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. July 18, 2017 Village Board Regular Meeting Minutes
   B. July 2017 Bills Payable
   C. Resolution in support of the Village of Johnsburg’s efforts to clean up the Fox River
12. Unfinished Business
13. New Business
   A. Presentation by Mark Weishaar on the reopening of 2508 Route 12
   B. Consideration of an ordinance amending Chapter 9, Liquor Control, of the Village Code
   C. Presentation by Kim Meier regarding Thousand Oaks subdivision landscaping
14. Closed Session - Section 2(c)(1) of the Open Meetings Act for the discussion of the appointment of an employee
15. New Business Continued
   D. Consideration of the appointment of the Building and Zoning Officer
15. Other Business
16. Adjournment

Posted: July 28, 2017 at 3:00 p.m.
Council Chambers, Spring Grove, Illinois, August 1, 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, Pat Mazzanti, Bob McMahon, Lloyd Simonson and Randy Vinyard - 7. Absent: None. Also present for the Village were: Tom Sanders, Chief of Police/ Executive Assistant; Matt Wittum, Public Works Supervisor; Trent Turner, Building and Zoning Officer; Sergeant Jason Hintz, Police Department; Mike Gajewski, Planning and Zoning Chairperson; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

President's Report. President Eisenberg announced the resignation of Inspector Turner and thanked him for his 7 ½ years of service to the village.

Clerk's Report. The Village will be hosting a wine and craft beer tasting to benefit renovations at Hatchery Park on October 7 from 2 pm-5 pm.

Engineering Report. The Winn Road Bike Path has been paved with the contractor and Public Works completing a few remaining items. It was agreed to have village staff observe the construction of road and bike path projects if village funds are being used to keep costs down.

Building and Zoning Report. No new home permits were issued in July but plans have been received for a new model home in Thousand Oaks and for the Wild Crab Boil at 2450 Route 12. At the request of the village, KLM Builders will remove the parking area from the old model home in Thousand Oaks that was sold and restore it with grass.

Public Works Report. An update on the Road Program, storm and flood cleanup and the Winn Road Bike Path was provided.

Police Department Report. There were no questions asked of Chief Sanders.

Committee Report. None.

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

Bryan Sterbenz sought the Board’s input on obtaining a Class A-1 liquor license for a new restaurant that will serve Cajun seafood and rolled ice cream at 2450 Route 12 Units I, J and K. The aesthetics of 3,600 sq. ft. space will be changed and will feature a service counter, two dining areas, a bar, and an area for video gaming. The Wild Crab Boil would be similar to The Crazy Crab in Chicago which is a traditional seafood boil restaurant and Shee Goo will serve rolled ice cream, a cool new trend in Asian sweets. The Board looked favorably upon Mr. Sterbenz’s proposal noting it meets the village’s ordinance for a full kitchen and meals prepared on site.

In a separate matter, Mr. Sterbenz stated he has released the exclusive use of video gaming from his lease in the strip mall so that Tobacco and Liquor can also have video gaming.

A. July 18, 2017 Village Board Regular Minutes
B. July 2017 Bills Payable
C. Resolution in support of the Village of Johnsburg’s efforts to clean up the Fox River

Unfinished Business. None

New Business.
Presentation by Mark Weishaar on the reopening of 2508 Route 12. Mr. Weishaar discussed his restaurant experience and business plan for the Bricks & Ivy Sports Tavern that will feature good food, service and atmosphere. The interior will be renovated and have designated areas for video gaming and video games for kids. He plans on opening in mid-September. The Board looked favorably upon the plan noting the issuance of a liquor license was approved at the last meeting.

Consideration of an ordinance amending Chapter 9, Liquor Control, of the Village Code. As discussed at the last several meeting, Parth Sheth from the Tobacco and Liquor Store would like to apply for Class A-2 liquor license that would allow him to serve alcohol and have video gaming. Mr. Sheth would be serving Indian food and smoothies, which would meet the full kitchen requirement a serve alcohol. In response to an inquiry, the food service and video gaming areas will take up 25% of the store’s square footage.

It was explained that should the Board want to grant a Class A-2 license to Mr. Sheth the number of Class A-2 licenses does not need to be amended because Tommy O’Connors Sports Grill closed and relinquished their license; they also had a Class A-2 liquor license. Approval would be needed to increase the number of Class A-1 licenses from two to three for the Wild Crab Boil and the number of Class B licenses reduced from four to three because Tobacco and Liquor would have a Class A-2 license. Trustee Mazzanti moved, seconded by Trustee Vinyard to approve the ordinance increasing the number of Class A-1 licenses from two to three and decreasing the number of Class B licenses from four to three. Roll call vote: Ayes: Letzter, Mazzanti, McMahon, Simonson and Vinyard – 5. Nays: Anhalt – 1. Motion carried.

It was noted Trustee McMahon will work with the Architectural Review Commission to adopt regulations for video gaming signage.

Presentation by Kim Meier regarding Thousand Oaks subdivision landscaping. Mr. Meier sought the Board’s facilitation with the landscaping requirements for final occupancy in this subdivision. He explained his contract to build a new home does not include landscaping and seeding but only the final grading of the lot because the buyers are particular and want to do their own landscape plan. Per the subdivision’s covenants, a homeowner must submit a professional landscape plan prior to occupancy for approval by the HOA’s Architectural Committee. He has been contracting newly constructed homes in his other subdivisions with this same principle and hasn’t incurred any issues until recently.
Per the Village Code, a Certificate of Occupancy shall not be issued until the lot is graded and seeded or sodded with the exception requested after November 15th. Inspector Turner explained this has become a concern as the last three temporary occupancy permits were not completed within the designated timeframe. One of the occupancies was issued a 90 day temporary permit and it is now 130 days and the property is still not seeded or sodded. Mr. Meier replied it has been an exceptionally wet summer, making it difficult to seed or sod. He suggested amending the ordinance to allow occupants 90 days, weather permitting, to seed or sod.

After some discussion, staff was directed to see what other communities require for occupancy and to require a performance bond from the homeowners to ensure the landscaping is completed within the designated timeframe or face a $250 per day fine. It was noted silt fencing should be required to remain along the perimeter of the lots until it is seeded or sodded.

Closed Session – Section 2(c)(1) of the Open Meetings Act for the discussion of the appointment of an employee. Trustee Mazzanti moved, seconded by Trustee Letzter to convene into closed session under Section 2(c)(1) of the Open Meetings Act for the discussion of the appointment of an employee. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried. The Board adjourned into closed session at 7:01 p.m.

Trustee Mazzanti moved, seconded by Trustee Letzter to reconvene from closed session. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon, Simonson and Vinyard – 6. Nays: None. Motion carried. The Board reconvened at 7:30 p.m. with all members present as the original roll call.


Other Business. None.

There being no further business, Trustee Simonson moved, seconded by Trustee Vinyard to adjourn the meeting at 7:31 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk