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 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. August 21, 2018 Village Board Regular Minutes
   B. August 28, 2018 Finance Committee Minutes
   C. August 28, 2018 Parks Committee Minutes
   D. August 2018 Bills Payable
   E. FYE 2018 General Fund Audit
   F. FYE 2018 Police Pension Fund Audit
   G. Proclamation proclaiming September as National Suicide Prevention Awareness Month
   H. Ordinance amending Chapter 8 of the Village Code relative to solicitors
11. Unfinished Business
12. New Business
   A. Consideration of a Temporary Use Permit for an Event of Public Interest and to allow alcohol to be consumed outside at 2450 Route 12 for Lucky Bernie’s
   B. Consideration of an Ordinance granting a Map Amendment, Special Use Permit and Variance at 2306 Hatchery Road
13. Other Business
14. Adjournment

Posted: August 31, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING OF THE VILLAGE OF SPRING GROVE SEPTEMBER 4, 2018

Council Chambers, Spring Grove, Illinois, September 4, 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: Bob Walczak, Building & Zoning Officer; Officer Rich Kresen, Police Department; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Sandi Rusher, Village Clerk.

President’s Report. No report.

Clerk’s Report. No report.


Building and Zoning Report. One hundred and nine building permits were issued in August, a majority being for new roofs and siding because of the May 2018 hail storm.

Police Department Report. No report.

Committee Reports. None.

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

Ralph Prunkl, resident on Prairie Drive, voiced his concern with the recent repaving of Prairie Drive that is now 1/2" above the curb and has created an issue with the ingress and egress of his driveway. Engineer Bicking and BZO Walczak will review.

Rich Seil, resident on Hunters Lane, inquired if a study has been done to account for the increase of traffic on Blivin Street since the Board approved the zoning at 7701 Blivin. President Eisenberg replied a study has not been done and won’t be done until it becomes an issue. He reminded Mr. Seil that the property was formerly used as a lumberyard for many years with truck traffic.

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. August 21, 2018 Village Board Regular Minutes
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H. Ordinance amending Chapter 8 of the Village Code relative to solicitors

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.
Consideration of a Temporary Use Permit for an Event of Public Interest and to allow alcohol to be consumed outside at 2450 Route 12 for Lucky Bernie’s. In attendance was Kathleen Leavitt, owner of Lucky Bernie’s. She sought seeking a Temporary Use Permit to hold a fundraising event to benefit Bill’s Buddies, which is teamed with Relay for Life on Sunday, September 30, 2018 from noon to 7:00 pm. In addition, she sought permission to sell and consume beer and wine outside in a fenced in area on the six parking spaces directly in front of their store front. Lucky Bernie’s hosted a similar event last year, but alcohol was purchased inside the store and consumed in the grass area behind the building and there were no issues. Trustee Mazzanti moved, seconded by Trustee Iselin to grant the Temporary Use Permit as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.

Consideration of an ordinance granting a Map Amendment, Special Use Permit and Variance at 2306 Hatchery Road. In attendance were Michael Aretos, attorney for the landowner, Cris Manley, General Manager for Advanced Disposal and contract purchaser, and Jeff Lowecki, current owner of Direct Source and landowner. Mr. Manley stated he would not be the site manager but Mr. Lowecki or Mr. Stewart would be.

Trustee McMahon was glad to see the village’s efforts to protect the Hatchery and Nippersink Creek have been expressed to the petitioners, along with the requirements and restrictions that were put on the salt storage facility. As the Parks Chairperson, he wants to ensure every safety measure is put in place to prevent any chemical leakage into the Hatchery and Nippersink Creek.

