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. 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 30, 2018 Village Board Special Meeting Minutes
   B. October 30, 2018 Finance Committee Meeting Minutes
   C. October 30, 2018 Parks Committee Meeting Minutes
   D. October 2018 Bills Payable
   E. 2019 Calendar of Meetings
   F. Ordinance for the Levy of Taxes for 2018
   G. Ordinance adopting the Annual Tax Levy for Red Oak Estates Special Service Area 8 for 2018
   H. Ordinance adopting the Annual Tax Levy for Thousand Oaks Special Service Area 9 for 2018
   I. Ordinance adopting the Annual Tax Levy for Preservation Oaks Phase II Special Service Area 11 for 2018
   J. Ordinance adopting the Annual Tax Levy for Heartland Crossing Phase I Special Service Area 13 for 2018
   K. Ordinance adopting the Annual Tax Levy for Fieldstone Ridge Special Service Area 15 for 2018
   L. Ordinance adopting the Annual Tax Levy for Sanctuary Estates Special Service Area 24 for 2018
   M. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Burlini Families
   N. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with Venturing Crew 340
   O. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with The Bob Martens Family
12. Unfinished Business
13. New Business
   A. Reconsideration of a solar farm proposal at 9403 North Solon Road
   B. Consideration of an Ordinance granting a variance at 9106 Nicholas Lane
   C. Consideration of an Ordinance granting a variance at 7216 Ridge Court
   D. Presentation on the reopening of 1928 Main Street
   E. Consideration to lower the Village’s dental eligibility requirements
14. Other Business
15. Adjournment

Posted: November 15, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
NOVEMBER 20, 2018

Council Chambers, Spring Grove, Illinois, November 20, 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; Mike Ringler, Public Works Supervisor; Jim Rock, Village Attorney; and Sandi Rusher, Village Clerk.

President’s Report. No report.

Clerk’s Report. The annual Tree Lighting will be held on December 1 at Horse Fair Park.


Building and Zoning Report. An activity report was prepared. Only four new home permits have been issued year to date.

Public Works Report. An activity report was prepared. An update on the winterizing of the parks and sink hole repairs was given.

Police Department Report. No report.

Committee Reports. None.

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

Dan Rysz, resident of 2726 Rabbit Court, sought direction from the board on installing roof-mounted solar panels on the front of his two-story home. A variance is necessary because the panels would be visible from the street as the house faces south. The panels would decrease his power bill by 100%. If the panels were installed on the back side of the house, he would lose 50% of the power generated from the panels.

In response to inquiries from the Board, Mr. Rysz stated the roof has a large slope in the front that the panels would be installed on. The panels would be black, as is his roof. The panels are a grid type system, have a low-lying profile, the racking is tucked underneath the panels and the conduit is run inside the home so no piping is visible. It was explained that a public hearing before the Architectural Review Commission is necessary because of the variance as are certified letters to adjoining property owners and a sign posted in the front yard. Even though every application is reviewed on its own merit; aesthetics, streetscape and neighbor input would be important.
President Eisenberg then polled the Board. Trustees Simonson, Anhalt and McMahon stated they are not opposed to solar panels as long as they follow the regulations put in place but did not support the variance because the panels would be visible from the street. Trustee Mazzanti stated the village should consider as this is the way of the future and would support the application as long as it is done right. Trustee Letzter was neutral on the matter stating he would like to see an image of the house with the solar panels superimposed on it.

Brian Golwitzer, resident of 9423 Bellaire Lane, inquired if the Thousand Oaks Special Service Area tax levy would be the same amount as last year. Clerk Rusher replied the levy increased from $348 to $357.

Mark Shiller, representing Midwest Arbor, inquired what the sewer hookup fees would be for the property at 1700 Holian Drive, which is just outside the village’s special service area that paid for the cost to install the sewer system. Mr. Shiller was directed to contact Clerk Rusher for the information.

**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.

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Trustee Simonson moved, seconded by Trustee Mazzanti to approve the consent agenda as presented. Trustee Anhalt stated he is voting no because he is opposed to the special service areas for individual subdivisions. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: Anhalt - 1. Motion carried.
Unfinished Business. None.

New Business.

Reconsideration of a solar farm at 9403 North Solon Road. At the October 30 Special Board meeting, Mike Tryon and representatives from Borrego Solar gave a presentation on their resubmittal to the County for a conditional use permit for a solar farm. They asked the village for a letter of support or withdrawal its objection based on their resubmittal that was redesigned to accommodate the village’s concerns.

A draft letter was prepared for the Board’s approval stating that if the project conforms with the county’s site design and safety requirements and they prepare a decommissioning plan that is satisfactory to the county, the village would not object. Trustee McMahon opined that the draft letter doesn’t express the concern with regard to location and screening from the October 30 meeting. Trustee McMahon reiterated his concerns with solar farms being located near residential homes. Mr. Tryon stated solar companies are limited to where they can locate these farms as they have to be near an electric distribution line.

After some discussion, it was the consensus of the Board to send the letter as drafted. Trustee Iselin moved, seconded by Trustee Simonson to approve the letter as submitted. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti and Simonson - 5. Nays: McMahon - 1. Motion carried.

Consideration of an ordinance granting a variance at 9106 Nicholas Lane. The Planning and Zoning Commission recommended the approval of the variance to allow an accessory building within the 50 ft. setback from a yard abutting a street subject to the many conditions spelled out in the ordinance, some of which include it being staked out by a professional land surveyor prior to construction, it be constructed as presented, the variance is only applicable to the accessory building, the outside storage of business-related equipment and on-street employee parking is prohibited, all vehicles parked overnight on the driveway shall be operational, have current state vehicle registration and current vehicle stickers, and compliance to the above-mentioned terms be reviewed annually. The failure or refusal to comply with the above-mentioned conditions may result in the variance being revoked and the accessory building removed. The applicant has agreed to the above-mentioned terms and conditions.

The accessory building has been reviewed by Trustee and ARC Chairperson Jeff Letzter, who worked with the applicant, to design it to compliment the architectural style of the home and materials used. The accessory building would be used to store equipment related to his plumbing business as well as personal yard equipment.

Because a home occupation is being operated out of the home, staff made the applicant aware of the zoning regulations associated with a home occupation, specifically no exterior evidence that the dwelling unit is being used for any non-residential purpose (outdoor storage and employee parking). Since made aware of these regulations, the applicant has eliminated employee parking on the street and employees are taking their work vehicles home with them. The accessory building would eliminate the outdoor storage of business-related equipment, thus bringing the property into compliance.
Gerald Roberson, 9107 Nicholas Lane and adjoining property owner, voiced his objection to the purpose of the accessory building, its location and the operation of a home occupation business that is registered in Wisconsin. He suggested the accessory building be constructed within the building setback lines and the driveway then extended to the its location. President Eisenberg stated the Planning and Zoning Commission recommended the variance because it would clean up the property, which is why the other neighbors voiced support for the variance.

Trustee McMahon moved, seconded by Trustee Letzter to accept the commission’s recommendation. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: Anhalt - 1. Motion carried.

Consideration of an ordinance granting a variance at 7216 Ridge Court. The Planning and Zoning Commission recommended the approval of the variance to reduce the minimum setback for a yard abutting a street from required 50 ft. setback down to 30 ft. subject to the front yard setback line being staked out by a professional land surveyor prior to construction of the home. Trustee McMahon 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.

Presentation on the reopening of 1928 Main Street. In attendance were Cathy Ponteralli, tenant, Dennis Melchiorre, landowner, and Melissa Gasmann, realtor, to discuss Ms. Ponteralli’s desire to open an ice cream shop that would be open 8 months and if successful would be expanded to offer sandwiches and coffee. The zoning of the property, B-1, supports the use but the building needs to be brought up to code and per the McHenry County Health Department, the septic system/holding tank only supports 16 seats. In order to provide more seating, the property needs to be connected to the village’s sewer system. They questioned if they would be able to use the village’s property across on the other side of Main Street for additional seating by putting up picnic tables. President Eisenberg explained the property was purchased to expand the parking facilities in the downtown and the property on the southwest corner doesn’t belong to the village.

Trustee McMahon inquired if it is possible to redesign the sidewalks to give the more space. Executive Assistant Sanders explained any improvements to the sidewalks on Blivin and Main Streets in front of the building would require approval from the McHenry County Department of Transportation.

President Eisenberg then explained how the village offered sewer service to the downtown properties when it was building its sewer system but it was refused by the property owners. It was recently extended through the efforts of St. Peter’s Church and the Spring Grove Grade School and with minimal cost to the village. Executive Assistant Sanders estimated the cost to extend the sewer line to the property to be $30,000. He would be willing to work with Mr. Melchiorre on reducing the hook up costs because of the cost to extend the sewer line to the property. Trustee Letzter would like to see the business grow and would support a reduced hook-up fee. Trustee Anhalt stated the sewer system needs more users and opined the village needs to incur some of the costs to extend the sewer line. It was the consensus of the Board that they would welcome and support the business and they would be open to working with them on reducing the hook-up fee.
Consideration to lower the Village's dental eligibility requirements. Currently, the village offers voluntary dental insurance to all full-time employees and a request has been made to lower the eligibility requirement to employees who work 32 hours per week on a permanent basis. There would be no cost to the village as the employee pays the full premium amount. Trustee Mazzanti moved, seconded by Trustee Simonson to lower the Village's dental eligibility requirement to employees who work 32 hours a week on a permanent basis. 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 Mazzanti moved, seconded by Trustee Letzter to adjourn the meeting at 7:10 p.m. On voice vote, the motion carried.

Respectfully Submitted,

[Signature]

Sandi Rusher, Village Clerk