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. Public Works Report
7. Police Department Report
8. Committee Reports
   A. Public Works Committee
      i. Discuss Engineering Observation and Costs for Road Projects
      ii. Approval of February 6, 2019 Public Works Committee Meeting Minutes
   B. Safety Committee
      i. Approval of February 6, 2019 Safety Committee Meeting Minutes
9. Public Discussion (Public discussion shall be limited to three minutes per speaker
10. 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. February 5, 2019 Village Board Regular Minutes
   B. February 5, 2019 Joint Meeting of the Village Board and SGFPD Minutes
   C. Ordinance continuing the suspension of certain provisions in Chapter 16, Subdivision Control, relative to the payment of fire, library, park and school impact fees
   D. Resolution adopting the McHenry County Citizens’ Conservation Bill of Rights
11. Unfinished Business
   A. Discuss solar energy system regulations
12. New Business
   A. Consideration of a reduction in the Horse Fair Park rental fee for Cycling for Kids
   B. Consideration of an ordinance amending Chapter 14, Buildings, relative to adopting codes and permit fees for solar energy systems
13. Other Business
14. Adjournment

Posted: February 15, 2019 at 4:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
FEBRUARY 19, 2019

Council Chambers, Spring Grove, Illinois, February 19, 2019; 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: Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; and Sandi Rushe, Village Clerk.

President’s Report. No report.

Clerk’s Report. No report.


Public Works Report. Building and Zoning Officer Walczak reported a new home permit was submitted this month.

Police Department Report. No report.

Committee Reports.
Public Works - Discuss Engineering Observation and Costs for Road Projects. Trustee Anhalt reported the village’s past practice was to have the engineering firm conduct temporary or spot inspections, which has led to issues with sinkholes and improper storm sewer connections. The village changed this to full time inspections. Moving forward, the committee recommended a public works employee do full time inspections in lieu of the village engineer when it involves resurfacing and storm sewer connections. Those projects funded by federal or state grants will continue to be done by the village engineer. It was the consensus of the Board to accept the committee’s recommendation to have a public works employee do full time inspections and to document and photograph his or her observation. If the employee is uncomfortable doing the inspections, the village engineer will observe.

Approval of the February 6, 2019 Public Works Committee Meeting Minutes. Trustee Anhalt moved, seconded by Trustee Simonson to approve the minutes as presented. Roll call vote: Ayes: Anhalt, Mazzanti and Simonson – 3. Nays: None. Motion carried.

Safety. Trustee Mazzanti reported the committee met to discuss the Police Department’s budget and staffing levels. The committee recommended the hiring of an additional full-time officer in FYE 2020 to help with staffing issues. Trustee Mazzanti was asked to work with Chief Sanders to come up with the actual cost of hiring an additional officer minus the salary of the part-time officer.
Approval of the February 6, 2019 Safety Committee Meeting Minutes. Trustee Mazzanti moved, seconded by Trustee Simonson to approve the minutes as presented. Roll call vote: Ayes: Anhalt, Mazzanti and Simonson - 3. Nays: None. Motion carried.

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

Randy Vinyard, representing the Jake Vinyard Foundation, stated the Foundation would like to commit the funds necessary to rebuild the concession stand at Spring Grove Park, which is estimated to be $11-12,000 in material. The labor would be donated and coordinated by resident and general contractor Joe McKeown. Improvements to the building would be an overhang, like Thelen Park's concession stand, and to make it low maintenance. Mr. Vinyard and Mr. McKeown would work with the village on the aesthetics of the building. The Board thanked Mr. Vinyard for his commitment and agreed to have the Public Works employees clean out the inside of the building and remove the cement sidewalk.

Mike Starsiak, resident in The Preserve subdivision, praised the Public Works Department for their job on snowplowing.

Mr. Starsiak conducted research on roof mounted solar energy systems and found that when a roof mounted solar energy system is installed the roof is no longer covered with a warranty and it is harder to ventilate.

Trustee Iselin commented that she has seen an increase in overweight trucks on Winn Road.

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

A. February 5, 2019 Village Board Regular Meeting Minutes
B. February 5, 2019 Joint Meeting of the Village Board and SGFPD Minutes
C. Ordinance continuing the suspension of certain provisions in Chapter 16, Subdivision Control, relative to the payment of fire, library, park and school impact fees
D. Resolution adopting the McHenry County Citizens' Conservation Bill of Rights

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 – Discuss Solar Energy System Regulations. A lengthy discussion commenced regarding several action items identified at the last meeting.
1. **Can solar energy systems be prohibited entirely?** No, a municipality cannot adopt an ordinance that is against the public policy of the state of Illinois.

2. **Should solar energy systems be prohibited if leased?** The village lacks the authority to regulate if a property owner uses leasing as a financing mechanism. The village does have the authority to regulate if the property owner uses a solar power purchase agreement (PPA) as it turns each house into a small revenue producing entity. It was the consensus of the Board to prohibit solar PPA's in residential zoned properties and allow with a special use permit in commercial and industrial zoned properties.

3. **Can the village prohibit variance from the ordinance relative to solar systems?** If the Board desires, it can prohibit allowing variances from the solar ordinance because it is very prohibitive. The Board needs to decide what type of variances will be considered, i.e. color, location, how mounted. It was recommended that some standards for a variance be included in the ordinance so that people understand what they potentially may do and what they must do. However, the village is within its rights to stand on the ordinance and not approve variance from the requirements of the ordinance.

   Trustee Letzter questioned if the existing solar energy regulations regarding location of roof mounted systems is too restrictive. Attorney Puma answered the regulations are strict, but homeowners also have the option to install a ground mounted solar energy system with screening.

   Trustee Mazzanti opined the solar energy system at 1205 English Prairie Road is obtrusive and still needs screening. He added that depending where a ground mounted solar energy system is located on the property, there could be potential problems with a homeowner running out of space when they have an existing accessory building, swimming pool and septic system. His preference would be a roof-mounted system with the brackets and conduit running underneath the panels.

   Trustee McMahon stated the existing ordinance was written to protect property values and improve streetscape.

   Trustee Simonson stated ground mounted systems are the most unobtrusive when screened and opposed roof mounted solar panels installed on the front of a home. He added a homeowner could install a combined ground and roof mounted solar system if needed.

   *Attorney Puma excused himself from the meeting at 6:47 p.m.*

   Trustee Anhalt agreed with Trustee Mazzanti on the difficulty of installing a ground mounted solar system and stated a roof mounted system would be best, but it depends on its location. He did not support granting a variance to allow a roof mounted solar system on the front side of a house.

   President Eisenberg stated every situation is different which is why the ordinance was written to allow a variance and notification to adjoining property owners should one be sought.

   At the next meeting, the Board will determine what type of variance it would allow.
4. Permit fee costs for ground or roof mounted systems. Staff proposed a $150 permit fee for a residential solar energy system and $250 for non-residential plus the costs incurred for an outside consultant to review and inspect. It was suggested basing the permit fee on square footage or kilowatts and to have Building and Zoning Officer Walczak see what other communities use to determine the permit fee. Concern was expressed that the suggested fees would not cover staff time in reviewing and inspecting the system. It was the consensus of the Board to increase the permit fee for a residential system to $200 and $300 for a non-residential system and if needed to amend the permit fee should communities base their fees on square footage or kilowatts.

The Board will continue their discussion on solar energy regulations at its next meeting.

New Business.
Consideration of a reduction in the Horse Fair Park rental fee for Cycling for Kids. This matter was tabled until the next meeting as the request of the applicant.

Consideration of an ordinance amending Chapter 14, Buildings, relative to adopting codes and permit fees for solar energy systems. The ordinance adopts the International Solar Energy Provisions 2018 edition and permit fees for both residential and non-residential solar energy systems. As previously discussed, the permit fee for a residential solar energy system would be $200 and $300 for non-residential plus the costs incurred for an outside consultant to review and inspect. Trustee Anhalt moved, seconded by Trustee Letzter to approve the ordinance as amended. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Other Business. Trustee McMahon reported an Eagle Scout is interested in updating the village entrance signs. He is unsure if it is only one or all four. Once a design is procured it will be presented to the Board for its approval. Assistance would be needed from Public Works with the removal and concrete. It was the consensus of the Board to help where needed because it benefits the village.

There being no further business, Trustee Mazzanti moved, seconded by Trustee Letzter to adjourn the meeting at 7:08 p.m. All ayes, motion carried.

Respectfully Submitted,

[Signature]

Sandi Rusher, Village Clerk