

**Village of Sugar Grove
Regular Board Meeting**

July 3, 2007

6:00 P.M.

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

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

Quorum Established

Absent: Trustee Renk and Trustee Heineman

Also Present:

Administrator Brent Eichelberger, Clerk Cynthia Welsch, Community Development Director Scott Buening, Attorney Steve Andersson, Director of Public Works Anthony Speciale, Finance Director Justin VanVooren and Chief of Police Brad Sauer.

PUBLIC HEARINGS

Settlers Ridge Annexation Agreement Amendment.

President Michels opened the public hearing on the Amendment to the Settlers Ridge Annexation Agreement and called for any public input. No member of the audience stepped forward to give comments and President Michels closed the public hearing.

APPOINTMENTS AND PRESENTATIONS

Chief Sauer and Officer Sizer presented to employees of the Sugar Grove Jewel store a certificate of appreciation for their quick thinking and for their assistance in apprehending a person who was eventually charged with identity theft. The employees acted on gut instinct that something did not feel right and immediately took actions and contacted the Police. Because of their actions, 7 victims were helped in Kane Kendall and Cook Counties. The person stated that she had done this before and it took them 2 years to catch her. Because of these employees actions the time to catch her this time took only 2 weeks.

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 of the public stepped forward and this portion of the agenda was closed.

CONSENT AGENDA

- a. Approval: Minutes of the June 19, 2007 Meeting
- b. Approval: Vouchers

Trustee Johnson moved **to approve the consent agenda as amended.** Trustee Bohler seconded the motion. President Michels then called for a roll call vote.

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

Motion Carried.

GENERAL BUSINESS

Resolution Authorizing an Intergovernmental Agreement with Kane County for the Rustic Roads Program – Ke-De-Ka Road

Trustee Geary moved to approve the **Resolution Authorizing the Agreement with Kane County for the Rustic Roads Program.** Trustee Johnson seconded the motion. Trustee Geary asked if within an annexation agreement this could be changed and if it only applied to those outside of the Village. Attorney Andersson answered no as this agreement as any other is binding and it is specifically written for those in the Village as the county program does not cover roads outside at this time unless an agreement is reached with the applicable municipality. President called for any further comments. Hearing none a roll called vote was then called.

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

Motion Carried.

Resolution Authoring an Agreement for the 2007 Pavement Marking Program

Trustee Johnson moved to approve a **Resolution Authorizing the Village Administrator of the Director of Public Works to execute a agreement in the not to exceed amount of \$9,000.00 with Preform Traffic Control Systems Ltd for the 2007 Pavement Marking Program.** Trustee Bohler seconded the motion. President Michels called for any comments and hearing none asked that the roll be called.

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

Motion Carried.

Discussion Residential Growth Plan

President Michels stated that this is project that he and Administrator Eichelberger had been working on. The intent is to give staff some targets and is also at the request of the Sugar Grove Economic Development Corporation.

President Michels then asked that Administrator Eichelberger give an overview of the plan. Administrator Eichelberger stated that he would be glad to give an overview of the preliminary draft plan as follows:

The Village of Sugar Grove is well known for its proactive planning efforts. From the Comprehensive Plan to the Capital Improvement Program to the formation of the Economic Development Corporation, the Village has placed an emphasis on charting a course to ensure a prosperous future. Working with the SGEDC and the development community the Village has recognized the need for a Residential Growth Plan. The Plan is intended to clarify the rate and type of housing growth that the Village would like to facilitate based on the role growth plays in the overall quality of life in the Village.

The population growth has attracted commercial development. Long a primarily bedroom community Sugar Grove has seen an explosion in retail interest. Starting in 2003 with application for the Sugar Grove Center the Village has approved several commercial projects and is working on others. Nationally know developers such as Forest City Enterprises, Dalan Development Corporation and Location Finders International along with other regional and local commercial developers either have or are pursuing projects in Sugar Grove. This commercial interest is based on the population growth and demographics of the Village. Higher than average home values and income levels are also key factors.

The rate of residential growth is important to a community for many reasons. Sugar Grove residents have expressed a desire for additional shopping and dining options. Increased entertainment offerings are sought. Residents want a more diversified tax base and increased local employment opportunities. Current business owners seek additional customers. These desires all require residential growth.

At the same time the ability of a community's infrastructure to absorb growth is limited. The impacts of growth are felt by the traditional infrastructure of road, water and sewer systems. The governmental service infrastructure of police, fire, school, library and parks and recreation also is limited in its ability to maintain services in a growing community. Maintaining a healthy balance of new growth is the desire of the Village of Sugar Grove and the basis of this plan.

In order to attract the commercial developer investment necessary to bring the amenities sought by the Sugar Grove community residential growth is needed. Research has indicated that an average annual growth rate of approximately 10% is a reasonable target to attract retail development. With an appropriate housing mix this rate can also be expected to produce a broad array of workers that will ultimately assist in attracting

industrial development.

The experiences of other area municipalities have demonstrated that communities starting at a size similar to Sugar Grove can experience significant growing pains when new residential growth consistently exceeds 1,000 permits per year. The ability to develop new infrastructure is often outpaced at these rates.

Sugar Grove is currently projected to have approximately 3,262 housing units at the end of the current fiscal year on April 30, 2008. While predicting the housing market is difficult at best, most experts expect that the market will rebound during calendar year 2008. A permit goal of 10% of existing housing units or 326 units is a reasonable goal for FY 2008-09. A 10% growth rate can be maintained through 2020-21 when the 1,000 permits per year cap is reached. At that point a 1,000 permit per year goal is reasonable for approximately ten more years before a decrease could be anticipated as the Village would likely be 75% built out.

