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. Approval of March 19, 2019 Village Board Regular Minutes
   B. Approval of March 26, 2019 Finance Committee Minutes
   C. Approval of March 26, 2019 Parks Committee Minutes
   D. Approval of March 2019 Bills Payable
   E. Approval of a $6,000 change order for three-3 phase 4 ton condenser units from Jett’s Heating and Air, Inc.
   F. Approval of an Ordinance approving the Annual Municipal Budget for FYE 2020
   G. Allow the consumption of alcohol at Thelen Park on April 27, 2019 for RBBA’s Opening Day Celebration
   H. Approval of the Field Usage Agreement between the Village and the Stateline Comets
12. Unfinished Business
13. New Business
   A. Consideration of an Ordinance amending Chapter 14, Buildings, of the Village Code relative to private free libraries
   B. Consideration of a private free library by the Girl Scout Daisies
   C. Consideration of a roof mounted solar energy system at 8820 Bentley Lane
   D. Consideration of an Ordinance amending Chapter 9, Liquor, of the Village Code
   E. Consideration of an Ordinance Extending the Solar Energy Systems Moratorium
   F. Consideration of the proposal to upgrade and install a security camera system for Police Department
   G. Consideration of the proposal to purchase and install security cameras at Horse Fair Park
   H. Consideration of the proposal to purchase and install card readers at Spring Grove Park
   I. Consideration of the proposal to purchase and install security cameras at Spring Grove Park
   J. Consideration of an ordinance authorizing the execution of the Second Amendment to Agreement regarding the Fieldstone Ridge Public Improvements
14. Other Business
15. Adjournment

Posted: April 12, 2019 at 4:00 pm
MEETING MINUTES OF A REGULAR MEETING 
OF THE VILLAGE OF SPRING GROVE 
APRIL 16, 2019

Council Chambers, Spring Grove, Illinois, April 16, 2019; a Regular Meeting of the Village Board was held this date at 6:03 p.m., at the Municipal Centre, 7401 Meyer Road.

Roll Call. Roll call showed the following Board members present: Trustees Dawn Iselin, Jeff Letzter, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 5. Absent: President Mark Eisenberg and Trustee Jim Anhalt - 2. Also present for the Village were: Tom Sanders, Chief of Police/Executive Assistant; Bob Walczak, Building and Zoning Officer, Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Sandi Ruscher, Village Clerk.

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

President's Report. Temporary Chair McMahon congratulated the re-elected and elected officials of the recent municipal election.


Engineering Report. An activity report was prepared.

Building and Zoning Report. An activity report was prepared.

A lengthy discussion ensued regarding the pending expiration of the temporary occupancy permit issued for a storage container to Mike Hagi, Mike's Auto Works, on April 29, 2019. In the temporary occupancy permit were deadlines to follow. On or before January 2, 2019, he was to submit a building permit application for an addition along with timeline for construction, including its anticipated start and completion dates or on or before February 1, 2019, he was to submit a zoning application and all required material and fees for such relief. Mr. Hagi did not seek zoning relief nor construct the addition so staff sent a letter on April 1, 2019, to Mr. Hagi stating the storage container must be removed by April 29 or fines up to $750 per day will be issued.

Mr. Hagi, who was in attendance, stated the estimates he received in January 2019 were too costly to construct an addition due to the topography and roof elevations. He would like to keep the storage container because his small engine business has increased. He then sought direction from the Board as to what to do.

Trustees Letzter, Mazzanti, McMahon and Simonson were in favor of giving Mr. Hagi additional time to apply for a special use permit to amend his existing special use permit. Trustee Iselin was opposed because the deadlines were clearly spelled out in the temporary occupancy permit and Mr. Hagi has not done anything. In response to an inquiry, Chief Sanders stated this matter has been going on for over 16 months. After some discussion, it was the consensus of the Board to give Mr. Hagi until April 30, 2019 to file a zoning application or remove the storage container. Failure to do so will result in fines up to $750 per day.
Discussion then commenced regarding the special use permits issued to SMB Services, Inc., commonly known as Platinum Terrain, at 7701 Blivin Street. The ordinances were approved in August 2018 and the applicants have been contacted numerous times by staff to finalize the ordinances but have been unresponsive. Additionally, staff does not know if the indoor storage of salt is still happening. Another concern is the outside storage of the new tenant in the building, which is a direct violation of the special use permit. Staff has not received an application to amend the existing special use permit to allow for the outside storage of the tenant and recommended that the 2018 ordinances be finalized before the Board considers any additional zoning request. After some discussion, it was the consensus of the Board to have the applicants address the outstanding items in the 2018 ordinances by May 1, 2019 and file a zoning application to amending the 2018 special use permit for outside storage by May 17, 2019. Trustee Mazzanti will convey this to the owners.

