Village of Spring Grove - Village Board
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. President’s Report
4. Clerk’s Report
5. Engineering Report
6. Building Report
7. Public Works Report
8. Police Department Report
9. Committee Reports
10. Public Discussion
11. Consent Agenda (items listed on the Consent Agenda will be approved by a single vote of the Board unless a member of the Board requests that a separate vote be taken on any item)
   A. December 15, 2015 Village Board Regular Minutes
   B. December 2015 Bills Payable
   C. Resolution regarding the release of Executive Session Minutes
   D. Ordinance authorizing the sale of surplus personal property owned by the Village
12. unfinished Business
13. New Business
   A. Approval of a Right-of-Way Plat of Dedication for 3500 Harts Road and authorizing the Village President and Clerk to execute the Plat
   B. Discuss amendments to Building Code
14. Other Business
15. Adjournment
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
DECEMBER 15, 2015

Council Chambers, Spring Grove, Illinois, December 15, 2015; a Regular Meeting of the Village Board was held this date at 6:01 p.m., at the Municipal Centre, 7401 Meyer Road; President Eisenberg presiding.

Roll Call. Roll call showed the following Board members present: President Mark Eisenberg; Trustees Jim Anhalt, Jeff Letzter, Pat Mazzanti, Bob McMahon, Lloyd Simonson and Randy Vinyard - 7. Absent: None. Also present for the Village were: Sandi Rusher, Village Clerk; Scott Puma, Village Attorney; Tom Sanders, Chief of Police/Executive Assistant; Sgt. Stanley St. Clair, Police Department; and Matt Wittum, Public Works Supervisor.

President's Report. Discussion ensued regarding Attorney Puma's comments with the revised Option and Land Lease with SBA, Lessee, for the cell tower in Springdale Trails Park.

- Paragraph 7(b) - Secured Parties. This paragraph obligates the Village to provide notice to Lessee's lender but there is no requirement that the Lessee provide any information to the Village about who the lender is where to provide notice to it. It was previously agreed upon to include language but has now been taken out.

- Paragraph 11 - Lessee Improvements. The Board was in agreement with the proposed language that the lessee is obligated to remove everything to two (2) feet below grade.

- Paragraph 16 - Hold Harmless. This paragraph as written leaves the Village open to liability and needs to be reworded to exclude people who are lawfully allowed to use the park.

- Paragraph 35 - Right of Refusal. Clarification is needed as the revisions to the paragraph are self-contradictory.

Staff, village board members, community members and businesses were thanked for their assistance and donations at the annual Tree Lighting Festival.

Clerk's Report. No report.


Building and Zoning Report. No report

Public Works Report. Three quotes were received for a more cost effective control panel at the wastewater treatment plant. The bids ranged from $18,900 - $24,800. Robinson Engineering, wWTP operator, recommended awarding the project to ELEMECH at their low quote of $18,900. Because the project is under $20,000, Village Board approval is not required.
**Police Department Report.** Chief Sanders reported there is a group of people, not from the area, breaking into vehicles and they are not limited to Spring Grove but over 15 other communities including Southern Illinois.

**Committee Reports.** None.

**Public Discussion.** President Eisenberg then opened the meeting up for discussion by the public.

Christy Sterr sought the Board's input on obtaining a liquor license for a unique, high-end, contemporary restaurant and wine bar at 2450 Route 12, Unit D. Christy's Food + Wine Bar will provide a welcoming, inviting and comfortable place for patrons to come gather, lounge and socialize. The 1,200 sq. ft. unit will be a combination of contemporary and modern style and design with seating for approximately 36 patrons, a bar, full kitchen that serves European, Mexican and American meals and some premade appetizers and an area for video gaming. The Board was receptive to Ms. Sterr's proposal as it met the village's goal of a restaurant and wine bar complimented by video gaming and 60% of the meals served to patrons will be prepared on site. Trustee McMahon proposed that any establishment seeking a video gaming license needs to have a business and building plan in place with any changes approved by the Board to ensure the video gaming is a supplement to the restaurant/bar.

Michael Gore, owner of Three R Plastics at 1801 Holian Drive, and his contractor Ron Weidner addressed the Board regarding a 24,000 sq. ft. warehouse addition that would double the size of their building. The building and parking additions would be on the east side of the building and a firewall will be erected in the warehouse addition to meet the building code. The façade will match the existing façade of brick and a texture clad stucco metal wall panel and overhead doors will have to be on the street side of the building due to the property's topography. Additional evergreen trees would be planted along the south side. The Board was supportive of the addition that would begin in the spring and require architectural review approval. President Eisenberg informed Mr. Gore of the village's proposed property tax abatement program for any business/commercial or industrial developer who invests $200,000 or more in property, land or buildings.

