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 20, 2018 Village Board Regular Meeting Minutes
   B. December 2018 Bills Payable
   C. Resolution regarding the release of Closed Session Meeting Minutes
12. Unfinished Business
13. New Business
   A. Consideration of a wall sign for Nielsen State Farm at 2207 Route 12, Suite G
   B. Consideration of a roof mounted solar energy system at 2726 Rabbit Court
   C. Consideration of an ordinance amending the Employee Policy Manual relative to adopting a Fraud Policy to comply with the Grant Accountability and Transparency Act
   D. Consideration of an ordinance amending Chapter 20, Parks, of the Village Code, relative to Horse Fair Park Rental Fees
   E. Consideration of an ordinance authorizing the execution of the First Amendment to Agreement regarding the Fieldstone Ridge Public Improvements
   F. Consideration of an ordinance amending Chapter 14, Buildings, of the Village Code
14. Other Business
15. Adjournment

Posted: January 11, 2019 at 3:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
JANUARY 15, 2019

Council Chambers, Spring Grove, Illinois, January 15, 2019; a Regular Meeting of the Village Board was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road.

Roll Call. Roll call showed the following Board members present: Trustees Jim Anhalt, Dawn Iselin, Jeff Letzter, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 6. Absent: President Mark Eisenberg - 1. Also present for the Village were: Tom Sanders, Chief of Police/Executive Assistant; Bob Walczak, Building and Zoning Officer, Scott Puma, Village Attorney; and Laura Frumet, Deputy Clerk.

Trustee Letzter moved, seconded by Trustee Mazzanti to appoint Trustee McMahon as Temporary Chair due to the absence of President Eisenberg. On voice vote, the motion carried.

President's Report. No report.

Clerk's Report. Horse Fair Park reservations are being taken for village residents only until February 11.


Building and Zoning Report. Inspector Walczak's report showed that 704 permits were issued in 2018 with 4 being for new homes.

Public Works Report. The department will install the new playground equipment donated by the Richmond/Spring Grove Rotary Club at Thelen Park next week, weather permitting.

Police Department Report. No report.

Committee Reports. None.

Public Discussion. Temporary Chair McMahon then opened the meeting up for discussion by the public. Landon Simecek, with Boy Scout Troop 340 is interested in working on a project for the village to earn his Eagle Scout rating. He is looking for some type of construction project and is open to suggestions. Deputy Clerk Frumet will contact him with some suggestions.


A. December 20, 2018 Village Board Regular Meeting Minutes
B. December 2018 Bills Payable
C. Resolution regarding the release of Closed Session Minutes
Trustee Simonson moved, seconded by Trustee Iselin to approve the consent agenda. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Unfinished Business. None.

New Business.
Consideration of a wall sign for Nielsen State Farm at 2207 Route 12, Suite G. Trustee Letzter reported ARC recommended the approval of the wall sign for Nielsen State Farm at 2207 Route 12 Suite G with a variance to allow the red interior lighting but with the State Farm letters changed from red to white with the business owner deciding whether to keep the logo red or change it to white to comply with the Uniform Sign Plan (USP).

Mark Nielsen with State Farm was in attendance and said unfortunately he was unable to attend the ARC meeting because he was on vacation. He explained when he moved the sign with red lettering from his office across the street, he was unaware that the USP for the Spruce Pointe retail center specified white lettering. State Farm is very protective of their trademark logo which is the three ovals plus the State Farm lettering. While State Farm allows some types of signs to have a white logo, lighted channel letters must be red. He believes it would take 17 months to get the paperwork processed to try to get an approval from State Farm. Chairperson Letzter said the village has been consistent in requiring adherence to the USP.

After some discussion the Board agreed that Mr. Nielson should move forward to petition State Farm for a white logo sign and to keep the board updated on the progress. This motion was tabled until more information is received.

