Village of Spring Grove – Village Board
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. President’s Report
   A. Proclamation honoring Officer David Holem upon his retirement from the Village and 30 years of Public Service
4. Clerk’s Report
5. Engineering Report
   A. NPDES Update
6. Building and Zoning Report
7. Police Department Report
8. Committee Reports
   A. Public Works Committee
      i. Consideration of September 19, 2018 Public Works Committee Meeting Minutes
      ii. Consideration of the purchase of a truck
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. September 18, 2018 Village Board Regular Minutes
   B. September 2018 Bills Payable
   C. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with In Loving Memory of Jake Vinyard
   D. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Spring Grove SnoGrowers Snowmobile Club
   E. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Langlois/Turnbull Families
   F. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Re/Max Suburban Carol Schaul
   G. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Schmitt Family Farm
   H. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Boy Scouts Troop #340
   I. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Richard Graves Family
   J. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Breezy Lawn Homeowners Association
   K. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Scot Forge
   L. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Smiles by Design
   M. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Gary & Amy Stark Family
11. Unfinished Business
   A. Consideration of an Ordinance granting a Map Amendment, Special Use Permit and Variance at 2306 Hatchery Road
12. New Business
   A. Consideration of an ordinance granting a special use permit and variance at 2500 and 2504 Westward Drive
   B. Presentation on the redevelopment of 2855, 2907 and 2911 Route 12
13. Other Business
14. Adjournment

Posted: September 27, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
OCTOBER 2, 2018

Council Chambers, Spring Grove, Illinois, October 2, 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; Bob Walczak, Building & Zoning Officer; Mike Ringler, Public Works Supervisor; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Sandi Rusher, Village Clerk.

President’s Report. President Eisenberg welcomed the RBCHS civics class students that were in attendance to observe the procedures of the village’s meeting.

Proclamation honoring Office David Holen upon his retirement from the Village and 30 years of Public Service. President Eisenberg announced this matter will be tabled until later in the meeting.

Clerk’s Report. The village will be hosting a Document Destruction Day on October 20 from 9-11 am. At the next board meeting, the Girl Scouts will seek the board’s approval to construct a community outdoor library on Main Street and the developers of the Fieldstone Ridge subdivision will ask the board for their approval to complete the remaining improvements prior to 75% of the homes receiving occupancy.

Engineering Report. An activity report was prepared. The paving of the roads in the Stonegate subdivision will be completed this year by Payne and Dolan.

NPDES Update. Engineer Bicking provided an overview of the NPDES Phase 2 program. The village’s permit and brochures regarding stormwater management can be found on its website.

Building and Zoning Report. An activity report was prepared.

Public Works Report. An activity report will be prepared for the next meeting and the department is still working on filling in sinkholes.

Police Department Report. No report.

Committee Reports.
Public Works Committee. Supervisor Ringler stated the 5-yard truck has not sold and he will relist it for the same price.
Consideration of the September 19, 2018 Public Works Committee Meeting Minutes. Trustee Mazzanti moved, seconded Trustee Simonson to approve the minutes as presented. Roll call vote: Ayes: Anhalt, Mazzanti and Simonson – 3. Nays: None. Motion carried.

Consideration of the purchase of a truck. The committee unanimously recommended the purchase of a 2018 Chevy 2500HD with a not to exceed amount of $33,000. The truck will replace the 1995 Chevy truck with 140,000 miles and will have a regular cab, 8 ft. bed, hitch and snowplow prep package. Trustee Anhalt moved, seconded by Trustee Simonson to accept the committee’s recommendation. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.

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

Ted Trzaskowski, resident of 1203 Superior, Westward Drive he allowed to keep the storage containers and chain link fence as opposed to the Planning and Zoning Commission’s recommendation to remove the containers and install a wood fence for screening.

Paul Zwieg, resident of 2815 Deer Trail, spoke of the ongoing drainage issues in front of his residence due to continuous sump pump discharge from homes up the road that are discharging into a 4” pipe installed by the Village that becomes clogged and floods his property. It was explained that this neighborhood has high groundwater and springs, which is why residents have to discharge their sump pump water. The 4” pipe has been rodded out twice due to calcium and lime build up and is not meant to handle stormwater discharge. Public Works will coordinate with the homeowner to address the situation.

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

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B. September 2018 Bills Payable
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Trustee Simonson moved, seconded by Trustee Letzter 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 – Consideration of an ordinance granting a Map Amendment, Special Use Permit and Variance at 2306 Hatchery Road. In attendance were Jeff Lowecki, current owner of Direct Source and landowner, his attorney Michael Aretos, his engineer Michael Caldwell, and Cris Manley, General Manager for Advanced Disposal and contract purchaser. Engineer Bicking stated he has reviewed the preliminary engineering plans that include paving the outdoor storage area, installing a water quality separator and bioswale. There are additional changes and information needed but overall the plan is what the village requested. Mr. Aretos stated the petitioners agree with the revised ordinance that is subject to the village engineer’s approval of the final engineering plans and incorporates many of the recommendations from the Planning and Zoning Commission as well as the preliminary engineering plans and site plans for the outdoor storage area and parking stalls. Trustee McMahon, who voiced concern when this was first presented, stated he has reviewed the plans and finds them acceptable. Trustee McMahon moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson. Nays: None. Motion carried.

New Business.
Consideration of an ordinance granting a Special Use Permit and Variance at 2504 Westward Drive. The Planning and Zoning unanimously recommended the granting a special use permit to allow the outside storage and display of equipment and heavy machinery and a variance to allow the outside storage and display of equipment and heavy machinery to be on a surface other than asphalt or concrete along with 12 conditions. Mr. Dahlen agreed with 9 of the 12 conditions and met with Trustees Letzter and Mazzanti prior to the meeting to discuss the following amendments.

1. The storage containers must be removed from the Property by October 1, 2019. Trustee Letzter stated Mr. Dahlen would like to keep the two storage containers as they are used to store bulky equipment parts and spare tires, etc. for their repair fleet of trucks and suggested that he paint them to match the buildings and move them closer to the building so they are screened by the heavy equipment and not visible from the road. Trustees Iselin, Letzter,
Mazzanti and Simonson supported this amendment as the property is zoned industrial and are needed for the business. Trustee McMahon would like language added to the ordinance that if one or both storage containers are removed for more than one year they can not be replaced or used unless approved by the Village Board and should a building be added on to, the containers must be removed. It was the consensus of the Board to allow the two storage containers with the additional language suggested by Trustee McMahon and that the containers can be replaced with similar sized containers.

2. Only equipment, machinery and vehicles owned by Alta Construction Equipment Illinois, LLC are permitted to be stored at the Property. Trustee Letzter stated Mr. Dahlen would like this amended to read “Only equipment, machinery and vehicles owned by Alta Construction Equipment Illinois, LLC and customer equipment in for services are permitted to be stored at the Property.” It was the consensus of the Board that this is acceptable.

3. A retaining wall or other barrier shall be installed around the outside of the gravel parking area in the northwest corner of the Property in order to contain the gravel in the Property. Petitioner shall also install landscape or other screening around the gravel parking area to the height of at least 6 feet. Trustees Letzter and Mazzanti reported any leakage would be detrimental to Mr. Dahlen operation as a level parking lot is necessary due to the type and weight of the equipment being stored on the property. Mr. Dahlen would be willing to assure that if any material starts to move out of the property, he would correct the situation at the time. Regarding screening, the property has security camera and Mr. Dahlen likes the fact that police can view the property when it is not occupied. Mr. Dahlen is opposed to a solid fence and proposed an ivy type screening. Trustee McMahon stated there is an 18” drop off on the other side of the fence so he can see why a retaining wall was requested. He discussed this with Engineer Bicking and as long as Mr. Dahlen is agreeable with addressing this issue as needed he supports the amendment. It was the general consensus of the Board not to request a retaining wall and a board on board fence. The ordinance will be amended to reflect immediate action will be taken to contain the gravel and the planting of a natural type screening, such as ivy, on the fence around the outside gravel parking area in the northwest corner of the property.

Trustee Mazzanti moved, seconded by Trustee Letzter, to approve the ordinance as discussed and amended. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson. Nays: None. Motion carried.

Presentation on the redevelopment of 2855, 2907 and 2911 Route 12. President Eisenberg prefaced the presentation stating that Richard Abraham from RJA Architects, Ltd., architect for the project, will make the presentation and that Trustee Iselin, one of the property owners of the project, will not be voting on this matter but will give her input should there be questions.

Mr. Abraham stated the redevelopment of buildings and land will be done in six phases and encompasses the property at 2855 Route 12 owned by Modern Abrasives, the property and buildings owned by American Industrial Werks dba Brewery Werks at 2907 and 2911 Route 12,
and the vacant industrial land behind 2907 and 2911 Route 12 owned by Modern Abrasives. All together there are three parcels that will be subdivided into two parcels. Modern Abrasives will maintain ownership of 2855 Route 12 and purchase the building at 2907 Route 12 and American Industrial Werks will maintain ownership of 2911 Route 12 and purchase the vacant industrial land behind their building.

The Modern Abrasive portion of the project will be done in two phases. Phase One includes building an addition that would connect their existing building to the building at 2907 Route 12, bringing the total square footage to 78,000, with a shipping annex between the two buildings. Phase 2 includes improving the façade of both buildings. In response to Trustee Mazzanti’s concern regarding employee parking, Trustee Iselin stated additional parking will be included in front of the building at 2907 Route 12. She further stated that since their businesses will be operating on different schedules, each will allow overflow parking on their respective properties. The timeframe for Phase One improvements is immediate as they need additional space to operate their business.

The Brewery Werks improvements will be spread out over six phases to expand their retail and community brewing aspects of their business. Phase One involves making the building occupiable, converting the office portion into retail space to market their brewery products and adding parking along the driveway in front of the building. Phases Two-Six deals with expanding the business to include outdoor seating around the building, parking and utilizing the vacant land as a venue to host events. Phases Two and Three involve improving the façade of the building and adding a kitchen area, outdoor seating and parking in front of the building. Phase Four adds seating down the east side of the building with landscaping to screen it as well as extending the driveway to the rear of the property. Phase Five adds parking at the rear of the building and Phase Six takes advantage of the topography of the vacant lot by having an open area in front of a pavilion. There would also be a road leading back to a pavilion and walking paths leading to the additional parking spaces that square off the area. They will seek input from the community and work with the adjoining neighborhood on the development of this phase. They are open to restricting the hours and use of this area as well. Phase One hopes to be accomplished by the end of the year so they can occupy the building and Phases Two and Three by summer of 2019.

Trustee Mazzanti expressed concern with access to the vacant land. Trustee Iselin explained the access easement between 2907 and 2911 Route 12 will be vacated and the driveway leading back to this area will all be on 2911 Route 12.

Trustee Iselin stated the plan is to subdivide the three parcels into two parcels and rezone 2911 Route 12 and the vacant land from I, Industrial, to B-2, General Business. Modern Abrasive and 2907 Route 12 will remain I, Industrial. The will seek the zoning for Phase Six of the project at a later date. After much discussion, the Board welcomed the redevelopment of these properties and directed the project to the Planning and Zoning Commission.

Proclamation honoring Office David Holem upon his retirement from the Village and 30 years of Public Service. President Eisenberg read the Proclamation and presented it to Officer Holem.
Other Business. Attorney Puma was directed to look into the property at 10908 Michigan Drive that has been vacant for over a year and has water damage and mold.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 7:12 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]

Sandi Rusher, Village Clerk