It is unrealistic to expect the growth rate to be at exactly 10%. A minimum 9% growth rate would maintain the growth pattern and result in only a slight reduction in permits from the prior year. A maximum growth rate of 12% should allow for the community to assimilate the new residents.

Retail developers have expressed the need for Sugar Grove to maintain its high median home value in relation to its neighboring communities in order to set Sugar Grove apart. Higher median home prices translate to higher median incomes which both attract higher end retailers along side the more traditional area retailers. Sugar Grove has a unique opportunity to develop as a destination for customers that prefer to "shop up". At the same time that there is a strong market and financial basis for higher home prices, there is a genuine desire to provide housing opportunities at lower price points. A diversified non-residential tax base is dependent upon an available workforce that needs attainable housing. The goal is to maintain a balance that provides new residential units at various prices while steadily increasing the median home value

The State of Illinois has established a goal of 10% affordable housing in every community in Illinois. When the IHDA used the more conservative Chicago PSA data it determined that Sugar Grove falls just short of that goal. Using the more appropriate local data shows that Sugar Grove greatly exceeds the 10% goal. Using the most restrictive current IHDA data and affordability formula, Sugar Grove should have 10% of new affordable housing.

To provide affordable housing and maintain the desired median home price levels, a number of houses above the median price point is needed. Additionally, move-up homes are desirable for residents who want to stay in the community and executive housing is a amenity to attract certain non-residential projects.

Sugar Grove has been recognized for offering a mix of housing types to meet current and future demands. From young professionals to growing families to active adults to retirees, there is a demand for a multitude of housing options. The Village is committed to not only provide the typical four-bedroom home on a ¼ acre lot, but to provide a full spectrum of housing including apartments, condominiums, town homes and

detached homes with lot sizes ranging from under 6,000 s.f. to several acres, in neighborhoods ranging from urban to estate.

The Village has benefited from infill development over the past five years. This development has led to the efficient extension of infrastructure as well as the connection of one development to the next. The village would like to continue this smart growth, and has identified several key parcels that the village would like to see developed in the near future.

The Village has already begun taking steps to achieve the goals of this Plan. A comprehensive update of the Village's Subdivision Control Ordinance is underway. A key factor of the update is to improve the process to make it as efficient as possible for the Village and more importantly, the developer. As revisions are drafted they are being distributed to the development community for input. A similar effort with the Village's Zoning Code is planned after the Subdivision update is complete.

Development related fees for building permits, certificates of occupancy, plan review and others were frozen for the Village's 07-08 fiscal year. The Village Board has formed an ad hoc committee that is reviewing the capital improvement, sewer connection and other fees. It is anticipated that this review will result in a significant reduction in current fees as the fee structure models are refined.

A model annexation agreement has been developed to streamline the process of annexing and developing property in Sugar Grove. The agreement utilizes standard language for the sections that are consistent from development to development and uses a series of exhibits to simplify and highlight unique items. An electronic copy of the agreement is readily available by contacting the Village.

The Board reviewed the draft and all were in agreement that the plan as begun is a great one and they look forward to perfecting it and putting it to use. The formation of this plan will assist the Village Board, Staff and the Sugar Grove Economic Development Corporation.

Discussion of the Intergovernmental Agreement with Kaneland School District #302 for Impact Fees

President Michels thanked the School Board for working them and understanding that the Village of Sugar Grove fully intended to adopt the agreement and understood their wish to wait for adoption until all municipalities were on board with the agreement. Trustee Geary asked if within an annexation agreement these fees could be changed. Attorney Andersson answered no as this agreement as any other is binding.

Trustee Geary stated that he felt the Board was limiting themselves based on other communities input and not keeping the residents of Sugar Grove in mind. Trustee Johnson rebutted that the SG residents were being kept in mind, this help to protect the residents against constantly increasing real estate taxes. Trustee Johnson stated that this Board has always said development must pay its own way and the negatives far outweigh the positive and protect the current residents. Trustee Bohler stated that this Board had worked hard and had delayed the adoption of this only to insure that all communities were

on Board and that no one community was at an advantage or disadvantage and the residents of all communities were looked after. Trustee Taylor stated that the agreement is only in affect for 2 ½ years and the board(s) can revisit it at that time. Staff was directed to place the agreement on the July 17, 2007 agenda for consideration.

President Michels then turned the floor over to the School District. The School District thanked the Board for their consideration of this agreement and further stated that on 7-23-2007 a signing ceremony would be held with representatives of all cooperating municipalities.

NEW BUSINESS

None

REPORTS

Trustee Taylor stated that she had recently attended the IML conference for newly elected officials and that she learned a lot about the duties, the dos and don'ts of an elected official. She also learned that Sugar Grove, the Board and the staff should take pride in their accomplishments as many communities do not have any plan for the future nor do they choose to be as proactive.

Trustee Geary invited everyone to attend the 40th annual Sugar Grove Corn Boil

Trustee Bohler stated that the Lions Club is having difficulties raising funds for the fireworks display and this year's fireworks unless donations start coming in may well wipe out the Lions Club funding and the club would have to dismantle.

PUBLIC COMMENTS

President Michel asked if anyone was present that would like to address the Board. President Michels called for any comments and hearing none the public comments portion of the agenda was closed.

ADJOURNMENT

Trustee Johnson **moved to adjourn the regular meeting at 7:00 p.m.** Trustee Geary seconded the motion. All members in attendance voted **AYE**.

Respectfully submitted, Cynthia L. Welsch, Village Clerk

The July 3, 2007 Committee of the Whole Meeting was Cancelled