Village of Spring Grove – Village Board
Special Meeting Agenda

1. Call to Order
2. Roll Call
3. Discuss the temporary suspension of municipal donations and impact fees
4. Public Discussion (Public discussion shall be limited to three minutes per speaker)
5. Adjournment

Posted: June 17, 2016 at 3:00 p.m.
MEETING MINUTES OF A SPECIAL MEETING
OF THE VILLAGE OF SPRING GROVE
JUNE 20, 2016

Council Chambers, Spring Grove, Illinois, June 20, 2016; a Special 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 Jeff Letzter, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 5. Absent: Trustees Jim Anhalt and Randy Vinyard - 2. Also present for the Village were: Sandi Rusher, Village Clerk; and Trent Turner, Building and Zoning Officer.

Discuss the temporary suspension of municipal donations and impact fees. In attendance were RBCHS School District 157 Member Joe Keim, Nippersink School District 2 President Bert Irlsinger, RBCHS School District 157 and Nippersink School District 2 Superintendent Dan Oest, Spring Grove Fire Protection District President Larry Rusher and Fire Chief Rich Tobiasz, Nippersink Library District President Sandra Peterson and Library Director Cynthia Cole, and Developer Kim Meier.

As a way to stimulate building, the village temporarily suspended impact fees for all new construction for one year beginning July 7, 2015. Since, the village has issued 5 new home building permits, up from 2 issued in 2014, with more that are in the process of being applied for. In addition, the village amended the minimum square footage and garage size requirements as another measure to encourage new construction. The Village Board is in favor of continuing the suspension for one more year only on existing platted lots and then reevaluating it at that point.

At the request of President Eisenberg, Mr. Meier shared information on new home sales in the Thousand Oaks subdivision. Since August 2013, 9 homes have been sold, one of which was during the impact fee moratorium, and there will be 1 and possibly 2 more home permits that will be pulled in the very near future. The home sales have been a positive impact to the schools as only one of the homes had school aged children, and they are being home schooled. He added most of his buyers are empty nesters. Mr. Meier’s preference would be to extend the moratorium for another year to see if the market in Spring Grove comes around.

Prospective resident Joe Zelek said he recently bought a 5 acre parcel on Harts Road within the village and is contemplating building a home sooner than anticipated should the impact fee moratorium be extended another year. He added other people are looking at Spring Grove because of the moratorium too.

Fire District Board President Larry Rusher supported the continuation for another year.
NSD2 President Irslinger failed to see the correlation of building development to the waiving of the impact fee. He preferred to waive the impact fees on a case-by-case, community or development basis and is concerned with long term cost control. He would be in favor of waiving the fees for an age restricted development. Building Officer Turner replied 4 of the 5 home permits issued were a direct result of the impact fee moratorium.

Library Board President Sandy Peterson agreed with the continuance for one more year only but asked the village to make it a priority to actively seek higher density housing. The village replied it has approached developers on building higher density homes but its biggest restriction is sewer and water and making the development cost effective.

Public Discussion. President Eisenberg then opened the meeting up for discussion by the public. Public discussion was closed as no one in the public wished to speak.

President Eisenberg thanked those in attendance for their input and said the Village Board will vote on the continuation of the moratorium for another year at its July 5 meeting. The village and impact fee taxing bodies will meet next year around this time to reevaluate.

There being no further business, Trustee Mazzanti moved, seconded by Trustee Simonson to adjourn the meeting at 7:09 p.m. All ayes, motion carried.

Respectfully Submitted,

[Signature]
Sandi Ruscher, Village Clerk