1. Call to Order
2. Roll Call
3. President’s Report
4. Clerk’s Report
5. Engineering Report
6. Building and Zoning 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. March 6, 2018 Village Board Regular Minutes
   B. March 12, 2017 Finance Committee Minutes
   C. March 2018 Bills Payable
   D. Accept resignation of Trustee Randy Vinyard
   E. Ordinance approving the Annual Municipal Budget for FYE 2019
   F. Ordinance authorizing the sale and disposal of surplus personal property
   G. Resolution for Maintenance Under the Illinois Highway Code
11. Unfinished Business
12. New Business
   A. Consideration of an ordinance granting a variance at 9107 Nicholas Lane
   B. Presentation for a liquor license at 2020 Route 12, Suite M
   C. Presentation by LifeSpring Community Church
13. Close Session - Section 2(c)(5) of the Open Meetings Act to discuss the appointment for a public office
14. Other Business
15. Adjournment
Council Chambers, Spring Grove, Illinois, April 3, 2018; 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, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 5. Absent: Trustee Jeff Letzter – 1. Also present for the Village were: Tom Sanders, Chief of Police/Executive Assistant; Bob Walczak, Building & Zoning Officer; Mike Gajewski, Planning and Zoning Chairperson; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

President’s Report. A letter was submitted to the McHenry County Board and ZBA opposing the proposed solar farm on the northeast corner of Ringwood and South Solon Roads.


Building and Zoning Report. In response to an inquiry, the model home is now open and one home is being constructed in the Thousand Oaks subdivision.

Police Department Report. No report.

Committee Reports. None.

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

Mark Mihalo, resident of 1411 English Prairie, inquired as to when the berm along English Prairie Road up to Wintergreen will be removed as the mining and restoration has been completed as he and his neighbors would like it taken down. President Eisenberg stated Thelen’s has chosen not to take the berm down because when the property is developed it will be required. Executive Assistant Sanders will inquire if Thelen’s could remove the berm.

In response to an unidentified person in the audience, IDOT has plans to start construction on installing traffic lights at Route 173 and Wilmot Road in 2019.

Rich Siel, resident of the Springdale Trails neighborhood, questioned if the barbed wire fence along Richardson Road will be removed now that the mining has been completed. President Eisenberg stated the property is still being reclaimed and the decision is up to the property owner.
Tom Hinks commented on the unsightly property condition of the underground home on Winn Road. Attorney Puma will work with staff on this matter.


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Trustee Simonson moved, seconded by Trustee Mazzanti to approve the consent agenda. Roll call vote: Roll call vote: Ayes: Anhalt, Mazzanti, McMahon and Simonson – 4. Nays: None. Motion carried.

New Business.
Consideration of an ordinance granting a variance at 9107 Nicholas Lane. The Planning and Zoning Commission unanimously recommended the approval of a variance to allow an accessory building to be 880 sq. ft. and 20 ft. in height subject to the removal of the existing shed within 30 days of final inspection of the new accessory building, if not sooner.

Trustee McMahon was surprised by the recommendation and that none of the neighbors objected. He stated that even though there is no active homeowner’s association (HOA) to enforce the subdivision’s covenants, the building exceeds the allowed size and height. He opposed the variance because of the building’s aesthetics, height, and the property being a corner lot, all of which don’t blend into the neighborhood, and because its approval could set a precedent. He asked that the matter be tabled until Trustee and ARC Chair Letzter can weigh in on the matter and offer suggestions on how the building could blend into the neighborhood better.

Trustee Anhalt was opposed to the variance because it is a permanent structure and will remain on the property after the RV is gone. He suggested the village encourage subdivisions to have active HOA to enforce the covenants and then this would not be permissible.

PZC Chairperson Gajewski stated there were no objections at the meeting and believed neighbors would prefer to see the oversized accessory building as opposed to a tarped RV sitting in the driveway. He believed the homeowner went above and beyond to make the building blend into the neighborhood and suggested the approval be contingent upon ARC review and approval. The granting of the variance would not set a precedent as every application is looked at individually and a recommendation made based on its merits. He suggested the Board pass an ordinance prohibiting boats, trailers and RVs on driveways if they are concerned with setting a precedent.
In response to concerns, Gerald Robinson, homeowner and applicant, stated he is aware there is no active HOA and explored attaching the building to the house but the only contact point was through the third bedroom. They worked with an architect to design it to match the gable of the house, which is why the roof height is 20 ft. There are trees between the building and the neighbor to the west and the aesthetics of the building were revised based on the input of PZC. He believed the approval of the variance wouldn’t set a precedent as he spoke to his neighbors and showed them the plans and they had no objections. To protect their investment, they prefer to store the RV inside to protect it from the weather and so people don’t know when they are gone. They haven’t found an indoor facility nearby that would allow them access to the RV in the winter months.

Trustee Mazzanti supported the variance as there were no objectors and there are currently mature trees screening the building from the adjoining property owner. He approved of the design of the building and suggested recessing it into the ground to keep the height down. He agreed with the homeowner’s concern that leaving the RV outside could be a safety issue. He also believed that due to our one acre zoning that 600 sq. ft. is too small for an accessory building and it should be increased to 720 sq. ft.

Trustee Simonson agreed with Trustee McMahon’s comments and opposed the variance because of its height and an approval would set a precedent.

President Eisenberg also supported the variance as there were no objectors and he believed its approval would not set a precedent. He stated many residents move to the community because of the one acre zoning and its close proximity to recreational facilities so they have trailers, boats, RVs, etc. in their driveways.

After much discussion, it was the consensus to table this matter until April 17, 2018.

Presentation for a liquor license at 2020 Route 12, Suite M. Britonya Krakowski would like to obtain a Class A-2 liquor license for her sandwich shop at 2020 Route 12, Suite M. The business has scaled back its hours of operation to lunch only on Monday – Friday due to lack of sales in the evenings and weekends because they are not being able to compete with the other sandwich shops that offer video gaming. After some discussion, there were no objections from the Board.

Presentation by LifeSpring Community Church. Cabot Ashwill and Tom Hinks, representing LifeSpring Community Church, along with their architect Michael Risselada, presented a revised conceptual plan for the 21-acre commercial parcel located on the northwest corner of Route 173 and Siedschlag Road. The property would be developed as a Planned Unit Development and done in phases. Phase One will commence in the spring/summer of 2019 and would include excavation, developing pads for construction, initial building of the church (approximately 12,000 sq. ft.), asphalt parking for Phase One of the church, development of amphitheater/recreation space and walking path, and selling off of retail pads.
Phase Two will include future retail development, a separate community space and community center. The church will be constructed in three phases as the congregation grows for a total of 31,000 sq. ft.

The main entrance will be off Route 173 with the secondary entrance on Siedschlag Road. They haven’t spoken to IDOT yet but turn lanes will probably be needed. All buildings will share a septic field, which is estimated to be 2 acres, a well and parking spaces. The retail buildings will be sold off to help pay for the investment of the property and infrastructure.

The Board was supportive of the new plan noting they would like to see the retail moved closer to Route 173 and screening be provided at the rear of the retail buildings, adjacent the amphitheater and splash pad, to hide the dumpsters and loading areas. Concern was expressed with the retail and parking areas decreased to accommodate a larger septic area than presented. Support of the plan will decrease if IDOT doesn’t approve the entrance on Route 173 as Siedschlag Route cannot support the proposed traffic.

Closed Session – Section 2(c)(5) of the Open Meetings Act to discuss the appointment for a public office. Trustee Mazzanti moved, seconded by Trustee Simonson to convene into closed session under Section 2(c)(5) of the Open Meetings Act to discuss the appointment for a public office. Roll call vote: Ayes: Anhalt, Mazzanti, McMahon and Simonson - 4. Nays: None. Motion carried. The Board adjourned into closed session at 7:18 p.m.

Trustee Mazzanti moved, seconded by Trustee Simonson to reconvene from closed session. Roll call vote: Ayes: Anhalt, Mazzanti, McMahon and Simonson - 4. Nays: None. Motion carried. The Board reconvened at 7:47 p.m. with all members present as the original roll call.

Other Business. None.

There being no further business, Trustee Mazzanti moved, seconded by Trustee Simonson adjourn the meeting at 7:47 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]
Sandi Rusher, Village Clerk