Bryan Sterbenz sought the Board's input on obtaining a Class C liquor license (beer and wine only) for a wine/deli bar at 2450 Route 12, Units C and D. The 2,400 sq. ft. space will be transformed into an upscale deli and wine lounge featuring a deli counter, bar, two-way fireplace, dining area, lounge area with chairs and couches, and an area on for video gaming. The deli would serve Boar’s Head meat and cheeses for sandwiches and wraps for either dine in or carryout will be located at the front of the restaurant. The wine lounge would serve locally grown and premium wines and craft beers as well as Miller domestic beers. The business would be family owned and operated. He has a similar business in Round Lake that has been very successful noting this location would be larger. The Board looked favorably upon Mr. Sterbenz's proposal.
Burton Township Supervisor Sam Jones and Burton Township Road Commissioner Dan Sutton addressed the Board on the feasibility of adding on to the north end of Municipal Centre for township offices and building a 40’ x 80’ building for equipment and salt storage barn in the public works yard. The Township Board would use the Council Chambers to conduct their monthly meetings. The Township has looked at purchasing land and building their own facility but believes it would be more economical to work with the village as the township may down the road merge with Richmond Township. President Eisenberg expressed concern that the additions could take away from future village expansions and the lease agreement would have to be equitable for both parties. Trustees Anhalt, Letzter, Mazzanti, Simonson and Vinyard were open to the concept with Trustee McMahon concerned about the public perception with the additions by further questioning if there is even a need for the township. Trustee Letzter will prepare a concept plan of the township’s building addition that will feature its own entrance, an open area for three cubicles, a bathroom, basement for file storage and a secure door between village and township offices to be presented at a subsequent meeting.

Public discussion was closed.

Consent Agenda. Trustee Anhalt asked Chief Sanders to have a survey of the community done to ensure adequate coverage of the exiting emergency warning sirens. Trustee Simonson moved, seconded by Trustee Letzter to accept the consent agenda. Roll call vote: Ayes: Anhalt, Mazzanti, McMahon, Simonson and Vinyard – 5. Nays: None. Abstain: Mazzanti – 1. Motion carried.

A. December 1, 2015 Village Board Regular Minutes
B. Authorization to disburse the December 2015 Bills Payable after their approval by the Village President
C. Ordinance authorizing the execution of the Preventative Maintenance Service Agreement with Braniff Communications, Inc.
D. 2016 Field Usage Agreement with the Richmond Spring Grove Soccer Association
E. 2016 Field Usage Agreement with the Richmond Burton Baseball and Softball Association
F. 2016 Field Usage Agreement with the Stateline Comets

Trustee Mazzanti moved, seconded by Trustee Anhalt to approve the consent agenda. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.

Unfinished Business. None.

New Business.
Approval of an Ordinance amending Chapter 9, Liquor Control, of the Village Code. The ordinance provides that each premises with a Class A and C liquor license have a full service kitchen for the onsite consumption by patrons. Trustee Vinyard moved, seconded by Trustee Simonson to approve the Ordinance as presented. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.
Other Business. Trustee Letzter will work with Engineer Bicking and Executive Assistant Sanders on the submittal of projects for 2017 to the McHenry County Council of Mayors, which may include long range improvements to the intersection of Route 12 and Spring Grove and Winn Roads.

Staff will be working on replacing the microphones in the Council Chambers using funds collected from the Administrative Adjudication Hearings as it is imperative that all hearings be properly recorded.

There being no further business, Trustee Anhalt moved, seconded by Trustee Letzter to adjourn the meeting at 7:30 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk
RESOLUTION NO. 2016-01

A RESOLUTION REGARDING THE RELEASE OF EXECUTIVE SESSION MINUTES

WHEREAS, the Village Board of the Village of Spring Grove, Illinois has met from time to time in executive session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, the Village Board has determined that the minutes of the closed session meetings attached hereto as Exhibit A no longer require confidential treatment and should be made available for public inspection; and

WHEREAS, the Village Board has further determined the minutes of the closed session minutes attached hereto as Exhibit B still require confidential treatment and will not be made available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Spring Grove, Illinois, as follows:

Section 1: The above-stated recitals are incorporated by this reference.

