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. October 18, 2016 Village Board Regular Meeting Minutes
   B. October 2016 Bills Payable
   C. Ordinance for the Levy of Taxes for 2016
   D. Ordinance adopting the Annual Tax Levy for Red Oak Estates Special Service Area 8 for 2016
   E. Ordinance adopting the Annual Tax Levy for Thousand Oaks Special Service Area 9 for 2016
   F. Ordinance adopting the Annual Tax Levy for Preservation Oaks Phase II Special Service Area 11 for 2016
   G. Ordinance adopting the Annual Tax Levy for Heartland Crossing Phase I Special Service Area 13 for 2016
   H. Ordinance adopting the Annual Tax Levy for Fieldstone Ridge Special Service Area 15 for 2016
   I. Ordinance adopting the Annual Tax Levy for Sanctuary Estates Special Service Area 24 for 2016
   J. 2017 Calendar of Meetings
   K. Approval of a Temporary Off-Premise Sign for Coffee Masters, Inc.
12. Unfinished Business
   A. Consideration of a request to apply liquor license fee from Sweet Tomato Pizzeria to Kari’s Gaming Cafe
13. New Business
   A. Consideration of an Ordinance providing for a Text Amendment to the Zoning Ordinance relative to a Pet Agility Facility, Pet Training Facility and Light Industry-Warehouse
   B. Consideration of an Ordinance granting a Map Amendment, Special Use Permits and Variance at 2807 Route 12
   C. Consideration of an Ordinance waiving competitive bidding and approving the proposal to complete the public improvements in the Sanctuary Estates subdivision
   D. Consideration of an Ordinance approving the proposal for the removal of the dirt pile in the Sanctuary Estates subdivision
15. Other Business
16. Adjournment

Posted: October 28, 2016 at 3:00 p.m.
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
NOVEMBER 1, 2016

Council Chambers, Spring Grove, Illinois, November 1, 2016; a Regular Meeting of the Village Board was held this date at 6:02 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; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; Tom Sanders, Chief of Police/Executive Assistant; Matt Wittum, Public Works Supervisor; Trent Turner, Building and Zoning Officer; Sgt. Jason Hintz and Sgt. Stanley St. Clair, Police Department; and Mike Gajewski, Planning and Zoning Chairperson.

President’s Report. No report.

Clerk’s Report. The village is providing holiday light and extension cord recycling.

Engineering Report. An update on the Winn Road Bike Path funding was provided.

Building and Zoning Report. Five new home permits have been issued year to date with the potential of more before the year is over. The issue with the buckling of shingles on the recently installed roof at the Municipal Centre is anticipated to be resolved before winter.

Public Works Report. Jack Pease has agreed to the full depth patches on Spring Ridge Drive and work is expected to be completed this year.

Police Department Report. No report.

Committee Reports. None.

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.


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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 of a request to apply liquor license fee from Sweet Tomato Pizzeria to Kari’s Gaming Cafe. As previously requested, Karen Prickett requested to apply the liquor license fee that she paid for a Class C license for Sweet Tomato Pizzeria to Kari’s Gaming Cafe to be located at 2207 Route 12, Unit F. At the direction of the Board, she has submitted a liquor license application and interior layout of the establishment. Cold loose meat sandwiches and Panini’s offered, which is similar to Lucky Bernie’s.

Trustees Anhalt, McMahon and Simonson were opposed because the business is more video gaming than a restaurant and it is not a desired business on Route 12. Trustee McMahon added video gaming was approved to benefit the existing restaurants and bars and it was discussed that it would not be desirable to just to have an establishment open up just to offer video gaming. Trustee Mazzanti agreed with Trustees Anhalt, McMahon and Simonson but supported the request because this is an established business that was denied the opportunity to have video gaming at Sweet Tomato Pizzeria because of her landlord. President Eisenberg stated as the Liquor Commissioner he had no issues with the request. Although he is anti-gaming; he is pro business and supported the business as video gaming is allowed in Illinois. He spoke of the additional revenue it would bring to the village and commented the interior layout is not intrusive with the gaming machines not in full view.

Trustee Mazzanti moved, seconded by Trustee Vinyard to approve the request to apply the liquor license fee from Sweet Tomato Pizzeria to Kari’s Gaming Cafe. Roll call vote: Ayes: Eisenberg, Letzter, Mazzanti and Vinyard – 4. Nays: Anhalt, McMahon and Simonson - 3. Motion carried.

New Business.
Consideration of an Ordinance providing for a Text Amendment to the Zoning Ordinance relative to a Pet Agility Facility, Pet Training Facility and Light-Industry Warehouse. Trustee Letzter recused himself from the discussion and voting because his firm did work for the applicants. Trustee McMahon inquired if there is a way to give the applicants the zoning they want without having to amend the Zoning Ordinance, such as a Planned Unit Development. He expressed concern that by approving the text amendments it could allow for other applicants to pursue these uses along Route 12. Attorney Puma explained there is not because the underlying zoning and uses need to be authorized in the Zoning Ordinance, thus the need for the text amendments. It was explained that standards were created for light industry-warehouse that an applicant would have to meet and the text amendments are special uses that need to be applied for and are not a matter of right. Trustee Simonson moved, seconded by Trustee Vinyard to approve the ordinance that adds a pet agility facility, pet training facility and light industry - warehouse in the B-2 Zoning District as a special use permit. Roll call vote: Ayes: Anhalt, Mazzanti, McMahon, Simonson and Vinyard – 5. Nays: None. Motion carried.
Consideration of an Ordinance granting a Map Amendment, Special Use Permits and a Variance at 2807 Route 12. Trustee Letzter recused himself from the discussion and voting because his firm did work for the applicants. PZC Chairperson Gajewski stated the commission supports the commercialization of the Route 12 corridor and rezoning those properties to B-2. The Planning and Zoning Commission recommended the approval of the map amendment to rezone the property from its present classification to B-2, General Business; special use permits be granted for a pet agility facility, pet training facility, light-industry-warehouse, and bowling alley all of which are subject to conditions spelled out in the ordinance; and a variance to allow a reduction in the required number of parking spaces from 97 to 95. Trustee Simonson moved, seconded by Trustee Vinyard to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.

Consideration of an Ordinance waiving competitive bidding and approving the proposal to complete the public improvements in the Sanctuary Estates subdivision. A proposal has been obtained from Payne & Dolan, the contractor who was awarded the 2016 Road Program bid, in the amount of $41,979. Additional proposals were not sought as Payne & Dolan agreed to the job using the bid prices from the road program. An agreement between the Village and the developer to complete the remaining public improvements and remove the dirt pile in exchange for 2 lots has not been signed as of the meeting but it was agreed to let the contractor begin the work before the asphalt plants closed. Should an agreement not be reached, the special service area will pay for the improvements. The special service area will then be reimbursed from the proceeds of the sale of the lots minus the expenses for the dirt removal and fees incurred as a result of the agreement. Trustee Mazzanti moved, seconded by Trustee Anhalt to approve the ordinance as presented and approve the proposal from Payne and Dolan, Inc. in the amount of $41,979. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.

Consideration of an Ordinance approving the proposal for the removal of the dirt pile in the Sanctuary Estates subdivision. Three proposals were obtained from Levernier Enterprises Inc. - $8,500, Payne and Dolan, Inc - $58,000, and Platinum Terrain, LLC - $8,170. The proposal from Platinum Terrain has a provision to reduce the cost of the proposal should the village use their own employees and trucks to haul away the material. The Board was not in favor of using employees as they do not have the time. It was agreed to accept the proposal but not to have work begin until a signed agreement from the developer was received. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the proposal from Platinum Terrain, Inc. in the amount of $8,170. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried.

Other Business. None.

There being no further business, Trustee Vinyard moved, seconded by Trustee Simonson to adjourn the meeting at 6:37 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk