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. August 7, 2018 Village Board Regular Minutes
   B. August 7, 2018 Village Board Closed Session Minutes
11. New Business
   A. Consideration of elevation changes of building at 2807 Route 12
   B. Consideration of directional signs at 7777 and 8001 Winn Road
   C. Consideration of an ordinance accepting the proposal for portable restrooms in Village Parks from Service Sanitation, Inc.
   D. Consideration of an ordinance amending Chapter 8 of the Village Code relative to solicitor fees and fines
   E. Discuss water main expansion along Route 12
12. Unfinished Business
   A. Consideration of an ordinance granting a special use permit and variance at 7701 Blivin Street
13. Other Business
14. Adjournment

Posted: August 17, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
AUGUST 21, 2018

Council Chambers, Spring Grove, Illinois, August 21, 2018; 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, Dawn Iselin, Jeff Letzter, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 7. Absent: None. Also present for the Village were: Tom Sanders, Chief of Police/Executive Assistant; Bob Walczak, Building & Zoning Officer; Matt Wittum, Public Works Supervisor; Mike Ringler, Public Works Supervisor; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Sandi Rusher, Village Clerk.

President's Report. Public Works Supervisor Wittum will be leaving the village’s employ and President Eisenberg commended him for leading the Public Works Department during his tenure with the Village and he will be missed.

Clerk’s Report. No report.

Engineering Report. An activity report was prepared and there were no questions asked.

Public Works Report. An activity report was prepared and applications are being received for the job opening.

Police Department Report. No report.

Committee Reports. None.

Public Discussion. President Eisenberg then opened the meeting up for discussion by the public. Mike Starsiak commented the fine for not getting a solicitation permit should be substantially more than the permit cost to ensure compliance and the fine should be to the company and not the applicant.

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

A. August 7, 2018 Village Board Regular Minutes
B. August 7, 2018 Village Board Closed Session Minutes

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

New Business.
Consideration of elevation changes of building at 2807 Route 12. Trustee Letzter recused himself from the discussion and voting because his firm did work for the applicants. Trustee Iselin reported the Architectural Review Commission recommended approving the building elevation changes as submitted as the new elevations will be a great improvement to the building. The existing front white brick elevation is stained and showing its age and the commission felt the new materials, colors and textures will be harmonious with the neighboring buildings. The brick on the front elevation will be replaced with limestone rock beneath the windows and oversized red/brown Charleston Wellington brick above. The colors will coordinate well with the new clear windows and bronze-colored coping. The east and west elevations have exposed concrete block which will be replaced with textured EIFS Dryvit in the color of muslin to match the existing stucco finish on the gable section of the building. The existing metal siding will remain. Trustee Iselin moved, seconded by Trustee Anhalt to accept the commission’s recommendation. Roll call vote: Ayes: Anhalt, Iselin, Mazzanti, McMahon and Simonson – 5. Nays: None. Recused: Letzter – 1. Motion carried.

Consideration of directional signs at 7777 and 8001 Winn Road. Trustee Letzter reported the commission recommended granting a variance for the new directional ground signs for Scot Forge that will replace the existing signs. The variance will allow the sizes to remain the same at 6′ 10″ high and 20.83 sq. ft. so they will be visible to the large semi-trucks carrying material to and from Scot Forge. The locations of the four new signs will be in the same locations as the old, between 15′ and 20′ from the road edge and will not interfere with a driver’s line of sight. Trustee Mazzanti moved, seconded by Trustee Letzter to accept the commission’s recommendation. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.

Consideration of an ordinance accepting the proposal for portable restrooms in Village Parks from Service Sanitation, Inc. Service Sanitation has been the village’s provider since 2013 and provides great service. The proposal has only gone up a couple of dollars per rental. Trustee McMahon moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.

Consideration of ordinance amending Chapter 8 of the Village Code relative to solicitors. Chief Sanders highlighted the amendments to the ordinance that increase the fine for not obtaining a solicitor permit from $50 to $100 and the permit fee from $50/day to $100 for 10 days. He stated the objective is to obtain compliance and if a person violates the ordinance, they will not be issued a solicitation permit for 30 days and the company they are affiliated with will not be issued a building permit for 30 days. In response to Mr. Starsiak comment, Chief Sanders stated it is hard to fine the company because a solicitor is usually a subcontractor for the company.

Discussion commenced regarding restricting the hours of soliciting and fines. Trustee McMahon would like to restrict the hours to 9am – 3 pm; Monday – Friday adding residents are concerned with people walking through neighborhoods. Trustee Mazzanti opined that the restriction could be deemed anti-business. In response to Trustee Iselin’s inquiry, Chief Sanders stated that if a solicitor knocks on a resident’s door that has a “No Soliciting” postcard posted, they could be fined.

Trustee Mazzanti moved, seconded by Trustee Iselin to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.
Discuss water main expansion along Route 12. President Eisenberg gave a brief background on the ongoing discussions to expand the water main along the north side of Route 12 to service businesses from Winn Road to Rolling Oaks Road including those on Industrial Court, that has an estimated cost of $1,000,000. Trustee Mazzanti added the former Economic Development Commission had several meetings with business owners and they were against the expansion of the water main. Trustee Iselin would like to discuss this matter further with business owners. Trustees Letzer and Simonson stated the expansion is critical to attracting new businesses and for the future of the village’s economic development. Trustee Mazzanti would like to have commitments with businesses before proceeding and would support a recapture incentive. It was the consensus to have Trustee Iselin discuss this further with the affected business owners and report back to the board.

Unfinished Business – Consideration of an ordinance granting a special use permit and variance at 7701 Blivin Street. President Eisenberg prefaced the discussion stating there is more to the application than just the special use permit to store salt but also to allow the outside storage of vehicles, equipment, aggregate and general landscape supplies as well as a variance to allow the outside storage on a surface other than asphalt or concrete. At the first meeting before the board, the concern was not with the other requests but with the salt storage.

Ray Braden and John Johnson, owners of SMB Services, Inc., were in attendance, along with their attorney, Neil Anderson. Mr. Anderson provided an overview on the development of the salt storage facility since the last meeting stating they have received favorable input from the IDNR and two local fisheries after reviewing their plans. Engineer Bicking has reviewed and provided recommendations on the documentation for the salt storage relative to the prevention plan and training, emergency procedures, paving specs and underground detention piping.

With regard to the paving specs for the salt storage area, the owners will increase the thickness of the plastic liner from 6mm to 20mm to be more effective. They proposed a 2” sand pad with a 20mm plastic liner above that with another 2” sand pad with 4” perforated underdrains that would drain into the liquid collection system, in case there was leakage, followed by 10” aggregate base topped with a 6” paved surface. The asphalt under the lean-to, that will be expanded for the salt storage building, will be removed and a new asphalt structure, as described above, installed. The entire perimeter of the asphalt area inside the building will have a 6” x 12” curb and the interior of the building will be lined with concrete barriers to protect the integrity of the building.

Detailed plans were submitted for the underground liquid detention and dust collection systems. The interior pavement of the salt storage building will be pitched to the front to drain into a liquid detention collection system. Should approval be granted, the owners are willing to acquire a conveyor, with an estimated cost of $100,000, that will contain the salt dust when being unloaded from the railcar into a tanker truck. All dust collected in the mechanical dust collection system shall be disposed of by either reintroducing the same to the storage pile or removed from the premise in its entirety. The building itself will be enclosed with three solid walls and one pass-through wall. The pass-through wall will be covered with a self-closing vinyl barrier to mitigate dust and other elements from entering and exiting as well as to allow easy access of trucks and equipment.
Trustee Iselin questioned if the cost to use the site is a viable business decision given the cost to put all the mitigation strategies in place and make the improvements and purchases versus moving it off site because they indicated at the Planning and Zoning meeting there was an issue of having the financial means to do this because it would be an undue hardship on the business. Mr. Anderson replied Mr. Braden and Mr. Johnson would own the property and operate their business at this property because it has a rail spur. The rail spur makes the property financially viable and the owners are willing to undertake the mitigation strategies by bringing in top of the line equipment.

Trustee Iselin stated her main concern is with the owners wanting to abide by and follow the safe and sustainable salt storage standards and guidelines established by the IEPA and the Salt Institute. She opined that because they are using this location, which is in close proximity to the Hatchery and within 60 ft. of a private well, which requires a variance from the IEPA regulations which she has a concern about, they have not used adequate due diligence in site selection. Mr. Anderson responded the owners are willing to follow the guidelines established by the IEPA and Salt Institute. He noted the IEPA requires them to approach well owners within 200 ft. and the Salt Institute handbook recommends rail delivery as being one of the most viable means of salt delivery for safety issues. He further stated the owners still have to abide the EPA and IEPA standards and regulations as well as the Salt Institute guidelines, which they will do.

Trustee Simonson stated his main concern is protecting the groundwater because once the salt contacts the water, it cannot be removed from the water. He did like Engineer Bicking’s recommendation for more frequent checking of the test wells and questioned what happens should they indicate contamination as he hasn’t seen any remediation plans should the ground water become contaminated. He further voiced concern with the effect a tornado could have on the salt storage. Mr. Anderson proposed a remediation program where the salt will be immediately removed from the site in question and professional companies will be contacted.

A discussion then commenced regarding insurance. Trustee Iselin stated she contacted the insurance company provided by the owners and they only provide up to $10,000 and it is not the environmental impairment insurance, which has different rates and protections than what was presented. Mr. Anderson agreed to his clients providing environmental impairment insurance and invited the village to set the standard as to the amounts. He added that if it cannot be obtained and it is part of the ordinance then they will have to come back to the board for a modification to the ordinance.

Trustee Mazzanti stated he has a far greater concern with the commodities being transported on the railroad tracks and their effect on the Hatchery should they derail and tip over near it than anything that could happen from the salt storage. He commended their efforts to go above and beyond what he would have imaged to contain the salt, specifically the conveyor with dust collection system that collects the dust like a vacuum.

President Eisenberg questioned the village’s enforcement to ensure they are doing things properly and if board members would be allowed to visit the site. Mr. Anderson encouraged board members to visit the site because they are not just selling salt but landscape products and materials as well aggregate materials and are open to the public.
In response to an inquiry from President Eisenberg, Mr. Anderson stated they sat down with the biologist at the IDNR and two other local hatcheries to obtain their input and concerns on their proposed plans, maps and site distances. The IDNR biologist provided a letter stating his concerns were addressed and he liked the addition of the monitoring wells and containment system. The owner of Richmond Fisheries on Clark Road provided a letter that as an owner of a hatchery, he did have any further recommendations or suggestions. The second local hatchery on Keystone Road was not comfortable putting anything in writing.

Trustee Anhalt stated the owners of private wells within 200 ft. of the salt storage area have to sign off on a waiver and the IEPA has to approve them. Part of the company’s responsibility is that if there is damage to the wells, they need to provide them with water. His concern is that there is no plan for a secondary source to provide them with water as the water main is not near these properties. Attorney Puma stated when there is no municipal water supply, options would be digging deeper in a separate aquifer or taking it off site and piping it to the affected property owner.

Trustee Anhalt inquired who is going to do the inspection as the IEPA states the grounds should be inspected daily if not weekly. He stated the village’s inspector is not qualified to do these inspections so who would then pay for them. President Eisenberg likened the inspection to his job where he and his employees are empowered to do weekly and monthly inspections as required by the IEPA and Illinois Fire Marshall on the storage of 60,000 gallons of airplane fuel. They do not have an outside agency do the inspections as there are procedures they follow and logs are kept of the inspections. Mr. Anderson reiterated that they are comfortable with village staff and board members stopping by to visit the site to inspect the property.

After some discussion, it was clarified that the IEPA does not prohibit the storage of salt more than 50,000 pounds but this is the threshold amount after which the Illinois Administrative Code regulations must be followed.

Trustee Iselin said her concern is not just with the groundwater but with the aerosolized particle dust from road salt when sitting there or being spread. She stated the village needs to be concerned with the effects of salt storage and the effect it has on private wells and natural resources.

In response to an inquiry from Trustee Iselin, Engineer Bicking stated when the Winn Road Bridge was replaced, endangered mussels were located downstream in a channel in this area and as a result of the Village’s wastewater discharge permit, the village was required to conduct a before and after survey on its wastewater discharge outlet. The results found the mussels were unaffected by the wastewater outlet. He added the plans for monitoring wells on site and at the Hatchery will hopefully catch before any environmental damage is done but this is dependent on the frequency of sampling. He did not know what the endangered mussels’ tolerance is for this type of operation. Trustee Iselin stated she has information from the University of Illinois on the effect on mussels from road salt and pollution and will make available to anyone who wants to take a look it.

President Eisenberg opined people are losing sight of current practices and everyone should care about the amount of salt spread on the roads in one snow event and throughout a winter which is more of a detriment to the environment than what is being proposed because it is being contained. He stated the
owners are taking a vacant piece of property and making an investment to fix it up and utilize the rail spur to bring economic growth to the village. He agreed with Trustee Mazzanti that the owners have gone above and beyond to make improvements to the mitigation and prevention plans to satisfy the concerns expressed.

In response to a question from President Eisenberg, Mr. Anderson stated the IEPA has standards for what is tested and the frequency of those tests. Engineer Bicking has referenced those standards and recommended nine samples be taken over the course of three days initially to establish a baseline before the operation starts and then tests be done monthly when salt is present, rather than every two months.

Trustee McMahon stated he had certain standards and goals when this project was presented before he would consider allowing it. One of his goals was to address the salt dust. He opined they have addressed this issue by including a conveyor that collects the dust. He questioned how the owners would address this when trucks are loaded inside the building and leave the property. Mr. Johnson replied by law the trucks have to be tarped and all their trucks have tarps. They are willing to post a sign requiring all trucks exiting the property to be tarped when hauling salt and aggregate products.

Trustee McMahon stated another goal was to protect the Hatchery, the Nippersink Creek and the wells and they are a priority to him over tax dollars. He opined they have met and satisfied every goal and requirement asked of them. He supports the project based on this and requested any approval motion include providing environmental impairment insurance, well monitoring as recommended by Engineer Bicking, requiring the tarping of vehicles and posting of signage requiring vehicles to be tarped.

Further discussion included the approval of waivers from the private well owners by the IEPA. It was noted that they cannot build the structure until the private well owners have signed off on the waivers and the IEPA approves them. Mr. Anderson stated they have received the approval from one of the two owners and are attempting to contact the other. Charlie Brown, one of two owners of private wells within 200 ft. of phase one of the salt storage facility, stated he has signed the waiver based on the design and his familiarity with the operators. In addition, he has no concerns.

Trustee Mazzanti moved, seconded by Trustee Letzter to approve the special use permit for the storage of salt as presented and discussed above with the insurance and monitoring recommendations, the mandatory tarping of vehicles and installation of signage requiring vehicles to be tarped. Roll call vote: Ayes: Letzter, Mazzanti, McMahon and Eisenberg - 4. Nays: Anhalt, Iselin and Simonson - 3. Motion carried.

Mr. Anderson stated there are no formal changes to the petition but asked the motion to approve the salt storage include the temporary storage of non-salt aggregate and landscape materials under the lean-to until the salt storage building is constructed. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the special use permit for the outside storage of vehicles, equipment, aggregate and general landscape supplies, a variance to allow the outside storage on a surface other than asphalt or concrete and the temporary storage of non-salt aggregate and landscape materials under the lean-to until the salt storage building is constructed. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.
Other Business. None.

There being no further business, Trustee Letzter moved, seconded by Trustee Mazzanti to adjourn the meeting at 7:25 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]

Sandi Rusher, Village Clerk