Trustee McMahon stated in 2010, a multi-color discharge was found in the southwest pond at the Hatchery and it was traced back to this property. At the time, former BZO Trent Turner discussed the issue with Mr. Lowecki who stated they were going to work on getting the all containers behind the fencing and address the drainage issue. The discharge issue went away with the cause unknown, but Trustee McMahon wants to ensure it doesn’t happen again. Mr. Lowecki stated he didn’t recall the conversation.
Engineer Bicking then spoke of the recommendations and best management practices that he and Trustees Mazzanti and McMahon discussed to improve the water quality of the stormwater runoff in the Hatchery. It was recommended the parking and outside storage area be paved. The pavement would outlet to a mechanical separator that collects the oil, gas and other volatile liquids from storm water runoff and separates them from storm water. They are then disposed of properly when the tank capacity is full. The purpose of the mechanical separator would be to improve water quality. Design calculations for the sizing would be required. An alternative best management practice would be to cover the parking and outside storage area. It was further recommended that engineering plans for the improvements be provided.

Trustee Mazzanti stated another concern discussed was the location of the septic system and where it drains. BZO Walczak stated the system pumps from the building to the tanks located in the northwest corner of the property and then pumps to the septic field in the grass area along Hatchery Road. Concern was then expressed with the regrading of the property to drain away from the Hatchery to the south and the effect of the runoff on the septic field. Mr. Lowecki stated that the septic field is contained with a 10-12" concrete curb to protect it so runoff should not be a problem.

In response to inquiries, Mr. Aretos stated Direct Source currently employs six people, all of whom would continue to work for Advanced Disposal. Advanced Disposal has agreed that all containers when brought back to the property will be emptied and individual hard plastic covers will be purchased to cover each container. It is not practical to store the containers inside the building. He understood the environmental concerns but the runoff from this use is different than salt storage and a containment system would be impractical. They thought a more effective way would be to remove the existing felt liner and install a 6 mm plastic liner and regrade the property towards Hatchery Road, which then pitches towards Blivin Street. They will now need to determine the cost of the proposed improvements.

Engineer Bicking explained the plastic liner would not work without a containment system because the water needs somewhere to drain into otherwise it would just pool under between the liner and the aggregate and create mud.

Trustee Letzter questioned if the impervious surface would drain towards the Hatchery given the size of the property. Engineer Bicking replied even if regraded it would eventually runoff into the Hatchery, which is why a mechanical separator was recommended. Trustee Letzter then questioned if the addition of the impervious surface would create a lot coverage issue and how to address the encroachment of the existing building over the property line.

In response to President Eisenberg’s inquiry, Mr. Aretos stated neither Direct Source nor Advanced Disposal has a permit to haul liquid or hazardous waste and the only waste they haul is construction debris. Mr. Lowecki stated construction debris encompasses windows, roofing, siding and other lumber from remodeling, demolition and repairs. Approximately 60-70% of the debris is recycled with the remaining taken to a landfill. Mr. Manly added information is given to a homeowner as to what can go into a container when provided to clean out a house.
In response to Trustee Ankalt’s inquiries, Mr. Manly stated they hope to expand their fleet from 6 to 10 trucks in the next couple of years. They have agreed to no more than a combined total of 25 large roll-off containers or trucks.

Trustee Iselin supported the recommendation of having a mechanical separator.

Trustee Simonson didn’t see the storage of empty containers as a problem compared to the storing of salt.

Trustee Mazzanti stated he would be open to a more economical solution if it protects the water quality of the Hatchery.

It was the consensus of the Board to continue this matter until the September 18 meeting to allow the Petitioner time to put together a site plan that shows the outside storage of containers and trucks, septic tanks and field, distance from proposed building addition to the property line, and employee parking and engineering plans for the improvements.

**Other Business.** Trustee Iselin reported the culvert that goes under the Main Street by St. Peter’s Church has erosion issues that need to be looked into.

Trustee Ankalt made the Board aware that the soil at 7701 Blivin Street could be contaminated from when it was a lumberyard. He will provide the Board with more information as it becomes available.

There being no further business, Trustee Letzter moved, seconded by Trustee Mazzanti to adjourn the meeting at 7:13 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]
Sandi Rusker, Village Clerk