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. January 3, 2017 Village Board Regular Minutes
   B. Approval to waive the liquor license and fireworks permit fees for Spring Grove 4th of July Committee on July 4, 2017
   C. Approval of an extension of hours at Horse Fair Park on July 4, 2017 for the 4th of July Celebration until 11:59 pm
   D. Approval of a variance for the size and time length for the event sign for the Spring Grove 4th of July Committee
   E. Approval of an extension of hours at Horse Fair Park on August 19, 2017 for the Spring Grove Firefighters Association Steak Fry until 11:00 pm
   F. Approval to waive the liquor license fee for the Spring Grove Firefighters Association on August 19, 2017
12. Unfinished Business
13. New Business
   A. Consideration of a Special Events Request from Casting for Cures on May 6, 2017 at Hatchery Park
   B. Consideration of an Ordinance granting a variance at 9300 Champion Court pursuant to the Zoning Ordinance, approving the Tentative and Final Plat for the Williams Oak Subdivision and setting certain fees for the Williams Oak Subdivision
   C. Consideration of First Amendment to the Sanctuary Estates Declaration of Covenants, Conditions and Restrictions
   D. Consideration of an Ordinance amending Chapter 14, Buildings, of the Village Code relative to circular driveways
   E. Consideration of a Resolution approving the Third Amendment to the Tower Lease Agreement with Essex Telecom, Inc. d/b/a Rise Broadband
14. Other Business
15. Adjournment

Posted: January 14, 2017 at 3:30 pm
Council Chambers, Spring Grove, Illinois, January 17, 2017; 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, Bob McMahon, Lloyd Simonson and Randy Vinyard - 6. Absent: None. Attending electronically: Trustee Pat Mazzanti - 1. Also present for the Village were: Sandi Rusher, Village Clerk; Scott Puma, Village Attorney; Steve Bickling, Village Engineer; Tom Sanders, Chief of Police/Executive Assistant; Matt Wittum, Public Works Supervisor; Trent Turner, Building and Zoning Officer; and Sgt. Jason Hintz, Police Department.

President's Report. No report.

Clerk's Report. No report.

Engineering Report. Engineer Bickling and Executive Assistant Sanders are working on the preliminary engineering for intersection improvements to Route 12 and Spring Grove Road/Winn Road and road improvements for Winn Road from Main Street to Route 173. This engineering needs to be completed before the village can seek funding.

Building and Zoning Report. Eight new home permits were issued in 2016 and there will be several more before the impact fee moratorium expires.

Public Works Report. Sample holiday banner designs for the downtown area were presented. The cost is approximately $100 each. It was suggested to look at the Village of Antioch’s holiday display too.

Police Department Report. No report.

Committee Reports. None.

Public Discussion. President Eisenberg then opened the meeting up for discussion by the public. Rich Kurowski, resident of 9118 Carmel Court, asked the board not to approve agenda item 13.B (Williams Oak subdivision) until the access to Carmel Court is finalized and the temporary turnaround on Carmel Court is addressed.

Sharon Bianchini, resident of 1309 Superior Avenue, expressed her dissatisfaction with Mediacom and spoke of her experience with them going back to 2012.
It was noted Trustee Mazzanti’s phone disconnected from the meeting at 6:11 p.m.

President Eisenberg explained that because of the village’s one acre zoning it does not have many providers to choose from and will have staff contact Mediacom. Trustee McMahon and President Eisenberg went on to state they went through the experience and found that besides improving the infrastructure outside their homes they had had to upgrade the wiring & components in their homes because they were no longer compatible with the Mediacom updates.

John Canelle, adjoining property to the Williams Oak subdivision, made the board aware of the Dave and Diane Williams family’s contributions to the community.

Ted Trzaskowski, resident of 1203 Superior Avenue, opined that the attorney objecting to the Williams’ zoning application and subdivision at the PZC meeting on January 4, 2017 was rude on how he conducted himself and how he addressed the Williams and the village attorney.


A. January 3, 2017 Village Board Regular Minutes
B. Approval to waive the liquor license and fireworks permit fees for the Spring Grove 4th of July Committee on July 4, 2017
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Unfinished Business. None.

New Business.
Consideration of a Special Events Request from Casting for Cures on May 6, 2017 at Hatchery Park. This is the 4th year this fundraising event that benefits the MACC Fund has been held at Hatchery Park. Trustee Vinyard moved, seconded by Trustee Letzter to approve the Special Events Request from Casting for Cures as presented. Roll call vote: Ayes: Anhalt, Letzter, McMahon, Simonson and Vinyard – 5. Nays: None. Absent: Mazzanti – 1. Motion carried.
Consideration of an Ordinance granting a variance at 9300 Champion Court pursuant to the Zoning Ordinance, approving the Tentative and Final Plats for the Williams Oak Subdivision and setting certain fees for the Williams Oak Subdivision. The Planning and Zoning Commission recommended the approval of the variance and plats as a two lot subdivision which would have access from Champion Court rather than Carmel Court. The Williams sought a reduction in fees related to the subdivision of their property as one of the two lots has an existing house on the property. President Eisenberg suggested reducing the fees based on one lot versus acreage because this is not your typical subdivision and only one home is being added. The board was in favor of this reduction and the Williams were in agreement.

Attorney Puma suggested a date be established as to when the Williams’ will have to apply for a building permit on Lot 2 because the Final Plat creates Lot 2 with an accessory building with no principal building. The Williams plan on applying for a permit this year. It was agreed to give the Williams’ two years to apply in case they need additional time.

Diane Williams then addressed the condition of the property around the accessory building. She explained that they have moved into a smaller home and needed to store things inside the building thus resulting in items stored outside the building. She ensured that this will be cleaned up.

It was clarified that the driveway accessing Champion Court will not be maintained by the village since a Private Access Easement has been included on the Plat. The costs for all maintenance and up-keep of the driveway shall be divided equally between the owners of Lot 1 and 2.

Trustee Anhalt moved, seconded by Trustee McMahon to approve the Ordinance, the reduction of fees at $881 for school donation, $100 for emergency warning fee and $822 for municipal donation, and requiring the Williams to apply for a building permit on or before January 31, 2019. Roll call vote: Ayes: Anhalt, Letzter, McMahon, Simonson and Vinyard – 5. Nays: None. Absent: Mazzanti – 1. Motion carried.

Consideration of First Amendment to the Sanctuary Estates Declaration of Covenants, Conditions and Restrictions. Part of the agreement with the developer to complete the improvements in exchange for Lots 1 and 16 was to amend the CCR’s to lower the square footage of home sizes from 2,000 to 1,800 for a one-story and 2,800 to 2,400 with a minimum of 1,300 on the main level for a two-story home. Trustee Letzter moved, seconded by Trustee Simonson to approve the First Amendment to the Sanctuary Estates Declaration of Covenants, Conditions and Restrictions as presented. Roll call vote: Ayes: Anhalt, Letzter, McMahon, Simonson and Vinyard – 5. Nays: None. Absent: Mazzanti – 1. Motion carried.

Consideration of a Resolution approving the Third Amendment to the Tower Lease Agreement with Essex Telecom, Inc. d/b/a/ Rise Broadband. The Third Amendment extends the terms for five additional periods of one year each and the monthly rental amount will continue to increase annually by 3%. Trustee Anhalt moved, seconded by Trustee Letzter to approve the resolution as presented. Roll call vote: Ayes: Anhalt, Letzter, McMahon, Simonson and Vinyard – 5. Nays: None. Absent: Mazzanti – 1. Motion carried.

Other Business. In addition to proposing solar energy standards to be incorporated into the Zoning Ordinance, staff will present additional amendments to the ordinance.

Attorney Puma provided an updated on the foreclosure properties at 4104 Northgate and 1516 Applewood Lane. The village was the only bidder on the foreclosure sale for 4104 Northgate and will own the property effective February 2017. Communication issues are affecting the potential sale of Applewood home.

Trustee Simonson will represent the village at the McHenry County Conservation Congress meeting in February 2017.

There being no further business, Trustee Simonson moved, seconded by Trustee Anhalt to adjourn the meeting at 6:42 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk