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. January 19, 2016 Village Board Regular Minutes
   B. January 26, 2016 Parks Committee Minutes
   C. January 26, 2016 Finance Committee Minutes
   D. January 2016 Bills Payable
12. Unfinished Business
13. New Business
   A. Approval of an Ordinance granting a Variance at 2702 Martin Drive
   B. Approval of an Ordinance annexing the property at 3119 Route 12
   C. Approval of an Ordinance amending Chapter 9, Liquor Control, of the Village Code relative to classifications and number of licenses
   D. Approval of a reduction in the participant fee for Richmond Burton Baseball and Softball Association
   E. Approval of an Ordinance approving the Agreement regarding Sanctuary Estates Public Improvements
14. Closed Session — Section 2(c)(1) and (11) of the Open Meetings Act for discussion of the compensation of employees and pending litigation
15. Other Business
16. Adjournment

Posted: January 29, 2016 at 3:00 pm
Council Chambers, Spring Grove, Illinois, February 2, 2016; 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 Rusker, Village Clerk; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; Tom Sanders, Chief of Police/Executive Assistant; Sgt. Stanley St. Clair and Sgt. Jason Hintz, Police Department; Matt Wittum, Public Works Supervisor; and Trent Turner, Building and Zoning Officer.

President’s Report. D-2 and D-157 school boards along with the Spring Grove Fire Protection Board have approved a concept of the business tax incentive program proposed by the village. An intergovernmental agreement will be prepared between the village and Burton Township for the use of the council chambers for their monthly meetings. The Board also had no issues with the Burton Township Assessor using the council chambers or a small conference room, should the council chambers not be available, for meeting with residents during business hours.

Clerk’s Report. An update on business registration was given.

Engineering Report. Preparations will begin soon for the 2016 road program.

Building and Zoning Report. Building and Zoning Officer Turner will meet with home builders Kim Meier and Mark Buschman to review the new 2015 International Building Codes and amendments before being adopted by the Village Board.


Police Department Report. No report.

Committee Reports. None.

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

George Richardson representing Richardson Farm presented a rendering of the berms they would like to remove along English Prairie Road and the eastside of the Spring Hill Trails subdivision, attached hereto as Exhibit A. They would like to use the top soil from the berms to create a new farm field of approximately 30 acres in this area and finish shaping the 3 acre retention lake that the fields drain into and is fed by rain water. The retention lake was to be 11 acres but the gravel
wasn’t there to make a good quality lake as was intended. The 38 acre lake south of this should be built as proposed. The north end of the pond is 4-5 feet in depth and the south end is 10-12 feet. George and Wendy Richardson also intend to build a house just north of the pond this summer. They acknowledged residents would still be able to see the conveyor with the removal of the berms. Mr. Richardson attempted to speak with the four homeowners along Wintergreen, who would be most impacted. One home is vacant, one couple just moved in, one supported the removal and the other is gone for the winter. President Eisenberg added a resident along Richardson Road has also inquired if the berm along this road could be removed. Trustee Anhalt replied he has spoken to people who don’t want the berm along Richardson Road to be removed. Mr. Richardson reiterated the berm along Richardson Road will not be removed at this time as mining activity is still occurring behind it.

Discussion then ensued regarding if the removal of the berms requires a variance to the annexation agreement. Trustee McMahon opined it does not as the agreement states reclamation can commence as one phase is completed with grading and slope stabilization or the planting of vegetation. Attorney Puma did not agree as the agreement also states the owners may remove the berms only after the mining of the Lake Property has ceased. After some discussion, the Board supported the removal of the berm adding it is a good thing because it will cover up exposed dirt. The Board will take final action on the removal at its next meeting.

Steve Bishop, resident in the White Tail Crossing subdivision, questioned if the board has reduced the fees for RBBA in the past. President Eisenberg explained that the village has when the association has made major improvements or repairs to a park. RBBA requested to have the field usage fees waived because of the concession stand project and other work they will be doing at the parks but the Parks Committee felt that instead of waiving the $10 per participant fee, a reduction to $5 would be more favorable.

Public discussion was closed.


A. January 19, 2016 Village Board Regular Minutes
B. January 26, 2016 Parks Committee Minutes
C. January 26, 2016 Finance Committee Minutes
D. January 2016 Bills Payable


Unfinished Business. None.
New Business.

Approval of an Ordinance granting a variance at 2720 Martin Drive. The Planning and Zoning Commission recommended, 5-1, the approval of the application that sought a variance to add an 816 sq. ft. addition to the rear of the existing accessory building for a total of 1,410 sq. ft., which exceeds the allowed 600 sq. ft., subject to the following conditions imposed: the removal of all three (3) temporary structures located behind the existing accessory building and the miscellaneous items stored around the building and the storage of racing fuel to be in compliance with Village Code and Fire Protection District approval. Trustee Mazzanti moved, seconded by Trustee Vinyard to approve the Ordinance as presented. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard — 6. Nays: None. Motion carried.

Approval of an Ordinance annexing the property at 3119 Route 12. Trustee Mazzanti moved, seconded by Trustee Letzter to continue this matter until February 16, 2016 to allow staff to work with Mr. Del Rio on an annexation agreement. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard — 6. Nays: None. Motion carried.

Approval of an Ordinance amending Chapter 9, Liquor Control, of the Village Code relative to classifications and number of licenses. The ordinance allows Class C license holders to sell beer and wine by package, which was previously prohibited, and increases the number of Class licenses from 1 to 3. Trustee Simonson moved, seconded by Trustee Letzter to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard — 6. Nays: None. Motion carried.

Approval of a reduction in the participant fee for Richmond Burton Baseball and Softball Association. After reviewing the Field Use Agreement, Trustee McMahon stated although the language is vague, it is apparent to him that the repairs to the Spring Grove Park concession stand are the village’s responsibility not RBBA’s. He added that the village uses half of the building for special event storage. Public Works does have the time to do the repairs but the repairs to the roof need to be addressed immediately. No action was taken on this matter.

Approval of an Ordinance approving the Agreement regarding Sanctuary Estates Public Improvements. In attendance were John Beller, developer of the subdivision, and his attorney Neil Anderson, to request permission to put down the final surface course prior to 75% of the lots receiving final occupancy. The paving would take place this spring. Currently only 4 of 16 lots have received occupancy and 4 of the remaining 12 vacant lots have been acquired by adjacent property owners, which would make it more difficult for the developer to achieve 75% occupancy. The village favored this agreement as Mr. Beller is working to vacate the foreclosure judgment against the lots that he owns because if they are foreclosed on, the village has nothing, even though Mr. Beller is obligated to fulfill his developer obligations. The Agreement also states he would not be required to post a two year maintenance bond but shall pay the village in advance $2,500.00 for future maintenance, snow plowing and street lighting costs. Mr. Beller is only aware of one area that needs to be patched but HR Green will visit the site to verify if others are necessary. Mr. Beller will assume responsibility of the for the dirt berm on Lot 5 that he intends to use as top soil on Lots 9-14. Trustee Mazzanti moved, seconded by Trustee Letzter to approve
the Ordinance as presented with a completion date of August 1, 2016. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.

Executive Session - Sections 2(c)(1) and (11) of the Open Meetings Act for discussion of the compensation of employees and pending litigation. Trustee Mazzanti moved, seconded by Trustee Simonson to adjourn into executive session under Sections 2(c)(1) and (11) of the Open Meetings Act for discussion of the compensation of employees and pending litigation. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard - 6. Nays: None. Motion carried. The Board adjourned into executive session at 6:46 p.m.

Trustee Mazzanti moved, seconded by Trustee Vinyard to reconvene from executive session. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard - 6. Nays: None. Motion carried. The Board reconvened at 6:59 p.m. with all members present as the original roll call.

Other Business. Trustee Vinyard reported RBBA is seeing an increase in new families during their registration period and Trustee Simonson will be representing the village at the McHenry County Conservation District Conservation Congress on February 6.

There being no further business, Trustee Vinyard moved, seconded by Trustee Simonson to adjourn the meeting at 7:01 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]
Sandi Rusher, Village Clerk