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 16, 2016 Village Board Regular Meeting Minutes
   B. August 30, 2016 Finance Committee Meeting Minutes
   C. August 2016 Bills Payable
   D. Ordinance amending Chapter 6, Other Provisions, of the Municipal Code relative to Department Heads authority to enter into contracts, agreements and change orders
   E. Engineer’s Final Payment Estimate and Request for Approval of Change in Plans for the 2016 Road Program
12. Unfinished Business
   A. Consideration to extend the Agreement regarding Sanctuary Estates Public Improvements
13. New Business
14. Executive Session – Section 2(c)(5) of the Open Meetings Act for discussion of the possible purchase of real estate
15. Other Business
16. Adjournment

Posted: September 2, 2016 at 3:00 p.m.
MEETING MINUTES OF A REGULAR MEETING  
OF THE VILLAGE OF SPRING GROVE  
SEPTEMBER 6, 2016

Council Chambers, Spring Grove, Illinois, September 6, 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, Lloyd Simonson and Randy Vinyard - 7. Absent: None. Also present for the Village were: Sandi Rusher, Village Clerk; Don Anderson, Village Attorney; Steve Bicking, Village Engineer; Tom Sanders, Chief of Police/ Executive Assistant; Matt Wittum, Public Works Supervisor; Trent Turner, Building and Zoning Officer; and Sgt. Jason Hintz and Sgt. Stanley St. Clair, Police Department.

President’s Report. President Eisenberg moved Executive Session up on the agenda.

Executive Session – Section 2(c) (5) of the Open Meetings Act for discussion of the possible purchase of real estate. Trustee Mazzanti moved, seconded by Trustee Simonson to adjourn into executive session under Section 2(c) (5) of the Open Meetings Act for discussion of the purchase of real estate. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard - 6. Nays: None. Motion carried. The Board adjourned into executive session at 6:01 p.m.

Trustee Mazzanti moved, seconded by Trustee Simonson 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 6:12 p.m. with all members present as the original roll call.

Clerk’s Report. Staff is working on filing a tax assessment appeal and tax exempt status for the recently purchased property at 8009 Blivin. Tickets are on sale for the October 1st Wine and Craft Beer Tasting to benefit Hatchery Park and nominating petitions for the April 4, 2017 Consolidated Primary Election will be available beginning September 20, 2016 during normal business hours.

Engineering Report. There were no questions asked of Engineer Bicking.

Building and Zoning Report. Three new home permits and 213 miscellaneous permits have issued year to date. The foreclosure on the demolition lien at 4104 Northgate should be completed in 60-90 days and quotes are being obtained to demo the home at 8009 Blivin Street.

Public Works Report. An update on the Winn Road bike path was given.

Police Department Report. No report.
Committee Reports. None.

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

Ron Erdmann, resident on Carmel Court, voiced his displeasure with a possible driveway and access road being installed on the north end of Carmel Court that would be adjacent to his property. Per the minutes from the zoning hearing on January 7, 2004, Dave and Diane Williams, who own 13 acres that abuts Champion Court on the north end and Carmel Court on the south, knew they did not have the required frontage of 60 ft. on Carmel Court to install a driveway. Further, the Williams’ stated at this hearing that the accessory building, to which they sought a variance for, would be for their personal use and they would not run a business out of it, to which he believes they are. Dr. Erdmann expressed concern that machinery was used to install a driveway or road. Inspector Turner clarified that the trees were cleared on the property abutting Carmel Court so the property could be surveyed to see if it was buildable as the property owner would like to subdivide the 13 acres into 3 parcels. One 5 acre parcel and a 3 acre parcel would be accessed from Champion Court using the existing driveway and the second 5 acre parcel would have a driveway off of Carmel Court. In response to Dr. Erdmann’s concern, staff stated it was made very clear to the Williams’ that property has to be subdivided and the Plat of Subdivision has to be approved before they can sell their home that resides on the proposed 3 acre parcel.

Rich Kurowski, resident on Carmel Court, reiterated what transpired at the zoning hearing in January 2004, and that the Williams knew they did not have the required frontage on Carmel Court. His preference is for a road versus a driveway because according to his Plat of Survey he owns the land that is designated as a temporary turn around easement and wants it returned to him as he would receive additional acreage.

President Eisenberg then read the minutes from the August 21, 2001 Village Board meeting that discussed the Plat Act division of 16 acres property between the Green Ridge and Oak Valley Estates subdivisions that would be divided into 4 parcels with 3 of the parcel purchased by the adjoining landowners. The remaining 10 plus acre parcel was to be purchased by the Williams’ who would access it off of Champion Court, where it was determined by the Village Engineer and Building Inspector that the one additional driveway to the Champion Court cul-de-sac would not cause any problems.

The discussion concluded with the village agreeing to notify Dr. Erdmann and Mr. Kurowski when meetings regarding the subdividing of the property are heard before the Planning and Zoning Commission.

Jim Simoncelli, resident in the Sanctuary Estates subdivision, appeared before the board on behalf of the 4 homeowners who reside in the subdivision and asked them to provide any assistance it can with getting it completed and working with John Beller, its developer.
George Gurecki sought the Board’s input on his interest in purchasing the property at 8103 Blivin Street. He would raze the structures to construct 2 single family homes; one would be a spec and the other for a client. The 3 bedroom, 2½ bath homes would architecturally blend with the downtown area and would feature front porches. He would contemplate hooking up to sewer depending on the cost but would prefer to use a septic system for each. The 1.1 acre property is zoned B-1 and would have to be rezoned and subdivided to construct the two homes. McHenry County Department of Transportation would have to be consulted for the additional driveway as Blivin Street is under the county’s jurisdiction. Board discussion followed regarding the possible donation of land to widen the entrance at Horse Fair Park, multi-family housing versus single family homes because of the potential driveway issue, the property connecting to the sewer system and the potential for Planning and Zoning struggling with the rezoning of the property given the village’s intent to develop the downtown area. After some discussion, it was the consensus of the Board that they would look favorable upon the request.

Mike Hagi Jr. and his attorney, Neil Anderson, shared a preliminary site plan for the property at 2208 Route 12 that showed a renovated front elevation, improved parking and drive areas. Mr. Hagi proposed an auto service center with a 1,500 sq. ft. retail area for wheels, tires, batteries, and accessories, a showroom for antique cars, and a 2,000 sq. ft. area in the rear of the building for repairs, restorations and accessorizing of vehicles. He is contemplating keeping his existing business on Main Street because he doesn’t know if he can handle 2 sites. Traffic flow for repairs would enter from the east side of the building, pavement would need to be extended, and exit out the west side. The tow truck would be left inside at night and would only be used for his current customers being serviced. Overall, the Board was open to the proposed relocation and site plan noting the location would provide good visibility for the business while providing retail sales tax to the village. It was explained the importance of the retail and aesthetics and the property’s connection to the water system. Concerns expressed were the outside storage of vehicles and tow truck and their visibility from Route 12, possible reduction in retail square footage and traffic flow of the business given its shared driveway with the building to the west.


A. August 2, 2016 Village Board Regular Meeting Minutes
B. August 30, 2016 Finance Committee Meeting Minutes
C. August 2016 Bills Payable
D. Ordinance amending Chapter 6, Other Provisions, of the Municipal Code relative to Department Heads authority to enter into contracts, agreements and change orders
E. Engineer’s Final Payment Estimate and Request for Approval of Change in Plans for 2016 Road Program

Trustee Simonson moved, seconded by Trustee Letzter to approve the consent agenda. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.
Unfinished Business.
Consideration to extend the Agreement regarding Sanctuary Estates Public Improvements. John Beller, developer of the subdivision, stated he is diligently working to remove the dirt pile and if he can sell a lot this fall for a decent price he should be able to complete the remaining improvements. The estimated cost to finish the subdivision this year is $50,000-$61,000. Concern was expressed that every season the improvements are delayed the roads will continue to deteriorate; the costs increase and Mr. Beller could declare bankruptcy, which he has been advised to do by his attorney.

Discussion ensued on how to protect the village should it finish the improvements. It was noted the subdivision does have an active special service area and funds can be secured to pay for the improvement and since there is not enough money in it, the village would have to increase the amount levied to the maximum $500 until the funds are replenished. It was again suggested that Mr. Beller give the village 2 lots of value. Another suggestion was to offer a low interest loan tied to a percentage payment when he sells lots, to which he owns 4 of the 16 remaining lots. After some discussion, the Village offered to complete the remaining improvements with the developer no longer responsible for snowplowing, street lighting and the $220.50 retained personnel balance in exchange for 2 lots that would have need be appraised to ensure they cover the cost of the improvements. Mr. Beller asked that lots 1 and 16 be appraised.

Trustee McMahon moved, seconded by Trustee Letzter to authorize President Eisenberg to hire an appraiser and to sign an agreement to accept 2 lots in exchange for the village completing the remaining improvements with Mr. Beller no longer responsible for snowplowing, street lighting and the negative balance in his retained personnel account. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.

New Business. None.

Other Business. In response to an inquiry, staff will follow up with Attorney Puma to confirm that his requested changes have been made by Motorola to the Tower License Agreement.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 7:34 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk