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. Police Department Report
8. Committee Reports
9. Public Discussion (*Public discussion shall be limited to three minutes per speaker*)
10. 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. September 19, 2017 Village Board Regular Meeting Minutes
   B. September 19, 2017 Village Board Closed Session Meeting Minutes
   C. September 26, 2017 Parks Committee Meeting Minutes
   D. September 26, 2017 Finance Committee Meeting Minutes
   E. September 2017 Bills Payable
   F. Accept the option for the auditing services of Eder, Casella & Co. for FYE 2018-2020
   G. Ordinance approving lease agreement with VAR Resources

11. Unfinished Business
12. New Business
   A. Consideration of a request not to remove the parking area at 9480 Bellaire Lane
13. Other Business
14. Adjournment

Posted: September 28, 2017 at 3:00 p.m.
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
OCTOBER 3, 2017

Council Chambers, Spring Grove, Illinois, October 3, 2017; a Regular Meeting of the Village Board was held this date at 6:01 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 and Lloyd Simonson - 6. Absent: Trustee Randy Vinyard - 1. Also present for the Village were: Bob Walczak, Building and Zoning Officer; Tom Sanders, Chief of Police/Executive Assistant; Matt Wittum, Public Works Supervisor; Scott Puma, Village Attorney; Sgt. Jason Hintz, Police Department; and Laura Frumet, Deputy Clerk.

President’s Report. President Eisenberg asked Robin and Bryant Schroeder and their Attorney Peter Karlovics to present their proposal for the property at 2919 E. Route 173. The property is isolated with farm fields surrounding it. It is zoned B-2 and has a single-family house, Quonset shed and pole barn located on it. The couple would like to live in the house and run a custom motorcycle shop in the barn, on which they would add an addition for a showroom. The shop would generate sales tax through motorcycle sales, repairs and parts sales and services such as oil changes. Mr. Schroeder has been in the motorcycle business for over 17 years. They would also like to expand the garage on the house for Ms. Schroder’s business. She specializes in the sale of hypoallergenic puppies and has a loyal customer base. Sales tax would be generated on the sales of the puppies, which have selling prices starting around $1,000, as well as sales of puppy supplies in her pet shop. Attorney Karlovics felt that because of the varied uses, a PUD would be the best option to pursue, which Attorney Puma was going to suggest. The board did not have any objections at this time and advised them that they needed to go through the zoning process. Their attorney will start preparing their petition and will be in contact with Clerk Rusher and Village Attorney Puma.

Clerk’s Report. No report.


Building and Zoning Report. Inspector Walczak’s report showed one residential permit and 39 miscellaneous permits issued in the month of September.

Police Department Report. No report.

Committee Reports. None.

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

Drew Knobloch, of the Paddock Estates Subdivision, represented a group of people with their concerns regarding the rumors about the 118-acre property north of the subdivision being turned into a gravel pit. President Eisenberg responded that nobody from the Richardson family, who owns the property, has
approached the Village or him with regards to a gravel pit, nor have they filed an application to do so. He noted they have the right to petition the board for a zoning change if they choose. If a hearing is planned, all property owners who abut the property in question will be given notice of the proceedings and an opportunity to be heard, as well as anyone in the community.

In response to a question from the audience, President Eisenberg explained how the Richardson farm to the north was annexed into the village and given an R-1 zoning with an Agritourism overlay. They had a choice to annex into Fox Lake but chose Spring Grove. They were given six years to mine a lake there with two years to reclaim the property. There is a synopsis on the village’s website of the Richardson Farm annexation and zoning with a concept plan, which has changed a bit, along with the mining operations plan.

Hugh Ver Steegh, a resident of the Wilmot Farms Subdivision, asked if the Richardson’s could de-annex from the village and go to Fox Lake. Attorney Puma explained this would not be an easy thing to do as the annexation agreement is a contract which prohibits them from disconnecting. The board would have to agree to let them disconnect and if the board said no, they would have to petition a court, which would be highly unlikely. There is also a boundary agreement with Fox Lake which automatically renews in 2021 for another ten years unless either party serves notice of nonrenewal. However, the boundary agreement has nothing to do with the annexation agreement.

Michael Wagenaar, a resident of the Stone Creek Crossing Subdivision, asked about the Thelen project between Route 173 and English Prairie Road. There are telephone poles that used to line the old Seidshlag Road before it was removed and now gravel operations on both sides of the poles make them look like they are sticking out of the ground with no land around them. President Eisenberg said the poles still have power and they will stay until the subdivision is developed.

Consent Agenda. Trustee Simonson moved, seconded by Trustee Mazzanti to accept the consent agenda as presented. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: None. Motion carried.

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Trustee Letzter said he left after the Parks meeting on September 26, so he was not in attendance at the Finance meeting. Trustee Mazzanti said the number of 4th of July volunteers is 50, not 30, as written in the Parks minutes. Trustee Simonson moved, seconded by Trustee Mazzanti to approve the consent agenda with changes to the Parks and Finance minutes as noted. Roll call vote: Ayes: Anhalt, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: None. Motion carried.
Unfinished Business. None.

New Business.
Consideration of a request not to remove the parking area at 9480 Bellaire Lane. Maureen Murphy, resident of 9480 Bellaire Lane, sought permission to not have the parking area removed from the ROW of the model home she purchased. She noted that she maintains the parking area and has added berms and plantings around it. She has a large family and when they visit, they park in the spaces. She talked to members of the Thousand Oaks HOA and they had no problem with it.

President Eisenberg stated that the parking lot should have been removed when the model home was sold. He understands that she uses it as a convenience, but because it is in the village’s right-of-way, there is a liability and maintenance issue for the village, even though she is maintaining it now. It was noted that Buschman Home Builders had to remove a parking lot from their model home that was recently sold. KLM Builders will be contacted to remove the parking area.

Other Business. None.

There being no further business, Trustee McMahon moved, seconded by Trustee Letzter to adjourn the meeting at 6:38 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Laura Frumet, Deputy Clerk