Consideration of a roof mounted solar energy system at 2726 Rabbit Court. Trustee Letzter reported ARC recommended the approval of the roof-mounted solar panels at 2726 Rabbit Court with a variance for street side roof-mounting, a requirement that the conduit penetrate the roof under the panels and run along the rafters to the back of the house, and to make the solar panel arrangement a symmetrical rectangular pattern. He explained the Commission felt this project was compatible and harmonious with the design of the home as it has a gable roof with black shingles and the solar panels will be black with low-profile panels and no external components. New plans were submitted showing the solar panel arrangement was changed to a symmetrical rectangular pattern and the conduit will be run inside through the roof.

Trustee Anhalt was concerned about issuing a variance for a system that is visible from the street and neighboring properties. In addition, he was concerned about the reflection from the panels into the neighbors’ houses and who would be responsible if there was an issue with that. He said if the front of a house faces south, then they can do a ground-mounted system in their backyard. Trustee McMahon agreed, saying the residents put their faith in elected officials to watch out for their best interests and to follow the rules that are in place to protect them. Trustee Simonson also felt the ordinance was clear that panels should not be located on the front of the house.
Trustee Letzter said the reason the village has a variance process was so each application can be reviewed on their own merits as to the site, location and how it would fit in. Trustee Iselin was of the opinion that solar technology has changed, with low profiles and the components hidden. Every application has to be looked at on an individual basis and the ARC Commission made their recommendation based on the panels being uniform, the way they blend in well with the house, and that the neighbors didn't respond to the meeting notice they received.

Trustee Anhalt was also concerned that the homeowner is just leasing the system from Certasun and SunPower. Instead of creating solar farms, he feels these companies will be leasing rooftops in Spring Grove for their profit. A representative of Certasun said they are taking advantage of an Adjustable Block Program called Illinois Shines. This is a state-administered program for new solar systems which provides payments in exchange for energy generated by the systems. There are different options available to the homeowner – leasing being one of them. All the power created goes into the grid and the homeowner receives net metering credits.

Trustee McMahon said the village has amendments to the code that would prohibit open cabling on the roof so further review of the system will be necessary before a permit is issued. Iain Drummond, representative with Certasun, said the AC cables are rated for weather and are integrated as part of the system. They will work with the fire department and village on the permitting process.


Consideration of an ordinance amending the Employee Policy Manual relative to adopting a Fraud Policy to comply with the Grant Accountability and Transparency Act. All governmental entities that receive federal and state grant money have to comply with GATA. This applies to the police, MFT, and Safe Routes to School grants received by the village. Because the village doesn’t have a fraud policy, it has to submit monthly expense reports, which is burdensome on staff. By having a fraud policy, the expense reports can be completed quarterly. Trustee Anhalt moved, seconded by Trustee Iselin to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Consideration of an ordinance amending Chapter 20, Parks, of the Village Code, relative to Horse Fair Park Rental Fees. The ordinance increases the rental fees by $20 effective March 1, 2019. Trustee Mazzanti moved, seconded by Trustee Iselin to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Consideration of an ordinance authorizing the execution of the First Amendment to the Agreement regarding the Fieldstone Ridge Public Improvements. The ordinance extends the time to complete the record drawings and survey monumentation plan from December 31, 2018 to February 28, 2019. Trustee Letzter moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.
Consideration of an ordinance amending Chapter 14, Buildings, of the Village Code. The ordinance repeals Section 1403, Adoption of ICC Codes and Yearly Supplements, because similar language can be found in Section 1404, Adoption of Additional Codes, making this section redundant and unnecessary. Trustee Letzter moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson — 6. Nays: None. Motion carried.

Other Business. Trustee Mazzanti said the first meeting of the 4th of July Committee will be January 17, and they are in need of volunteers.

Attorney Puma stated the property owner of 1509 Holian Drive has paid all their debt to the village, including attorney fees plus interest and made the required repairs to the structure.

There being no further business, Trustee Letzter moved, seconded by Trustee Simonson to adjourn the meeting at 6:59 p.m. All ayes, motion carried.

Respectfully Submitted,

[Signature]
Laura Frumet, Deputy Clerk