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 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. October 2, 2018 Village Board Regular Minutes
   B. Approval of a Temporary Off-Premise Sign for Coffee Masters, Inc.
   C. Authorize the disbursement of the October 2018 Bills Payable after their approval by the Village President
   D. The estimated amount necessary to be levied for the 2018 Tax Levy is $707,103
   E. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Burke Family
   F. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Totes for Goats
12. Unfinished Business
13. New Business
   A. Consideration of the ground signs for Schroeder Performance at 2919 Route 173
   B. Consideration of a private free library by the Girl Scouts
   C. Consideration of an ordinance amending Chapter 14, Buildings, of the Village Code relative to private free libraries
   D. Discuss construction progress at 4104 Northgate
   E. Consideration of an ordinance authorizing the execution of the Agreement regarding Fieldstone Ridge Public Improvements
   F. Consideration of an ordinance authorizing the execution of a first amendment to the contract with Groot Industries, Inc. for the collection of residential dwelling unit refuse, recyclable material and landscape waste
   G. Consideration of a solar farm proposal located at the northeast corner of the intersection of Route 31 and West Solon Road
14. Other Business
15. Adjournment

Posted: October 11, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
OCTOBER 16, 2018

Council Chambers, Spring Grove, Illinois, October 16, 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 and Bob McMahon - 5. Absent: Trustees Pat Mazzanti and Lloyd Simonson - 2. Also present for the Village were: Sgt. Jason Hintz, Police Department; 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. No report.

Clerk’s Report. There is no meeting on November 6 due to the Council Chambers being used as a polling location.

Engineering Report. An activity report was prepared.

Building and Zoning Report. An activity report was prepared.

Public Works Report. An activity report was prepared. The 2018 Chevy 2500HD truck that was approved at the last meeting was sold so a 2019 Chevy 2500HD with the same options except it has a double cab was purchased for $65 more, which was still under the approved amount.

A lengthy discussion followed regarding the repairs being done to sinkholes and storm sewers as a result of deterioration, age and poor installation. Moving forward all storm sewers need to be inspected before they can be buried.

In response to an inquiry, it was the consensus of the Board to ask a homeowner in the Breezy Lawn subdivision to connect their drain tile installed near a storm sewer to it to prevent future problems.

Police Department Report. No report.

Committee Reports. None.

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

Karl Truty, owner of Tech Star/Massive Speed at 2304 Spring Ridge Drive Units A-C, sought the Board’s direction in applying for a special use permit to allow the indoor storage of automobiles and boats at 2304 Spring Ridge Drive Units E & F. Inspector Walczak and the fire department conducted a walkthrough of the units with Mr. Truty and noted the units need to be brought up to code with a fire alarm system, fire-resistant drywall between units and possibly a sprinkler system if over 12,000 square feet prior to occupancy. Mr. Truty stated the units are less than 12,000 sq. ft. combined. In
addition to the requested improvements, he would also paint the inside of the building and fix the sheet metal on the outside to make it look nice.

Trustee Iselin, whose business was the former tenant of the units, stated the loading dock and collapsed water drain need to be repaired. Mr. Truty replied he has no plans to use the loading dock as ingress and egress would be through the overhead doors. He would be okay with screening the loading dock so it is not usable.

Mr. Truty explained that the window of opportunity for storing cars is fast approaching and inquired if there is a way where he could store the cars prior to going through the zoning process. It was explained the Board could approve a Temporary Occupancy of the property up for up to 180 days. It was the consensus of the Board that he work with staff to schedule a meeting before the Planning and Zoning Commission to seek a special use permit. Should Mr. Truty submit a Temporary Occupancy application and the required paperwork by the deadline given by staff, it could be voted on at the special meeting on October 30, 2018 to temporarily allow the storage of cars and boats.

Mike Hagi, owner of Mike’s Auto Works at 2509 Highview, sought the Board’s direction in applying for a special use permit application to allow the storage container that is not permitted or an extension to remove it as he was given an October 31, 2018 deadline. Inspector Walczak stated the container appeared in December 2017 and he has repeatedly corresponded with Mr. Hagi that it has to be removed or a special use permit obtained to allow it. In response to inquiries from the Board, Mr. Hagi stated the container was not there when he received approval in 2017 for outside storage. It is used to store small engine parts and he has plans to add onto the building via an addition or lean-to. Trustee Letzter noted any addition would have to meet the building setback requirements. After some discussion, it was the consensus of the Board that he work with staff to schedule a meeting before the Planning and Zoning Commission and submit a Temporary Occupancy application that could be voted on at the special meeting on October 30, 2018 to temporarily allow the storage container.

Consent Agenda. Trustee Iselin moved, seconded by Trustee Letzter to accept the consent agenda as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter and McMahon - 4. Nays: None. Motion carried.

A. October 2, 2018 Village Board Regular Minutes
B. Approval of a Temporary Off-Premise Sign for Coffee Masters, Inc.
C. Authorize the disbursement of the October 2018 Bills Payable after their approval by the Village President
D. The estimated amount necessary to be levied for the 2018 Tax Levy is $707,103
E. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Burke Family
F. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Totes for Goats

Trustee Iselin moved, seconded by Trustee Letzter to approve the consent agenda as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter and McMahon - 4. Nays: None. Motion carried.

Unfinished Business. None.
New Business.
Consideration of the ground sign for Schroeder Performance at 2919 Route 173. Trustee Letzter summarized the discussion of the Architectural Review Commission and reported they recommended the approval of the ground sign with a variance for the sign material and color to match the fence instead of the building, a variance to allow the sign to be erected two ft. from the lot line which is within 10 ft. of the road right-of-way and lot line, with the acknowledgement that the sign will be moved if the road is widened, a variance to allow the wording “Motorcycle Shop” which is not the name of the business, and the final rendering to be approved by ARC Chairperson Letzter and Inspector Walczak.

Trustee McMahon stated he had no issues with the sign but questioned if the variance to allow it to be erected two feet from the lot and within the road right-of-way is an issue. Attorney Puma replied that since it is on the owner’s property and outside the dedicated area it should not be. Trustee Iselin stated the owner acknowledged the sign will have to be moved should the road ever be widened.

Trustee Letzter moved, seconded by Trustee Iselin to accept the commission’s recommendation. Roll call vote: Ayes: Anhalt, Iselin, Letzter and McMahon – 4. Nays: None. Motion carried.

Consideration of a private free library by the Girl Scouts. This item was not discussed as there was no one present from the Girl Scouts.

Consideration of an ordinance amending Chapter 14, Buildings, of the Village Code relative to private free libraries. This item was not discussed.

Discuss construction progress at 4104 Northgate. In attendance were Dennis and Sue Linden, owners of the property, to provide the Board with an update and answer questions. They spoke of their difficulties with the general contractor they hired and the lack of progress on the home that sat dormant from November 2017-June 2018. In August 2018, the stressed their need to have the home enclosed before winter, which did not happen, and they have subsequently fired the contractor. They have met with 6 builders to obtains quotes to complete the project. Unfortunately, some of the walls need to be taken down and the deck sheathing replaced and they don’t have the funds to complete. They are looking to sell the property to another investor to recuperate some of the money they have lost on the project. In the meantime, they will address the safety concerns identified by Inspector Walczak. The Board thanked the Linden’s for the update and affirmed that they would like to see the safety issues addressed and a home built on the foundation.

Consideration of an ordinance authorizing the execution of the Agreement regarding Fieldstone Ridge Public Improvements. The developer of the subdivision would like to fix the roads and infrastructure and put the final lift on the roads prior to 75% of the lots receiving occupancy. The agreement outlines the terms for the completion of the public improvements by December 31, 2018 and releases the letter of credit upon the posting of a five-year maintenance bond. Trustee Anhalt moved, seconded by Trustee Iselin to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter and McMahon – 4. Nays: None. Motion carried.
Consideration of an ordinance authorizing the execution of a first amendment to the contract with Groot Industries, Inc. for the collection of residential dwelling unit refuse, recyclable materials and landscape waste. The Village’s contract with Groot expires on December 31, 2018. President Eisenberg and Clerk Rusher met with them this summer to discuss a renewal and because the costs to recycle are more than double the cost to landfill, they have offered a two-year extension with rates below what residents are currently paying. They hope the market will improve and will discuss again in a year. Trustee McMahon moved, seconded by Trustee Letzter to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter and McMahon - 4. Nays: None. Motion carried.

Consideration of a solar farm proposal located at the northeast corner of the intersection of Route 31 and West Solon Road. President Eisenberg stated he spoke with Mike Tryon, lobbyist for the solar farm industry and former State Representative who was instrumental in the passage of state laws on solar energy, in regards to giving a presentation to the Board to educate them on solar farms, state laws, why McHenry County is seeing more requests and why municipalities and the conservation district are handcuffed by state law on approving solar farms on their land. Mr. Tryon will be invited to the October 30, 2018 special board meeting to discuss the Board’s concerns with their location and minimal screening near established residential area, zoning, proper tax assessment and decommissioning plan and bond.

Mr. Tryon is also working on the solar farm project on North Solon and Hills Roads that was rejected by the county because of the village’s objection. The project is being resubmitted to the county to reflect the relocation of the solar panels to be further away and screened by trees from the road based on the opposition letter submitted by the Village.

The Village received notice of a zoning hearing on November 1, 2018 for an application for a solar farm in unincorporated McHenry County. The property abuts the conservation district to the south and the Village of Richmond’s wastewater plant to the north with some residential around it. It was the consensus of the Board to table the discussion of this matter after Mr. Tryon’s presentation.

Other Business. Attorney Puma provided a brief update on the home in disrepair at 10908 Michigan Drive.

Trustee McMahon commented Inspector Walczak is doing the job he was hired to do and it is important that the Board is backing him when he encounters problems with property owners. Inspector Walczak was asked to inform the Board when the issues happen so the Board can assist him on resolving the matter timelier.

There being no further business, Trustee Iselin moved, seconded by Trustee Letzter to adjourn the meeting at 7:11 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]

Sandi Rusher, Village Clerk