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. Police Department Report
8. Committee Reports
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 19, 2019 Village Board Regular Meeting Minutes
   B. February 26, 2019 Finance Committee Meeting Minutes
   C. February 26, 2019 Parks Committee Meeting Minutes
   D. February 2019 Bills Payable
   E. Resolution authorizing the execution of the Adopt-A-Highway Program Agreement with the Green United Clever Clovers
   F. Ordinance authorizing the execution of the GASB 75 Actuarial Valuation Services between the Village and Menard Consulting, Inc.
11. New Business
   A. Consideration of a reduction in the Horse Fair Park rental fee for Cycling for Kids
   B. Consideration of a roof mounted solar energy system at 8820 Bentley Lane
   C. Consideration of the proposal to replace three air conditioners, furnaces and humidifiers from Jett’s Heating and Air, Inc.
12. Unfinished Business
   A. Discuss solar energy system regulation
13. Other Business
14. Adjournment

Posted: March 1, 2019 at 4:00 pm
Council Chambers, Spring Grove, Illinois, March 5, 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, Bob McMahon and Lloyd Simonson - 6. Absent: Trustee Pat Mazzanti - 1. Also present for the Village were: Tom Sanders, Police Chief/Executive Assistant; Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

President's Report. The scheduled Finance Committee on March 12 to review the FYE 2020 budget will begin at 5:30 p.m.

Clerk's Report. There will be no Village Board meeting on April 2, 2019 and the two adult men's leagues are interested in renting the baseball fields at Spring Grove and Thelen Parks.


Building and Zoning Report. Thirteen special use permit inspections were done and one new home permit was issued in February. Three inquiries were received for roof-mounted solar energy systems and all inquirers were informed of the moratorium.

Police Department Report. No report.

Committee Reports. None.

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

Ted Trzaskowski inquired if the village would have any liability if the train cars that derailed near 7701 Blivin Street contained salt. President Eisenberg stated the village would not and Trustee McMahon added that per the approved ordinance for salt storage; the property owners would have to clean up the spill immediately.


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Trustee Simonson moved, seconded by Trustee Iselin to approve the consent agenda. Roll call vote: Ayes: Anhalt, Iselin, Letzter, McMahon and Simonson - 5. Nays: None. Absent: Mazzanti - 1. Motion carried.

New Business.

Consideration of a reduction in the Horse Fair Park rental fee for Cycling for Kids. Lynette Garrett on behalf of Cycling for Kids, sought a reduction in the $360 rental fee for a fundraising event, The CFK Blue Ribbon Ride, held on May 5, 2019. The ride benefits the Court Appointed Special Advocates of McHenry County. The park would serve as a place for riders to register, eat and use the bathroom facilities before and after the ride. The event hours would be 7am-2 pm and last year they had 60 riders.

Trustee McMahon explained that in the past, the village charged Ms. Garrett $100 because she had to provide her own port-o-potty because the event was held prior to the park being open. This year the park will be open for rentals, so she won’t have to provide her own port-o-potty.

President Eisenkerg and Trustee McMahon voiced concern that it would set a precedent by approving a lower fee when other non-for-profit organizations pay $360, especially when Ms. Garrett is not a resident. Ms. Garrett replied there is a board member who resides within the village’s corporate limits.

Trustees Iselin and Simonson supported a reduction because they are a non-for-profit and only using the park a half-day. In addition, Ms. Garrett was honest stating she resides in a neighboring community.

Trustee Anhalt expressed concern that lowering the fee wouldn’t pay for the cost of the port-o-potties at the park.


Consideration of a roof mounted solar energy system at 8820 Bentley Lane. President Eisenkerg reported this matter was tabled until a later date.

Consideration of the proposal to replace three air conditioners, furnaces and humidifiers from Jett’s Heating and Air, Inc. Trustee Simonson moved seconded by Trustee Iselin to accept the proposal from Jett’s Heating and Air, Inc. to replace three air conditioners, furnaces and humidifiers and upgrade all three furnaces to a 2-Stage Variable Speed for $20,000 subject to verbiage be added to the proposal that the prevailing wages will be paid. Roll call vote: Ayes: Anhalt, Iselin, Letzter, McMahon and Simonson - 5. Nays: None. Absent: Mazzanti – 1. Motion carried.
Public Discussion Continued. Sam and Cheryl Johnston, residents of 9530 Champion Court, addressed the Board regarding an ongoing drainage issue in the back of their yard that has increased since the Heartland Crossing subdivision was built in 2007 and with how the snow is plowed. He believed the flooding of his back yard is the result of a broken drain tile when the Heartland Crossing Unit I subdivision was built. Clerk Rusher stated the farmer who farmed the property until it was developed indicated there was no drain tile and the southwest corner of the property was prone to being wet. Chief Sanders added the village engineer is aware of the issue and will follow up with him to see what he has determined.

In addition, they live at the end of a cul-de-sac and the snow is being piled into the ditch in the front of their property where the septic field is. They asked the village to consider where they place the snow in the cul-de-sac and to evenly distribute it amongst the properties. Chief Sanders stated he has observed the snow being evenly distributed amongst the cul-de-sac properties and if the village favors one cul-de-sac over another than other cul-de-sac property owners will expect the same treatment.

Unfinished Business – Discuss Solar Energy System Regulations. The Board continued their discussion on the following solar energy regulation action items:

5. Outside consult review of permit application for code, safety and fire review. This matter was handled with the adoption of an ordinance that adopted the 2018 edition of the International Solar Energy Provisions and permit fees at the February 19, 2019 meeting.

6. Visibility of roof mounted solar energy systems form a street or adjoining property. The Board discussed at length where solar systems can be located on a roof. Currently, all roof-mounted systems are reviewed by ARC and not permitted on a roof which is visible from a street or adjacent property, which is very restrictive. While the Board was open to allowing on the side and back of a house, Trustees Anhalt, McMahon and Simonson supported prohibiting on the front of a house, with no variance allowed, because they negatively affect property values and the streetscape.

Attorney Puma stated the village has the authority to regulate the aesthetics of a home though ARC and prohibit solar panels on the front of the house and not allow a variance. If the Board choses to allow a variance for roof-mounted solar energy systems it should have standards so that people understand what they potentially may do and what they must do.

Trustee Anhalt stated installing solar panels on a roof may void its warranty and asked BZO Walczak to research if a special electrical inspector is needed to inspect solar panels. He further suggested establishing a maximum square footage allowed on a roof, like the village has for ground mounted.

Trustee Simonson supported allowing the installation of solar panels on the side and back of the house as a matter of right, where they are less obtrusive.

Trustee Iselin recommended reviewing the solar panel guidelines established by the City of Naperville.
Trustee Letzter stated the ordinance also requires solar panels to be arranged in a uniform pattern. This is difficult to achieve as more than 50% of the homes have hip roofs and homes have vent stacks on the back of the home. He was open to allowing panels on all roof elevations as long as they are done tastefully and approved by variance as each home is different.

President Eisenberg stated the current regulations are extremely restrictive with all applications reviewed by ARC and approved by the Village Board. He supported allowing variances because each house is different.

The Board will take Executive Sanders' suggestion into consideration to have all variances for a solar energy system be approved by a super majority of the Board.

After much discussion, it was the general consensus of the Board to prohibit roof-mounted solar energy systems on the front of the house with no variance allowed and to allow with a variance on the side and rear.

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

Other Business. None.

There being no further business, Trustee Letzter moved, seconded by Trustee Iselin to adjourn the meeting at 7:03 p.m. All ayes, motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk