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. Public Works 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. May 1, 2018 Village Board Regular Minutes
   B. May 1, 2018 Village Board Closed Session Minutes
   B. Remaining April 2018 Bills Payable
11. Unfinished Business
12. New Business
   A. Presentation to allow temporary outdoor parking of trailers and vehicles at 2221 Pierce Drive
   B. Consideration of an ordinance amending Chapter 14, Building Code, regarding temporary occupancies
   C. Consideration for a temporary occupancy for parking of vehicles and trailers at 2221 Pierce Drive
13. Other Business
14. Adjournment

Posted: May 11, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
MAY 15, 2018

Council Chambers, Spring Grove, Illinois, May 15, 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, Dawn Iselin, Jeff Letzter, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 7. Absent: None. Also present for the Village were: Sgt. Jason Hintz, Police Department; Bob Walczak, Building & Zoning Officer; Matt Wittum, Public Works Supervisor; Mike Gajewski, Planning and Zoning Chairperson; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Sandi Rusher, Village Clerk.

President’s Report. Trustee and EDC Liaison Iselin has done extensive research in grants and found some that will be very helpful for future businesses.

Clerk’s Report. No report.

Engineering Report. Engineer Bicking was directed to look into the cost of extending the water main west on Route 12.

Public Works Report. The employees from Scot Forge were acknowledged for laying mulch at Thelen Park. The advertising signs at Thelen Park have not been made as the business making them is behind schedule.

Police Department Report. No report.

Committee Reports. None.

Public Discussion. President Eisenberg then opened the meeting up for discussion by the public. There was no one in attendance who wished to address the board.

Consent Agenda. Trustee Simonson moved, seconded by Trustee Mazzanti to accept the consent agenda as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

A. May 1, 2018 Village Board Regular Minutes
B. May 1, 2018 Village Board Closed Session Minutes
C. Remaining April 2018 Bills Payable

Trustee Simonson moved, seconded by Trustee Mazzanti to approve the consent agenda as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.
Unfinished Business. None.

New Business.
Presentation to allow temporary outdoor parking of trailers and vehicles at 2221 Pierce Drive. Ray Braden and John Johnson, owners of SMB Services, along with their attorney Neil Anderson explained their need to find temporary outdoor parking for their products, trailers and vehicles. They need to be out of their current location on Westward Drive as the owner has leased the space and parking their trailers and vehicles at 7701 Blivin is not viable until the pending zoning petition for this site is approved. Mr. Bilik, property owner, offered the use of the vacant property at 2221 Pierce Drive.

To address this issue, an ordinance was prepared to allow the temporary occupancy of outdoor storage of vehicles and products for 180 days and a plan of the project has to be included. After some discussion, that the creation of an ordinance would be beneficial to this business and future businesses. In addition, it was the consensus of the Board that should addition time be needed beyond 180 days, Board approval would be needed.

Consideration of an ordinance amending Chapter 14, Building Code, regarding temporary occupancies. The ordinance allows for the temporary occupancy of a property for 180 days should it meet the approval conditions outlined in Section 1412.4 and the permit fee would be $50. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the resolution as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Consideration for a temporary occupancy for parking of vehicles and trailers at 2221 Pierce Drive. As previously discussed, SMB Services, Inc. sought permission to temporarily park their 2 semis, 2 lowboy trailers, 2 dump trailers, 1 skid steer trailer and 1 utility trailer outside in the northeast corner of the vacant property. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the request as submitted. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Discussion then ensued regarding SMB Services, Inc. pending zoning petition and their modified plans to store salt in a three-sided roof structure that opens to the east versus under a tarp. Their plan is to extend the existing roof of the lean-to located in the southwest corner of the property to the north by 75 ft. and then bring it forward 125 ft. to the east. The building will be designed so it can be extended but would be ultimately no longer than 400 ft. The height of the building on the north end will be 14 ft. The salt will be stored on a bituminous surface. To contain the salt, a curb will be installed inside the building with a concrete barrier placed inside of the curb. The asphalt curb will also be installed across the entrance of the building to contain the salt. The salt will be offloaded from a covered railcar by a conveyor and directly deposited into a semi truck. The truck will then be covered and driven over and unloaded inside the storage building. All loading and unloading of vehicles will take place inside the storage building. Salt is typically delivered in July and August and goes to contractor sites in September and October. They could bring more salt in during the winter if needed. At this time they don’t have a primary customer but will work with Detroit Salt to go after state bids and local contractors. They proposed a grass landscape screening along Hatchery Road to soften the appearance of the salt storage building. Their preference is to screen outside their fenced in property if the railroad allows. In response to an inquiry, they would consider a 1% royalty on non-sales tax salt.
Trustee McMahon did not support the storage of salt based on discussions with an IDNR biologist. The IDNR biologist expressed concern with the storage of salt and its negative effect on the marine life in the ponds at Hatchery Park. He further stated that it’s not a matter of if something will happen but when something happens to the natural ground water resources.

While the Board would like to see the building occupied and railroad spur used; grave concern was expressed with the environmental and ground water impact that the storage of salt could have on the Hatchery and the Nippersink Creek. The IEPA recommended a minimum of three triangulated monitoring wells to establish a groundwater monitoring system. Concern was also expressed with the salt being stored on a porous surface, dust from the salt being carried into the air, increased traffic and the road condition at the intersection of Blivin Street and Route 12 and how it would be possible to remediate conditions if salt reached the aquifer or the Hatchery. It was suggested they purchase environmental incident liability insurance and have a containment system for the salt.

Other Business. Trustee Mazzanti provided an update on two zoning petitions for solar farms near the village filed before the McHenry County Zoning Board of Appeals. The board is not opposed to solar farms but has a concern with their location near established residential areas.

There being no further business, Trustee Mazzanti moved, seconded by Trustee Simonson to adjourn the meeting at 7:04 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[signature]

Sandi Rusher, Village Clerk