Section 2. The executive session minutes from those meeting set forth on Exhibit A attached hereto are hereby released.

Section 3. The executive session minutes from those meetings set forth in Exhibit B attached hereto are not be released at this time as the Village Board has determined that a need for confidentiality still exists.

Section 4. Pursuant to Section 2.06(c) of the Open Meetings Act, the Village Clerk is further authorized to destroy the verbatim records (audio recording tapes) of all Closed Meetings that have occurred more than eighteen (18) months from the date of this Resolution, this Village Board having approved written minutes of all such meetings.

Section 5. This resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF SPRING GROVE this 5th day of January, 2016.

VILLAGE OF SPRING GROVE, ILLINOIS

By: ____________________________________________
Mark R. Eisenberg, Village President

ATTEST: _________________________________________
Sandi Rusher, Village Clerk
RESOLUTION NO. 2016-01

Exhibit A – Minutes To Release:

- January 21, 2014 – Village Board
- March 4, 2014 – Village Board
- February 17, 2015 – Village Board
- April 28, 2015 - Finance Committee

Exhibit B – Village Board Executive Session Minutes Not Released:

- January 18, 2000
- February 1, 2000
- February 15, 2000
- February 5, 2002
- February 19, 2002
- April 16, 2002
- May 7, 2002
- May 21, 2002
- June 4, 2002
- June 18, 2002
- July 2, 2002 – the remaining portion related to probable litigation
- August 6, 2002 – the remaining portion related to probable litigation
- October 1, 2002
- October 15, 2002
- November 5, 2002
- August 7, 2012
- October 16, 2012
- December 4, 2012
- May 7, 2013
- September 17, 2013
- August 5, 2014
- December 2, 2014
- December 16, 2014
- June 2, 2015
- June 16, 2015
- September 15, 2015
- November 3, 2015
ORDINANCE NO. 2016-01

AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF SPRING GROVE

WHEREAS, the Village President and Board of Trustees of the Village of Spring Grove, McHenry County, Illinois, have determined that it is not necessary or useful to or to be in the best interests of the Village of Spring Grove to retain the personal property described on EXHIBIT “A”, which is attached hereto, incorporated herein, and by this reference made a part hereof; and

WHEREAS, the Village of Spring Grove is an Illinois Municipal Corporation with a population of less than 500,000 people; and

WHEREAS, Section 11-76-4 of the Illinois Municipal Code authorizes the Village of Spring Grove to sell personal property in such a manner as the Village designates, with or without advertising the sale; and

WHEREAS, the Village Board of the Village of Spring Grove desires to sell the personal property described on EXHIBIT “A”; and

WHEREAS, the Village Board of the Village of Spring Grove authorizes the Chief of Police to have the personal property described on Exhibit “A” sold at an auction.

NOW THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Spring Grove, McHenry County, Illinois, as follows:

SECTION 1: That the preambles set forth hereinabove are hereby made a part of this Ordinance as if stated verbatim herein.

SECTION 2: That pursuant to Section 11-76-4 of the Illinois Municipal Code, 65 ILCS 5/11-76-4, the Village President and Board of Trustees of the Village of Spring Grove find that the property described on Exhibit A, which is now owned by the Village of Spring Grove is no longer necessary or useful to the Village and it is in the best interest of the Village to sell this property at auction.

SECTION 3: The Village President, Clerk, Treasurer and Chief of Police are authorized and directed to sign and attest to any and all documents necessary to sell the property listed on Exhibit A and to effectuate the intention of this Ordinance.
SECTION 4: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this 5th day of January, 2016.

Ayes: 
Nays: 
Absent: 
Abstain: 

VILLAGE OF SPRING GROVE

Mark R. Eisenberg, Village President

ATTEST: ________________________________

Sandi Rusher, Village Clerk
PLAT OF DEDICATION

Harts Road being part of the Northeast Quarter of Section 34, Township 6 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast Quarter, thence South 89 degrees 15 minutes 33 seconds West along the South line of said Northeast Quarter, 125.02 feet for the Place of Beginning; thence continuing South 89 degrees 15 minutes 33 seconds West along said South line, 527.16 feet to the East line of the West 680.32 feet of the Southeast Quarter of the Northeast Quarter of said Section 34, thence North 00 degrees 12 minutes 20 seconds East along said East line, 30.00 feet; thence North 89 degrees 15 minutes 33 seconds East parallel with the South line of said Northeast Quarter, 527.16 feet; thence South 00 degrees 12 minutes 20 seconds West parallel with the East line of said Northeast Quarter, 30.00 feet to the Place of Beginning, in McHenry County, Illinois.

