NOTICE IS HEREBY GIVEN that the Village of Spring Grove Village Board will hold a Special Meeting on Tuesday, October 30, 2018 at 6:00 p.m. in the Council Chambers at the Village of Spring Grove Municipal Centre, 7401 Meyer Road, Spring Grove, Illinois.

The agenda for the meeting is as follows:

1. Call to Order
2. Roll Call
3. Public Discussion (Public discussion shall be limited to three minutes per speaker)
4. New Business
   A. Presentation on solar farms
   B. Consideration of a solar farm proposal located at the northeast corner of the intersection of Route 31 and West Solon Road
   C. Consideration of a Temporary Occupancy Application at 2509 Highview
   D. Approval of the October 16, 2018 Village Board Meeting Minutes
   E. Consideration of an Ordinance Authorizing the Sale of Surplus Personal Property
5. Adjournment

Posted: October 26, 2018 at 3:00 pm
MEETING MINUTES OF A SPECIAL MEETING
OF THE VILLAGE OF SPRING GROVE
OCTOBER 30, 2018

Council Chambers, Spring Grove, Illinois, October 30, 2018; a Special 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; Mike Gajewski, Planning and Zoning Chairperson; Judy Olson, Village Treasurer; Laura Frumet, Deputy Clerk; and Sandi Rusker, Village Clerk.

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

George and Wendy Richardson, 1205 English Prairie Road, sought the Board’s direction in applying for a special use permit for ground mounted solar panels. The panels would be 602.47 sq. ft, which exceeds the allowed square footage of 600. The panels would be located west of their newly constructed home and located 18 ft. below the road surface due to the topography of the land. The panels would face south and range in height from 1 ½ ft - 6 ½ ft. President Eisenberg stated aesthetics and screening would be important as this would be the special use permit sought. Mr. Richardson acknowledged screening is required and although he would like people to see the panels for educational purposes so he will suggest some screening when presented to the Planning and Zoning Commission. Trustee Mazzanti suggest putting the panels into the slope of the hill so it is not visible, which would help with the aesthetic and screening. Mr. Richardson replied the panels are installed at a 20% slope, which would create erosion issues. There were no objections from the Board and they were directed to work with staff to schedule a meeting before the Planning and Zoning Commission to seek a special use permit.

New Business.
Presentation on Solar Farms. Mike Tryon, active lobbyist for Borrego Solar, former County Board Chairman, and former State Representative, gave a presentation on community solar projects, the Illinois Future Energy Jobs Act, and why McHenry County is seeing many requests for community solar projects.

He then introduced Justin Hardt, Kip Smith and Mel Samaroo with Borrego Solar. They will be resubmitting a zoning application to the county for a conditional use permit to allow for a solar farm at the southwest corner of Hill and North Solon Roads that was rejected by the county because of the village’s objection. The project is being redesigned 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.
In answer to inquiries from the Board, they said the State of Illinois now has a viable subscription plan and determined the fair cash value for property taxes for solar farms; and McHenry County has amended their Unified Development Ordinance to address screening near residential properties and requiring a decommissioning surety bond.

**Consideration of a solar farm proposal located at the northeast corner of the intersection of Route 31 and West Solon Road.** 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. While the property has limited residential exposure, the Board still expressed concern with setting a precedent. After some discussion, it was the consensus of the Board not to send an opposition letter but to send a letter reiterating its concerns relative to screening near residential homes and requiring a decommissioning surety bond.

**Consideration of a Temporary Occupancy Application at 2509 Highview.** Neil Anderson, representing Michael Hagi, owner of 2509 Highview, sought the Board’s approval for the temporary occupancy of a storage container until November 1, 2019. The container is used to protect garden tractors and tires from the elements that are being sold. The business has grown rapidly since moving to this location in late 2017 and Mr. Hagi is contemplating building an addition or leasing an off-site location to store these items.

President Eisenberg informed Mr. Anderson that the Board could only grant approval for 180 days per ordinance and his client shall have to successfully seek zoning relief to allow the storage container to remain on the property or construct the addition by that time. The Board may allow an extension for the temporary occupancy of the storage container should the owner be in the process of constructing the addition.

Executive Assistant Sanders stated that this has been an ongoing issue and he did not give Mr. Hagi permission that would allow the storage container. He opined that Mr. Hagi has been stonewalling Building and Zoning Officer Walczak since April 2018 and that the Board should be prepared to be stonewalled after the 180 days.

President Eisenberg reiterated that the Village will not be taken advantage of and at the end of the 180 days, Mr. Hagi shall have to successfully sought zoning relief to allow the storage container to remain on the property or construct the addition. If not, Mr. Hagi will be subject to daily fines.

Trustee Mazzanti moved, seconded by Trustee Simonson to grant a temporary occupancy permit for a storage container at 2509 Highview subject to the owner successfully seeking zoning relief or construct an addition prior to the expiration of the 180 days. Roll Call Vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried. It was noted Mr. Anderson agreed with the motion set forth.

Consideration of an Ordinance Authorizing the Sale of Surplus Personal Property. The ordinance authorizes the sale of the 1995 Chevy Truck and 2011 Ford Crown Victoria at auction. Trustee Anhalt 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.

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 Rusker, Village Clerk