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 (Public discussion shall be limited to three minutes per speaker)
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. August 2, 2016 Village Board Regular Meeting Minutes
   B. Allow the consumption of alcohol at Thelen Park on August 20, 2016 for the Stateline Comets Kickoff Party
   C. Accept the proposal from B & B Coatings Co. for the striping of the Winn Road bike path crosswalks
   D. Accept the proposal from Superior Paving relative to the property at 9310 Winn Road
12. Unfinished Business
13. New Business
   A. Consideration to approve amendments to the Fieldstone Ridge Declarations of Covenants & Restrictions
   B. Consideration of an Ordinance approving FCC Notification and Spectrum Manager Lease Ownership Disclosure Information and Spectrum Lease Agreement with Sensus
   C. Consideration of an Ordinance approving the Loan Agreement relative to the property at 2014 Main Street
14. Other Business
15. Adjournment

Posted: August 12, 2016 at 3:00 p.m.
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
AUGUST 16, 2016

Council Chambers, Spring Grove, Illinois, August 16, 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 (arrived at 6:02 p.m.), Bob McMahon, Lloyd Simonson and Randy Vinyard - 7. Absent: None. Also present for the Village were: Sandi Rusher, Village Clerk; Don Anderson, Village Attorney; Tom Sanders, Chief of Police/Executive Assistant; Sgt. Jason Hintz and Sgt. Stanley St. Clair, Police Department; Matt Wittum, Public Works Supervisor; Trent Turner, Building and Zoning Officer and Mike Gajewski, Planning and Zoning Chairperson.

President’s Report. The village closed on the property at 8009 Blivin that will eventually be a municipal parking lot to provide much needed parking in the downtown area. In the meantime, Public Works will maintain the property, the house will be razed, and the garage will remain as is. In response to President Eisenberg’s inquiry, the Board was not receptive to partnering with the school district with the development of the parking lot.

Clerk’s Report. No report.


Building and Zoning Report. Two new home applications have been submitted and the Sprint store is relocating into the strip mall at 2208 Route 12. KLM Builders is very interested in working with the village on a multi tenant community.

Public Works Report. Staff is able to store 100 of the 320 tons of remaining salt on its contract before occurring storage fees on September 1. It was the consensus of the board to construct a clear span building with a concrete wall to store the remaining salt at a cost of approximately $7-8,000.

Police Department Report. The board was made aware that ATV’s are tearing up the Winn Road hike path. Signs prohibiting motorized vehicles will be posted when the path is completed. The alarm system at Hatchery Park has been fixed with the assistance of Officer Andrew Rogers.

Committee Reports. None.

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

David Brown, owner of DB Kustom Trucks, sought the board’s input on the possible purchase of the vacant industrial building at 2911 Route 12 for the relocation of his business from Antioch. DB Kustom Trucks builds custom semi trucks that would require a paint booth and fenced in area in the back to park the semis. The business would not generate sales tax through the sale of trucks because they are leased with an option to purchase through a company in Chicago. A poll of the board and PZC Chair Gajewski, excluding Trustee Simonson, found the proposed business not suitable along Route 12 as the village’s goal is to transition from industrial uses to commercial uses along this corridor. The board would welcome the business in an industrial area off of Route 12 where it would be more compatible. Trustee Simonson supported the business relocating to this location as he felt it would be a good use for the property because the building is vacant and everything would be stored in the back.

A. August 2, 2016 Village Board Regular Meeting Minutes
B. Allow the consumption of alcohol at Theilen Park on August 20, 2016 for the Stateline Comets Kickoff Party
C. Accept the proposal from B & B Coatings Co. for the striping of the Winn Road bike path crosswalks
D. Accept the proposal from Superior Paving relative to the property at 9310 Winn Road

Trustee Simonson moved, seconded by Trustee Vinyard 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.
Consideration to approve an amendment to the Fieldstone Ridge Declarations of Covenants & Restrictions. Milach Construction, developer of the subdivision, sought the Board’s approval to the following amendments that parallel the village’s current single family square foot and architectural requirements.

Square Footage Requirements
CURRENT: 2200 sq. ft. for a One Story home
3400 sq. ft. for a Multi-Level home (w/1400 sq. ft. min. on 1st level)
PROPOSED: 1700 sq. ft. for a One Story home
2000 sq. ft. for a Multi-Level home (w/1000 sq. ft. min. on 1st level)

Siding Material
CURRENT: Redwood or Cedar planking applied horizontally
PROPOSED: Premium grade aluminum (minimum .024 gauge), Premium grade vinyl (minimum .040 gauge), Redwood and Cedar planking applied horizontally

Roofing Pitch
CURRENT: Roof pitch minimum of 8:12
PROPOSED: Roof pitch minimum of 6:12

Garage Location;
CURRENT: Minimum of 3 car garage and maximum of 4 car garage (front load max. of 3 car)
PROPOSED: Minimum of 2 car garage and maximum of 4 car garage (front load max. of 3 car)

Trustee Letzter will abstain from the vote because he owns a lot in the subdivision. Trustees Letzter and McMahon supported the amendments because they are consistent with the village’s vision to spur growth. Trustee McMahon voiced concern with possible backlash from homeowners over the proposed amendments. Milach Construction owns 25 of the 29 lots in the subdivision so the approval of the other property owners is not required. It was noted there are only 2 homes currently built in the subdivision and only one is owner occupied.

Consideration of an Ordinance approving FCC Notification and Spectrum Manager Lease Ownership Disclosure Information and Spectrum Lease Agreement with Sensus. Trustee Mazzanti 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.

Consideration of an Ordinance approving the Loan Agreement relative to the property at 2014 Main Street. The ordinance lends Robert & Eileen Epstein, property owners, up to $25,000 plus the cost of the loan at 4% interest for a 10 year term in order to assist them in connecting to the sanitary sewer system. Trustee Simonson 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.

Other Business. Construction on the cell tower in the Springdale Trails Park should begin in the spring of 2017.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 6:34 p.m. All ayes, motion carried.

Respectfully Submitted,

[Signature]

Sandi Rusker, Village Clerk