OWNER CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF MCHENRY

This is to certify the undersigned,
the legal owner(s) of the land described and plotted herein and they hereby dedicate said land to the
Village of Spring Grove for public road purposes, in witness whereof I (we) have hereunto
set my (our) hand (s) this ______ day of ________, 2015.

Owner

Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF MCHENRY

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby
certify that _________ hereunto of ________________ personally known to me to be the same person or persons whose name or names are
subscribed to the foregoing instrument on _________ respectively appeared before me this day in person and acknowledged that they signed and delivered the
said instrument on their own feet and voluntary act for the uses and purposes set forth.

Given under my hand and notarial seal, this ______ day of ________, 2015.

Notary Public

(Seal)

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF MCHENRY

Approved by the Board of Trustees of Spring Grove, Illinois,
this ______ day of ________, 20______

President, Board of Trustees

(Attest)

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF MCHENRY

I, ________, County Clerk in McHenry County, Illinois do
hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no
unpaid assessed taxes, and no redeemable tax against any of the kind included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County of Woodstock, Illinois,
this ______ day of ________, 2015.

McHenry County Clerk

RECORDING CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF MCHENRY

Document No. _________ Filed for record in the Recorder's Office of McHenry
county, Illinois on this ______ day of ________, 2015, at ___________ O'Clock __.M. by

RECORD OF DEEDS

PREPARED BY:

VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
159 W. VIRGINIA ST.
WOODSTOCK, IL 60098

NOTE: This plat has been filed with the Recorder of Deeds of McHenry County, Illinois. It is the responsibility of the owner or their authorized representative to ensure that this plat is recorded with the Recorder of Deeds of McHenry County, Illinois.
Article 4 – Building Requirements

1416 Minimum Square Footage Requirements

1416.1 One Story Residence on a One-Half Acre or Greater Lot. No building permit shall issue for the construction of any one story residence or dwelling unit within the Village of Spring Grove on a lot that is greater than ½ acre or greater in size unless said residence or dwelling unit contains at least 17002,000 square foot of living area on the first floor. (Revised Ord. No. 2005-29)

1416.2 Two or More Story Residence on a One-Half Acre or Greater Lot. No building permit shall issue for the construction of any 2 or more story residence or dwelling unit within the Village of Spring Grove on a lot that is greater than ½ acre or greater in size unless said residence or dwelling unit contains at least 10001,400 sq. ft. of living area on the first floor and at least 1,000 sq. ft. of living area on the second floor, for a total of 20002,400 sq. ft. (Revised Ord. No. 2005-29)

1416.3 One Story Residence on a One-Half Acre or Less Lot. No building permit shall issue for construction of any one story residence or dwelling unit within the Village of Spring Grove on a lot that is less than ½ acre in size unless said residence or dwelling unit contains at least 1,200 sq. ft. of living area.

1416.4 Two or More Story Residence on a One-Half Acre or Less Lot. No building permit shall issued for the construction of any two or more story residence or dwelling unit within the Village of Spring Grove on a lot that is less than ½ acre in size unless the first floor of said residence or dwelling unit contains at least 8001,000 sq. ft. of living area and the second floor contains total of at least 14002,000 sq. ft. of living area.

1417 Plumbing Requirements

1417.1 General Requirements. No plumbing shall be installed in a building or structure, nor shall an alteration of an existing system be made, except in conformity with the provisions of this ordinance and such rules as may be adopted or promulgated by the Building Inspector under the provisions of this code.

1417.2 Permits and Fees. A permit shall first be obtained as required by the provisions of this ordinance, the fee for which shall include any inspection thereof either during or after completion of the work, or both, as may be required.

Appendix A - International Residential Code Amendments

The International Residential Code shall be amended as follows:

Section R108.6  **Work commencing before permit issuance.** This section shall be amended by adding the following:

A penalty of 100% of the permit fee shall be added to the cost of a permit if construction is started before a permit is issued.

Refer to the fee schedule in the *Municipal Code Book, Chapter 14, for building permit fees.*

Section R113.4  **Violation Penalties.** This section shall be amended to read as follows:

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Building Ordinance, including provisions adopted by reference, or who refuses to remedy a violation of any such provision or to remedy a hazard or fire, explosion, collapse, contagion, or spread of infectious disease found to exist and duly ordered eliminated shall be fined not more than $500.00 for each offense, and each day upon which each violation continues shall constitute a separate offense.

Table R301.2(1)  **Climatic and Geographic Design Criteria.** This section shall be amended by adding the following:

- Ground Snow Load - 25
- Wind Design
  - Speed\(^1\) (mph) – 90
  - Topographic effects\(^1\) - No
- Seismic Design Category\(^1\) – B
- Subject to Damage from Weathering\(^1\) – Yes severe
- Subject to Damage from Frost line depth\(^1\) – 42 inches
- Subject to Damage from Termite\(^1\) – Moderate - heavy
- Winter Design Temp\(^1\) – 4
- Ice Barrier Underlayment Required\(^1\) – Yes
- Flood Hazards\(^1\) – July 2005
- Air Freezing Index\(^1\) – 2000
- Mean Annual Temp\(^1\) – 56°

Table R301.5  **Minimum Uniformly Distributed Live Load.** This section shall be amended by adding the following:

Stairs - must support 100 pounds per square foot.

The minimum live load for living area shall be 40 pounds per square foot. All other areas shall be as addressed in Table No. R301.5.

Section R303.1 Habitability Exceptions. This section shall be amended by adding the following:

The vent shall extend through the roof or other acceptable means acceptable to the building inspector.

Section R304.2 Other Rooms. The first sentence shall be amended to read as follows:

Other habitable rooms shall have a floor area of not less than 100 sq. ft.

Section R305.1 Minimum Height. The first sentence shall be amended to read as follows:

Habitable space, hallways, corridors, bathrooms, toilet rooms, laundry rooms and portions of basements shall have a ceiling height of not less than 8 feet.

Section R302.6 Opening Protection. The second sentence shall be amended to read as follows:

Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 1/4 inches in thickness, solid or honeycomb core steel doors not less than 1 3/4 inches thick, or 20-minute fire-rated doors. Other openings between the garage and residence shall be equipped with an approved door closer.

Section R302.6 Separation Required. This section shall be amended to read as follows:

The garage shall be separated from the residence and its attic area by not less than 5/8 inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the separation shall also be protected by not less than 5/8 inch gypsum board or equivalent.
A minimum of a 4 inch concrete curb above the garage floor and around all below grade openings to the residence is required. An attached garage shall mean a garage of which 80% is abutting the residence. Construction of the attached garage shall meet residential requirements. All areas of garage shall be protected by 5/8" gypsum board and fire taped.

Section R311.2 Emergency Escape and Rescue Required. This section shall be amended to read as follows:

Not less than 2 swinging exit doors directly to the outside conforming to this Chapter shall be provided from each dwelling unit. A service door shall be provided in all attached and detached garages. Such door must exit directly to the outside.

Section R312.1 Guards Required. “30 inches” shall be changed to “183 inches.”

Section R313.2 One- and two- family dwellings automatic fire systems. This section shall be deleted in its entirety.

Section R402.1 Wood Foundations. This section shall be amended to read as follows:

Wood foundations and wood foundation walls are not allowed.

Section R403.1.1 Minimum Size. This section shall be amended by adding the following:

All footings shall be cast in place concrete. All footings shall be a minimum of 10 inches wider than the wall they support. All footings shall be a minimum of 10 inches thick. All footings shall be installed below the frost line and a minimum of 42 inches below grade. Detached accessory buildings may be constructed on a thickened slab, the minimum thickness at the slab edge shall be at least 18 inches. Revise bolt spacing to 4 foot on center. Revise slab thickness to show 6 inches for garages, 4 inches for other interior slabs.

Section R403.1.6 Foundation anchorage. This section shall be amended by adding the following:

All sill plates shall be pressure treated.

Section R404 Foundation Walls. This section shall be amended by adding the following:

Village of Spring Grove Municipal Code Book
Chapter 14, Buildings
Appendix A
Page 3 of 7
Revised January 2011
All foundation walls shall be constructed of cast in place concrete. The minimum thickness for frame construction is 8 inches. The minimum thickness for brick masonry construction is 10 inches.

Section R404.1 Concrete and Masonry Foundation Walls. This section shall be amended by adding the following:

Full Basement foundation walls shall be insulated according to the 2009 International Energy Conservation Code.

Section R404.1.6 Height above finished grade. This section shall be amended read as follows:

Concrete and masonry foundation walls shall extend at least 6 inches above the finished grade adjacent to the foundation at all points.

