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. December 4, 2018 Village Board Regular Minutes
   B. Authorize the disbursement of the December 2018 Bills Payable after their approval by
      the Village President
   C. Ordinance authorizing the execution of the Preventative Maintenance Agreement with
      Braniff Communications, Inc.
12. Unfinished Business
13. New Business
   A. Consideration of an ordinance granting a special use permit and variance at 1205 English
      Prairie Road
   B. Consideration of an ordinance amending Appendix H of Chapter 14, Buildings, of the
      Village Code relative to Solar Energy Systems
14. Other Business
15. Adjournment

Posted: December 13, 2018 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
DECEMBER 18, 2018

Council Chambers, Spring Grove, Illinois, December 18, 2018; a Regular Meeting of the Village Board was held this date at 6:02 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; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

President’s Report. Building and Zoning Officer Walczak was congratulated for completing the B1 Residential Building Inspector class.

Clerk’s Report. There is no meeting on January 1 due to it being a holiday.


Building and Zoning Report. An activity report was prepared.

Public Works Report. An activity report was prepared. Supervisor Ringler reported he will be working with the manufacturer and dealer to come up with a solution for the two Scag mowers that were recently purchased and are experiencing issues.

Police Department Report. No report.

Committee Reports. None.

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

Cabot Ashwill and Tom Hinks, representing LifeSpring Community Church, gave an update for the 21-acre commercial parcel located on the northwest corner of Route 173 and Siedschlag Road. The property would be developed as a Planned Unit Development (PUD) and done in phases. Phase One involves building the church, which will be built in three phases, Phase Two shows two retail pads and Phase Three a community center. The Draft Sign Plan, which is contingent upon engineering, showed the septic field along the north end of the property, the church, near the retention basin on the west side, two retail pads along Route 173 and a community center along Siedschlag Road. They have completed a traffic study and will be presenting that to IDOT to determine turning lanes and will be submitting their septic field design to the county so they can finalize the Site Plan.
In response to questions from the Board, they anticipate starting construction in the Spring of 2019 and they haven’t presented the PUD to the Planning and Zoning Commission (PZC) as they are doing their due diligence to get the engineering, septic and site plan finalized before presenting. Trustee McMahon suggested they speak to PZC so they can steer them in the right direction and obtain input from the public. President Eisenberg reminded them that there is no guarantee this project will be approved until it goes through the zoning process.

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

A. December 4, 2018 Village Board Special Meeting Minutes
B. Authorize the disbursement of the December 2018 Bills Payable after their approval by the Village President
C. Ordinance authorizing the execution of the Preventative Maintenance Agreement with Braniff Communications, Inc.

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

**Unfinished Business.** None.

**New Business.**
**Consideration of an ordinance granting a special use permit and variance at 1205 English Prairie Road.** The Planning and Zoning Commission unanimously recommended the approval of the special use permit to construct a ground mounted solar array and a variance to increase the maximum size of the ground mounted solar system from 600 sq. ft. to 690 sq. ft subject to the conditions spelled out in the ordinance. It was explained the ordinance increases the allowed sq. ft. to 700 because the square footage is calculated by using the footprint of the structure, which includes the panels and framing, as if they were laid flat on the ground. The total square footage came out to just a little over 698 after further review. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simson - 6. Nays: None. Motion carried.

**Consideration of an ordinance amending Appendix H of Chapter 14, Buildings, of the Village Code relative to Solar Energy Systems.** The village has seen an increase in interest from residents wanting to install solar energy systems. The ordinance clarifies the procedures, regulations and requirements when applying for a solar energy system permit.

Trustee Iselin asked the how the size of a ground mounted solar system was determined and why it is considered an accessory structure. Clerk Rusher explained the ordinance was written for one acre lots not larger parcels and the square footage was determined by the size of allowed accessory structures in most residential zoning districts, which is 600 sq. ft. Given most of the residential
properties are one acre or slightly less, having two-600 sq. ft. structures (detached accessory building and solar energy system) could be excessive.

Trustee Anhalt stated the village needs to encourage ground mounted solar systems because roof mounted systems could reflect glare into the neighbor’s windows and they are not permitted on a roof which is visible from a street or an adjacent property. He opined it should not be counted as an accessory structure but an accessory use. Trustees Iselin, Letzter and McMahon agreed.

Trustee Letzter added by considering it as an accessory structure, the village is not promoting solar energy, which is the way of the future, but had concerns with smaller lot sizes.

Trustee Mazzanti stated he would like to see the allowed size of an accessory structure increased from 600 to 720.

After some discussion, Attorney Puma will propose options for the Board to review and discuss at the January 15 meeting before presenting them to the Planning and Zoning Commission for an amendment to the Zoning Ordinance.

Trustee Mazzanti moved, seconded by Trustee Letzter to approve the ordinance as presented with a further review in the near future. 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 Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 6:33 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk