Village of Spring Grove – Village Board
Regular Meeting Agenda

1. Call to Order
2. Roll Call
4. President’s Report
5. Clerk’s Report
6. Engineering 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. June 5, 2018 Village Board Regular Minutes
   B. Appropriations Ordinance for the Fiscal Year commencing May 1, 2018 and ending April 30, 2019
   C. Proclamation recognizing July 1, 2018 as Honor Guards Day
   D. Resolution extending the Intergovernmental Agreement between the Village and Richmond Township relative to the Township’s Senior Transportation Program
   E. Authorize the disbursement of the June 2018 Bills Payable after their approval by the Village President
12. Unfinished Business
13. New Business
   A. Consideration of an ordinance granting a special use permit and variance at 7701 Blivin Street
   B. Consideration of an ordinance establishing the Prevailing Wage Requirements
14. Other Business
15. Adjournment

Posted: June 15, 2018 at 3:00 pm
Council Chambers, Spring Grove, Illinois, June 19, 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: Tom Sanders, Police Chief/Executive Assistant; Jason Hintz, Police Sergeant; Bob Walczak, Building & Zoning Officer; Mike Ringler, Public Works Crew Leader; Mike Gajewski, Planning and Zoning Chairperson; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Laura Frumet, Deputy Clerk.

Public Hearing - FYE 2019 Appropriation Ordinance. Trustee Letzter moved, seconded by Trustee Simonson to open the public hearing. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried. The hearing opened at 6:01 p.m. The Appropriation Ordinance serves as a limit on what may be spent during the current fiscal year. The ordinance is inflated 20% over the General Fund Budget, which is used for unforeseen emergencies and expenses that arise during the year. The total estimated revenues are $3,920,933 with appropriations of $4,549,480. Trustee Anhalt moved, seconded by Trustee Iselin to close the public hearing. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried. The hearing was closed at 6:02 p.m.

President’s Report. President Eisenberg thanked all involved in the Fish Boil Fundraiser for their efforts in making the evening a great success. The fundraiser raised almost $6,000.

Clerk’s Report. In 1967, 21-year-old Marine Corporal Richard Behrs was killed in Vietnam. He lived in unincorporated Spring Grove. The Woodstock VFW wanted to present his family with a Gold Star flag, but no family members can be located. They would like to present the flag to the village with the agreement that it will be displayed. The Trustees were in agreement to accept the flag and to display it in the trophy display case in the Municipal Centre.

Engineering Report. Sinkholes are reappearing at the intersection of Route 12 and Blivin Street. Engineer Bicking will contact IDOT about the issue.

Public Works Report. Crew Leader Ringler said they are trying to figure out the best way to mount the new business advertisement signs on the ball field fences. The concern is the size of the aluminum signs and ways to prevent the wind from loosening them.
Police Department Report. Chief Sanders informed the board of Officer Kresen’s graduation from Northwestern’s Police Program after six months of study. Officer Kresen was given a round of applause.

Committee Reports. None.

Public Discussion. President Eisenberg then opened the meeting up for discussion by the public. An attorney for Direct Source at 2306 Hatchery Road informed the board that the property will be sold to Advanced Disposal who will be seeking a Special Use Permit at an upcoming zoning hearing. Advanced Disposal will be using the building and property in the same capacity as Direct Source. When questioned, a representative with Advanced Disposal said they will be willing to maintain the gravel road by filling in any potholes as Direct Source currently does.


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

Unfinished Business. None.

New Business.
Consideration of an ordinance granting a special use permit and variance at 7701 Blivin Street. Ray Braden and John Johnson, owners of SMB Services, Inc. were in attendance, along with their attorney, Neil Anderson. SMB Services, Inc. is an excavation, trucking, lawn maintenance and snow removal business. They also sell and deliver topsoil, mulch, sand and aggregate materials and want to store and sell road salt, using the railroad spur for deliveries.

Attorney Anderson addressed the board regarding concern about spillage during the delivery and pick up of road salt. He stated salt would be delivered in steel-enclosed railroad cars with a hopper on the bottom and off-loaded by a conveyor. It would be directly deposited into a semi-truck that will then be covered, driven inside the salt storage building and unloaded. All loading and
unloading of vehicles will take place inside the storage building. He also stated if there was any spillage it would be less than the amount of salt spread on parking lots and roads in winter.

Attorney Anderson also felt the concern about salt in the Hatchery Park ponds was overrated and read information about pond salt, a fish hobbyist pond additive, and its overall health benefits for fish, improving gill function, oxygen levels and warding off parasites.

Trustee McMahon pointed to a memo from Scott Kuykendall, Water Resources Specialist with McHenry County Planning & Development, in which he stated that given the permeable nature of the subsurface geology upon which the salt storage building would be located and the close proximity of the fish hatchery, alternative locations should be considered.

Trustee Iselin stated that additives to road salt contain harsh chemicals, like Ferrocyanide, which is toxic to aquatic life along with other potential components and impurities of road salt.

Mr. Braden said they would not store treated salt and significant efforts have been made to shelter and preserve the salt to protect the environment.

Attorney Anderson said one calculation of tons of salt that would have to be dumped to cause damage to the ponds was four semi-truck loads. He felt his clients have gone above and beyond to make the project acceptable to the village.

President Eisenberg noted that he was originally opposed to the idea of salt storage, but after meeting with staff and the hearing before the Planning and Zoning Commission, the petitioners have made many concessions and if the operation is done properly, salt should never come in contact with the hatchery ponds. Monitoring wells will also alert the village to any potential issues. If there are problems, a Special Use Permit can be pulled at any time. He also noted that the property hasn’t been maintained very well for many years. The new business will clean-up the property, create jobs and make use of the rail spur. He was in support of the petition as modified by staff and the PZC.

Trustee Letzter noted that Water Resource Specialist Scott Kuykendall’s memo stated that although an alternate location should be considered, if the location is approved, the most stringent best management practices for salt storage facilities should be followed, which the petitioners stated they would do.

Trustee McMahon asked to see specific plans for maintenance and reporting. Trustee Anhalt was unsure if it was a good thing for them to do their own testing and reporting and which should probably be done by a third party.

Discussion ensued regarding salt brine. The petitioners stated the storage building will have a 5” asphalt surface over gravel with a plastic liner under the gravel. A containment system would be used to collect salt brine which would drain into an underground tank. This would be emptied
when full. Mr. Johnson said the village could possibly utilize the brine in their snow removal efforts.

Concern was brought up regarding residential wells that are within 200 feet of the salt storage. Specifically, even if the homeowners signed off on the operation, what would happen if there was contamination. A plan of action would have to be put into place.

The trustees felt the testing of monitoring wells should be done by an independent third-party source, with the cost covered by the petitioner and that the wells should be kept locked. There would also have to be a chain of custody. The petitioner stated they would be hiring Huemann Well to dig the wells and to monitor them.

It was questioned if the village could be held responsible if wells or other waterways, like the Nippersink Creek, were contaminated. Attorney Puma stated because of Tort Immunity, or unless there was wanton or deliberate action by the village, there would be no liability risk for the village.

It was noted the only place salt could spill outside was during the conveyor process. Trustee McMahon was concerned that there still was no plan for the containment of salt dust during the off-loading of the salt and there are companies that design products for this purpose. The petitioner said the only way to do this would be an underground conveyor.

Planning & Zoning Chairperson Mike Gajewski felt that all concerns of the PZC and staff had been addressed by the petitioners and he felt confident the hatchery would not be affected by the salt storage facility. Trustee Anhalt said he and others were just taking heed of what government water regulatory agencies were stating about not storing salt near waterways.

It was noted that salt is shipped from salt mines via rail or water.

Some trustees felt that a lot was covered in the meeting that wasn’t discussed previously, and although the petitioners said they’ll follow plans for different aspects of the operation, there is nothing in writing setting forth their exact plans that the village’s engineer can review. The Special Use Permit should be contingent upon having detailed plans in writing and approval by the village’s engineer.

In answer to a question, Mr. Braden said he doesn’t believe the business would be viable without being able to store and sell road salt.

Trustee Mazzanti moved, seconded by Trustee Letzter to approve an ordinance granting a special use permit as presented contingent on the hours of operation for road salt pickup of 7 a.m. to 5 p.m. Monday - Friday and 24 hours a day during snowstorm events, with retail hours of 8:00 a.m. – 5 p.m. Monday – Saturday and contingent on monthly testing of the wells and delivery to the laboratory by an independent third party with an established chain of custody. Roll call vote:
Discussion ensued regarding if there was something the petitioners could do to revise their plans which would be acceptable to the dissenting voters. Some felt if Scott Kuykendall could attend a meeting to hear more of his opinion on the subject and someone from the EPA or IEPA could attend also, it would help to alleviate their concerns and possibly change their minds. They also want detailed plans for any clean-up of spills, unacceptable test results, etc. reviewed and accepted by the village engineer before approval of the ordinance.

Trustee McMahon moved, seconded by Trustee Anhalt to reconsider the vote on the ordinance granting a variance. Roll call vote: Ayes: Anhalt, Letzter, McMahon, and Simonson - 4. Abstain: Mazzanti - 1. Nays: Iselin - 1. Motion passed. The consideration of the ordinance relative to 7701 Blivin Street was continued to the August 7, 2018 Village Board meeting.

Trustee Mazzanti moved, seconded by Trustee Letzter to allow temporary use of the property at 7701 Blivin as presented in accordance with Ordinance No. 2018-12 for 180 days. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

President Eisenberg said he appreciated the board’s extraordinary discussion and looks forward to hearing any new testimony on the subject. The trustees will put together a list of details within a week of what changes they would like to see to the petition.

Consideration of an Ordinance establishing the Prevailing Wage Requirements. During the month of June of each calendar year, the Village is required by state statute to adopt an ordinance establishing the prevailing rate of wages for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of the Village. Trustee Simonson moved, seconded by Trustee Letzter to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Other Business. There were only a couple of responses to the email sent to the sports teams asking them to attend the June 26 Parks Committee meeting so another email will be sent out.

There being no further business, Trustee Mazzanti moved, seconded by Trustee Simonson to adjourn the meeting at 8:03 p.m. All ayes, motion carried.

Respectfully Submitted,

Laura Frumet, Deputy Clerk