion over the inclusion of residential units. (PC)
- Section Three Fees, Donations and Contributions: The Final Plat Fee would be changed to allow a continued escrow instead of the 3.5% Final Plat Fee as has been done in other recent developments. A separate escrow would be required for any portions sold off to another developer or builder as necessary to provide adequate security.
- Section Four Park District Determination, Land/Cash Donations, Annexation Land Contributions: KH would start receiving credit for the approximately 8 acre school site and 2 acre fire station site at time of each building permit now as opposed to a pro rata basis of remaining building permits at time of fire station and school site dedication. While the total amount of credits would remain the same, the current cost per permit would be reduced by \$734.79 for the school site and \$183.70 for the fire station site. The completion for the North Parcel Park Site would also be delayed from July 1, 2008 to July 1, 2010.
- Section Eight Water Supply: KH would start receiving full credit for all costs associated with the Water Treatment Plant at time of each building permit versus being spread out over all the remaining permits. While the total amount of credits would remain the same, the current tap-on fee cost per permit would be reduced by \$1,496.24. Upon exhaustion of this credit the developer would start paying the standard Village Water Tap-On Fees at time of building permit through the completion of the development.
- Exhibit I-1 Transition Fees: KH would follow the fee schedule of the draft Intergovernmental Agreement between the Kaneland School District and the municipalities in the District. Fees will continue to vary with the cost of the home. Under the existing schedule 2007 fees for a \$350,000 four bedroom detached home are \$4,991. Under the IGA the fees would be \$3,400 in 2007, \$3,886 in 2008, \$4,372 in 2009 and \$4,857 in 2010.

- Exhibit I-2 Credits Against Fees, Credits Against Road Impact Fees: KH would receive additional credits against fees for Galena Boulevard widening and the Gordon Road Bridge. As part of the overall amendment KH will landscape the median of Galena between Gordon Road and the 56 Interchange. The additional Galena net credit will be dependant upon final costs and is currently estimated at \$226 per unit. The additional Gordon credit is estimated at \$67.
- Exhibit T Minimum Architectural Requirements: The required masonry return would be reduced to a minimum of 2' at the front elevation instead of the current required of extension to a projected element or beyond a window. There are also proposed amendments to reduce fence height adjacent to open space areas, increase front yard fence heights and clarify soffit material requirements. (PC)
- Exhibit V-8 Description Of Major Roadway Improvements: The bike path and sidewalk would be combined to a single 12' width path on the west side of the Gordon Road Bridge Structure. (PC)
- Exhibit V-9 Opinion of Probable Cost Summary For Various Transportation Improvements: The Year of Completion Schedule would be revised to extend the year of completion to a future year or a certain number of permits for many of the required road improvements. The specifics of this item are currently being reviewed.
- Capital Impact Fees: The Village's current Capital Impact Fee is \$6,878 based on all new residential units paying the same fee regardless of the year of construction. Staff is recommending that the Capital Impact Fee be amended to include a time value of money/inflation factor of 4%. This change would reduce the 2007 to \$4,087. The fee would then increase by 4% annually. Further adjustments would take place whenever the Village reviews the fee which is typically every three years.

The Board approved of the amendment as presented. The timing of the amendment was discussed and the Board determined that this item should move forward in 2 amendments and that the ordinance could be retroactive to 6-6-2007 for the fee portions.

Retaining Wall Encroachments into Drainage and Utility Easements.

Community Development Director Scott Buening stated that recently the CD Staff has been dealing with property owners adding retaining walls and other similar encroachments into drainage and utility easements for some time. In general, these have not been allowed as they obstruct the flow of water and also impede the usage of the easement for utility purposes. These also create a greater burden on utility companies (including the Village) if utility access is needed. Two examples were submitted for the Boards review.

Staff asked for an opinion from Engineering Enterprises, Inc. and their recommendation is to allow certain encroachments on minor drainage ways that do not have utilities located in them. They recommend that a five (5) foot clear zone be required from the property line for drainage and future utility purposes. They further recommend that easements that have utilities in them or major drainage ways should have no encroachments permitted.

The Board reviewed all submittals and agreed with the recommendation of staff and EEI.

Citizen Survey

The Board reviewed the information presented for the national Citizen Survey and directed staff to submit the application with the following 3 multiple choice questions

I would support an additional \$1.50 to \$2.00 per month charge for a Refuse Toter.

I would support the use of public funds for gateway, median landscaping, streetscaping, etc.....

(wording to be revised to be inclusive yet generic for major gateways/roadways)

Please rate how satisfied you are living in Sugar Grove.

And the open ended questions of:

What is the primary reason you live in Sugar Grove.

Year End Budget Update

Treasurer VanVooren presented the updated, and upon review the Board thanked staff for their work through out the year in watching their budgets and to Mr. VanVooren for his work preparing the presentation.

Adjourn to Closed Session

Trustee Geary moved to adjourn to closed session to discuss land acquisition, litigation and personnel to not take action and adjourn there from. Trustee Bohler seconded the motion. President Michels called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	Heineman
	Wolf				
	Renk				
	Johnson				
	Bohler				

Motion Carried

Meeting Adjourned .

Respectfully submitted, Cynthia Welsch, Village Clerk