Section R408.5 Removal of Debris. This section shall be amended by adding the following:

Such material shall be replaced with granular fill or pea gravel with a vapor barrier. A minimum clearance of 24 inches under floors or girders is required.

Section R502.8 Drilling and Notching. This section shall be amended to read as follows:

The cutting and notching of joists is prohibited unless specifically approved by the Building Inspector.

Section R503.2 Wood Structural Panel Sheathing. This section shall be amended to read as follows:

The minimum thickness for floor sheathing is 3/4 inch.

Plywood subflooring 3/4 inch CDX tongue and groove is the minimum approved plywood for sub-flooring; however 5/8 inch CDX tongue and groove plywood may be used when it will be covered by 1/2 inch thick plywood underlayment.

Section R503.2.2 Allowable Spans. This section shall be amended to read as follows:

The maximum spacing of floor joists is 16 inches on center.
Section R503.3  **Particleboard.** This section shall be deleted in its entirety.

Section R504  **Pressure Preservatively Treated-Wood Floors (on ground).** This section shall be amended to read as follows:

Treated wood floors are not allowed unless otherwise approved by the Building Inspector for accessory buildings.

Section R506.1  **General.** This section shall be amended to read as follows:

The minimum thickness of interior slabs is 4 inches, the minimum thickness of garage slabs is 46 inches., the minimum wire gauge of welded wire fabric 6 x 6 or fiber mesh added in the concrete W1.4 x W1.4.

Section R601.2  **Requirements.** This section shall be amended by adding the following:

All exterior walls shall be insulated in accordance with the 2009 International Energy Conservation Code. Box headers shall be insulated with a minimum of 6 inches of insulation. sill seal shall be installed under all foundation plates.

Section 602.2  **Grade.** This section shall be amended to read by adding the following and the paragraph labeled “Exception” is omitted:

Utility grade lumber is not allowed.

Section 602.3.2  **Top Plate.** This section shall be amended to read by adding the following and the paragraph labeled “Exception” is omitted:

All partitions must have 2 top plates. All plates must be lapped or laced. The maximum spacing for studs is 16 inches on center.

Table R602.3(1)  **Fastener Schedule for Structural Members.** This section shall be amended as follows:

Staples are not allowed.

The minimum ceiling height is 8 feet.

Joists may not be cut or notched.
Table R602.3(2) **Alternate Attachments.** This section shall be amended as follows:

- Plywood wall sheathing minimum 15/32 3-ply.
- Sill plate anchor bolt spacing to 4 feet on center.
- No metal bracing is allowed unless specifically approved by the Building Inspector for metal accessory buildings.
- Revise drawings to indicate that the maximum spacing for all bolts shall not exceed 6 feet on center.

Table R602.3(3) **Allowable Stud Spacing for Wood Structural Panel Wall Sheathing.** This section shall be amended to state:

Minimum 1/2 inch nominal thickness, OSB wall sheathing.

Table R602.3(4) **Allowable Spans for Particleboard Wall Sheathing.** This section shall be amended to read as follows:

Maximum stud spacing 16 inches on center.

Section R602.5 **Interior Nonbearing Walls.** This section shall be amended to read as follows:

Interior non-bearing partitions shall be constructed, framed, and fire stopped as specified for exterior walls with 2 x 4 studs at least 16 inches on center. Interior non-bearing partitions should have double top plates.

Section R602.7 **Headers.** This section shall be amended by adding the following:

Where headers support concentrated loads or are subjected to other unusual loading conditions the headers shall be "specifically designed."

Section R702.1 **Application.** This section shall be amended by adding the following:

A minimum 1/2 inch gypsum wall and/or ceiling board shall be required on all framing up to and including 16 inch center; minimum 5/8 inch gypsum wall and/or ceiling board shall be required on all framing over 16 inch center.
Section R703.1  General. This section shall be amended by adding the following:

Plywood. The minimum thickness and grade of plywood for all wall sheathing shall be as follows: ½" CDX or equal.

Particleboard shall not be used for roof sheathing or sub-flooring.

Chapter 16  Duct Systems. This section shall be amended by adding the following:

Floor furnaces are not allowed. Wall furnaces are not allowed unless specifically permitted by the Building Inspector.

Chapter 26  General Plumbing Requirements. This section shall be amended by adding the following:

LPG tanks are not permitted except for portable equipment, appliances and vehicles.

Chapter 29  Water Supply and Distribution. This section shall be amended by adding the following:

Any portion of the current applicable State of Illinois Plumbing Code, which is more stringent or restrictive than this code, shall take precedence over this code.
Appendix E – Single Family Residential Architectural Review Requirements

Architectural Style. Careful consideration should be given to style selection to ensure blending with the Village’s pleasant country estate ambiance. Conformance to specific architectural styles is encouraged. "Modern" or "International" styles are not permitted.

Exterior Materials Generally. In order to adapt to changing technology, the development of new materials and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Building Department and approved by ARC and Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Building Department.

Permission to use alternate materials recommended by ARC and approved by the Village Board is granted only for the specific project reviewed. Prior approval and use of a material for another project does not grant permission to the alternative material in future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

A majority of natural brick or stone is required on street facing elevations.

Similar Exterior Design. No two (2) single-family dwellings of similar front elevation or facade shall be constructed or located on adjacent lots or across the street; nor shall there be constructed or located single-family dwellings of similar front elevation or facade constituting more than twenty (20) percent of the single-family dwellings in any streetscape. Front elevations or facades shall be deemed to be similar when there is no substantial difference in rooflines; and no substantial change in windows of either size, location, or type; and either no change in the color of materials used (rather than a change in shade), or no substantial change in the kind of materials. The Building Department and/or ARC shall be empowered to make such determinations as are necessary or appropriate for the application and enforcement of this Section.

Exterior Wall. A run on any exterior wall of 40 feet or more must have visual or structural break; a minimum of 2 feet. A window or landscaping shall not be deemed a sufficient substitute for such a break.

Materials. The exterior construction materials (excluding doors, windows and roofing materials) shall be limited to:

A. Clay brick (unglazed).
B. Stone.
C. Wood or cementitious siding.
D. Stucco (cementitious material only, no E.I.F.S. [Exterior Insulation Finish Systems]).
E. Premium aluminum siding (minimum 0.024 gauge).
F. Premium vinyl siding (minimum 0.040 gauge).

Door & Window Design. All doors and windows shall be residential in character.

Door & Window Materials. All windows shall be constructed of wood, aluminum-clad wood or premium vinyl. All front entry doors are encouraged to be wood or fiberglass. The design of doors made of materials other than wood shall be compatible with the design of the building.

Exterior Trim. Trim is required for all windows on front elevations. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass, molded high density polymer, premium aluminum or premium vinyl products at a minimum 3 inch width. On masonry buildings, cut stone, brick or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors. Other trim is not required.

Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:

A. A wood porch or balcony may be used in combination with stone or brick walls.
B. An extended brick or stone foundation wall may be used in combination with wood walls.
C. A front façade of including finished brick or stone is encouraged required for street facing elevations.
D. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
E. A fireplace or columns of one material may be combined with walls of another material.

Glazed Surface. Windows are required on all elevations and mirrored glass is prohibited.

Roof Design. A hip, gable or other sloping roof is required. A flat roof used in conjunction with sloping designs is permitted. Mansard roofs are not permitted.

A. There shall be a minimum of three (3) roof ridges on each house.
B. The minimum main roof pitch is 6:12.
C. The minimum front facing gables pitch is 6:12.
D. The minimum minor roof pitch is 4:12.

Comment [TT2]: This minor change will allow a broader spectrum of design.
Roof Materials. The roof must be constructed with cedar shake, clay tile, slate, metal or 30 year architectural (multi-tab) grade manufactured shingles. All flashing and valleys must be copper or colored aluminum flashing matching roof color. Metal roofing should look similar to cedar shake, clay tile, slate or architectural shingles that conform to ARC standards by blending with the village’s country estate ambiance as stated in this chapter. Metal roofing should be appropriate for the architectural style of the home.

(Revised Ord. 2011-24)

Vents. All attic ventilation vents, plumbing vents and “B” vents shall not be located on front elevations.

Antennas & Satellite Dishes. All antennas and satellite dishes shall not be located on front elevations.

Solar Panels. All solar panels must be reviewed and approved by ARC and the Village Board.

Chimneys. Chimneys must be full elevation and can be fabricated with siding or constructed in stone or brick.

Skylights. Skylights should not be located on front elevations. Skylights shall have a low profile and be placed parallel to the roof surface (i.e. “bubble” types are not permitted).

Dormers. Dormers shall be in keeping with the architectural character. They shall be properly proportioned and balanced on roof surfaces.

Dwelling Location. The placement of the dwelling both vertically and horizontally on the lot shall be compatible with the adjacent dwellings, the existing topography and the street elevation.

