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

Posted: December 31, 2015 at 11:00 am
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
JANUARY 5, 2016

Council Chambers, Spring Grove, Illinois, January 5, 2016; a Regular Meeting of the Village Board was held this date at 6:00 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 and Lloyd Simonson - 6. Absent: Trustee Randy Vinyard - 1. 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; Matt Wittum, Public Works Supervisor; and Trent Turner, Building and Zoning Officer.

President’s Report. No report.

Clerk’s Report. Village residents can begin reserving Horse Fair Park on January 11 and the general public on February 15.


Building and Zoning Report. Four new home permits have been issued since the impact fee moratorium.


Police Department Report. The police department continues to investigate the burglaries to vehicles that have affected multiple communities throughout Illinois.

Committee Reports. None.

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

The caretaker for the Sierra Club inquired if any senior housing developments have been approved. The village replied the proposed development on the southwest corner of Rolling Oaks Road and Route 12 is still moving forward with the developer seeking funding from McHenry County.

Public discussion was closed.

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

Trustee Letzter moved, seconded by Trustee Simonson to approve the consent agenda. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon and Simonson – 5. Nays: None. Motion carried.

Unfinished Business. None.

New Business.

Approval of a Right-of-Way Plat of Dedication for 3500 Harts Road and authorizing the Village President and Clerk to execute the Plat. Part of the 2007 annexation of the 25 acres on the northwest corner of South Solon and Harts Roads was the dedication of a 30 ft. right-of-way on Harts Road to the village when the land was sold. The owners do not own to the middle of the Harts Road, which is why the right-of-way dedication does not go that far. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the Right-of-Way Plat as presented. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon and Simonson – 5. Nays: None. Motion carried.

Discuss amendments to Building Code. Building and Zoning Officer Turner met with Trustees Letzter and Mazzanti and home builders Kim Meier and Mark Buschman to discuss amendments to the village’s building and architectural standards. Discussion then ensued regarding the recommended changes to the Building Requirements, 2009 International Residential Code and Single Family Architectural Review Requirements.

Building Requirements - Minimum Square Footage. The recommended changes would be the minimum square footage allowed unless a subdivision’s covenants dictates otherwise. Trustee McMahon was concerned with the quality of homes with the lower square footage requirements and how this would affect subdivisions without active HOA’s that have larger home size requirements. Trustee Letzter and Inspector Turner stated this should not be an issue because of the architectural standards.

- Section 1416.1 – One Story Residence on a ½ Acre or Greater Lot. Reduce the living area square footage from 2,000 to 1,700.

- Section 1416.2 – Two or More Story Residence on a ½ Acre or Greater Lot. Reduce the total living area square footage from 2,400 to 2,000 by reducing the first floor square footage from 1,400 to 1,000.
• **Section 1416.4** – Two or More Story Residence on a ½ Acre or Less Lot. Increase the total living area square footage from 1,200 to 1,400 by reducing the first floor square footage from 1,000 to 800. Decreasing the first floor square footage and increasing the overall square footage will account for living space over a garage.

**International Residential Code Amendments.** None of the recommended changes, excluding sprinklers, are less than what is required by the 2009 International Residential Code Amendments and a majority of the “Amended Sections” were deleted to follow the International Residential Code. The following individual changes were discussed in more depth by the Board:

• **Section R311.2** – Emergency Escape and Rescue Required. Trustee Anhalt expressed concern that the recommended changes/deletions not requiring a service door in an attached garage poses an emergency and safety issue as the only exits would be the overhead garage door(s) or back through the house. Trustee Letzter and Inspector Turner replied a garage service door is not required by the International Building Code, doesn’t get used a majority of the time and deteriorate, and creates a security issue. It was the general consensus of the Board to accept the recommendation that this section be amended to read as follows:

  A service door shall be provided in all detached garages. Such door must exit directly to the outside.

• **Section R312.1** - Guards Required. It was recommended to change the minimum height of an edge from 12 inches to 18 inches because it can make a difference in different areas and 30 inches is too high in Inspector Turner’s opinion. This section has been amended to read as follows:

  “30 inches” shall be changed to “18 inches .”

**Single Family Residential Architectural Review Requirements.** Trustee McMahon opined the Architectural Review Commission should have been advised of the recommended changes and given the opportunity to discuss them. Trustee Letzter and Inspector Turner answered the only major change was reducing the minimum requirement of a garage from a three car to a two car, which was directed by the Village Board. As for the exterior materials to be used, it was clarified that a front façade including finished brick or stone is required for street facing elevations. However, a homebuilder has the right to use alternate materials dependent on the style of the home on a case by case basis.

The amendments to the 2009 International Residential Code were submitted to the State of Illinois Capital Development Board Division of Building Codes and Regulation and all recommended changes will be presented in an ordinance to the Village Board on January 19, 2016 for their approval.
Other Business. Discussion commenced regarding Burton Township’s inquiry to add 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 Public Works Committee will meet on January 12, 2016 at 6:00 pm to discuss Burton Township Road District’s facility needs while Trustee Letzter will sit down with staff to discuss the township office addition. The Board reiterated their concern that the additions could limit the expansion of village facilities and that it be financially feasible.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 6:52 p.m. On voice vote, the motion carried.

Respectfully Submitted,

_Sandi Rusher_

Sandi Rusher, Village Clerk