Accessory Buildings or Structures. Accessory structures are regulated by Village Ordinance with respect to location, height, size and intended use. To maintain the residential character in the Residential Districts, it is necessary to coordinate accessory uses and structures with the residential architecture of the existing houses within the District. All accessory buildings or structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection. In the event the Building Inspector determines in his sole discretion that an applicant's plans should be reviewed by ARC, an architect or an engineer due to the nature of the submittal, he shall so notify the applicant. An accessory building or structure in excess of 192 sq. ft. requires the applicant to appear before ARC for review and approval of the architectural elements and placement of the building or structure. Applicants who are required to appear before ARC and the Village Board must submit a $200.00 non-refundable application fee with their application. (Revised Ord. 2007-26 and Ord. 2007-33)

Three-Two Car Garage Required. No building permit shall be issued for the construction of any single family detached residence or dwelling unit within the Village unless there shall be constructed a minimum three two car detached or attached garage at the same time as construction of this residence, with side-load garage required for the majority of homes in the Village of Spring Grove Municipal Code Book

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The minimum width of a single overhead garage door shall be 89 feet with the minimum depth of the inside dimension being 21 feet when combined with a double door. The minimum width of a double overhead garage door shall be 16 feet with the minimum depth of the inside dimension being 23 feet. In any case, the inside dimension of at least 2 bays shall be 23 feet. All garage doors on the same wall plane shall be the same height and not exceed 8 feet.

**Surfacing.** All driveways and other areas for vehicle use shall be constructed of black top, brick pavers or concrete. Service walks, stoops, and concrete stairs shall be in place at time of occupancy. An exception to this requirement would be if final occupancy is requested after November 15th then a grace period for the driveway paving only would be allowed until June 1st of the following year. Temporary driveways shall have an approved gravel base of six inch compacted aggregate base. The temporary driveway shall be included as part of the conditional occupancy permit and performance bond requirements provided in Section 1408.6.

A. For residential uses, surfacing shall consist of one of the following:

1. Six inch compacted aggregate base with 2 1/2 inch bituminous compressed to 2 inch wearing surface; or
2. Four inch compacted aggregate base with 5 inch air entrained 6 bag portland cement concrete and 6 x 6 #10 welded wire reinforcing.

B. A culvert shall be installed under each driveway at the owner’s expense. Said culvert shall extend a minimum of 3 feet on each side of the driveway except where conditions warrant modification of this requirement by the Building Inspector. On all existing subdivisions prior to May 3rd, 1994 concrete headwalls shall be installed in accordance with the headwall diagram found at the end of this chapter. All damaged headwalls shall be replaced with a concrete headwall. Culverts for all subdivisions established on or after May 3, 1994, shall be a minimum of 15 inches in diameter unless otherwise indicated on the approved engineering plans or as allowed by the Village Engineer.

Said culvert shall be either 16 gauge galvanized steel of the annular-riveted type with rolled ends and metal end sections or Class IV reinforced concrete culvert pipe and concrete end sections. The dates indicated in this paragraph refer to the date on which the Village Board approved a subdivision’s Final Plat. The choice of culvert to be made (i.e. metal or concrete) shall be followed and adhered to throughout the entire subdivision. For all new subdivisions, the choice shall be determined at the time of final platting.

A culvert must be installed if specified by the Township Road Commissioner or County Highway Superintendent.
With respect to each lot in single family districts R-2 to E-5 inclusive, only one driveway shall be permitted to exit/enter said lot from each street that directly abuts such lot on the front, rear and each side; and any driveway exiting/entering said lot from more than one street will connect with the driveway or driveways exiting/entering from any other street or streets. This provision shall only apply to driveways constructed after November 2, 1999.

C. A circle driveway will be allowed for corner lots if the house is set on an angle on the lot to the two adjoining streets.

D. With respect to each lot in single family districts, the minimum width of the driveway shall be 12 feet with a maximum width of 30 feet at the street. A minimum 10 feet of green space is required between the driveway and side lot line.

Outside Lighting. Each owner, shall, not later than the time of occupancy, install and maintain an electrical post lantern within 5 feet of the street right-of-way, said post lantern shall not be more than 5 feet from the outside edge of the driveway servicing the property. The lantern shall be illuminated from sundown to sunrise and shall be maintained by the owner. This requirement may be waived in the approval process of subdivision design with streetlight placement.

Landscaping. Prior to final occupancy, landscaping must comply with the guidelines referenced in the Village’s Landscape Code.