Public Works Report. A surprise snow storm over the weekend, resulted in the department having to put the plows back on the trucks. The heavy wet snow knocked over several mailboxes when plowing the roads.

Police Department Report. No report.

Committee Reports. None.

Public Discussion. Temporary Chair McMahon then opened the meeting up for discussion by the public.

Ted Trzaskowski congratulated the winners of the recently municipal election.

Parker Johnston, resident of 9530 Champion Court, sought the Board’s assistance in the removal of the 7-8 dead trees in the northeast corner of his property which he believes is as a result of the ongoing standing water issue caused by the adjacent subdivision, Heartland Crossing Unit One. Engineer Bicking and Chief Sanders meet with the Johnstons earlier this month and it appears the issue could be attributed to several factors: high groundwater and the drainage swale along the southern property line for Heartland Crossing not constructed as designed. It appears the farmer has tilled up the drainage swale which has prevented the flow of the water for draining into the detention basin located in the southeast corner of the subdivision. After some discussion, Engineer Bicking will contact Bushman Homes, developer of Heartland Crossing, to make them aware of the situation and to come up with a solution. As for the removal of the trees, Attorney Puma stated this is a civil matter between the property owners and he could contact Bushman Homes to see if they would assist him.

Consent Agenda. Trustee Simonson moved, seconded by Trustee Mazzanti to accept the consent agenda. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: None. Motion carried.

A. Approval of March 19, 2019 Village Board Regular Minutes
B. Approval of March 26, 2019 Finance Committee Minutes
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E. Approval of a $6,000 change order for three-3 phase 4-ton condenser units from Jett’s Heating and Air, Inc.
F. Approval of an Ordinance approving the Annual Municipal Budget for FYE 2020
G. Allow the consumption of alcohol at Thelen Park on April 27, 2019 for RBBA’s Opening Day Celebration
H. Approval of the Field Usage Agreement between the Village and the Stateline Comets

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

Unfinished Business. None.

New Business.
Consideration of an Ordinance amending Chapter 14, Buildings, of the Village Code relative to private free libraries. Trustee Iselin moved, seconded by Trustee Letzter to approve the ordinance as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: None. Motion carried.

Consideration of a private free library by the Girl Scout Daisies. Temporary Chair McMahon questioned if the proposed private free library meets ADA requirements because the lowest point of the library is 40 inches off the ground, if it would have a sign on it and what the color scheme would be. Trustee Letzter replied it would have to comply with ADA standards, which is 36 inches. Brian Lotz, contractor for the project, will look into the matter further and discuss with Inspector Walczak. The library would have a plaque on it and be registered with the Little Free Library organization. As for the color scheme, the Daisies would like to find something that complements the downtown area and will work with Inspector Walczak and Trustee Letzter on approval. Trustee Iselin moved, seconded by Trustee Letzter to approve the private free library as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: None. Motion carried.

Consideration of a roof mounted solar energy system at 8820 Bentley Lane. Trustee Letzter reported ARC recommended the approval of the roof-mounted solar panels with a variance for street side roof-mounting because of the blocked view from Wilmot Road and municipal boundary on the other side of Wilmot Road being Fox Lake, a variance for black panels and framing, with the design of the array to be a uniform rectangular pattern with the roof vents being relocated and the conduit penetrating the roof under the panels so no electrical is exposed on the roof.

Trustee Simonson supported the application and redesign. Trustee McMahon inquired where the system connects to the home. Trustee Iselin replied it would be through the roofline into the basement of the home. Trustee Letzter added the solar system is being purchased by the homeowners.

Trustee Letzter moved, seconded by Trustee Mazzanti to accept ARC’s recommendation. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson - 5. Nays: None. Motion carried.
Consideration of an Ordinance amending Chapter 9, Liquor, of the Village Code. The ordinance would permit businesses engaged in providing non-food goods or services to the public to allow the consumption of beer and wine by its patrons that is brought to the premises by the patron and/or is served by the business as a complement to the patron’s purchase of good or services offered by the business. In addition, it gives the Liquor Commissioner the right to grant an exemption to allow the sale and consumption of any alcoholic liquor within a distance of 100 feet of any church, school or hospital.

As for the business across from the grade school who is interested in this type of license, Clerk Rusher reported President Eisenberg would look favorably upon the exemption as long as beer and wine is not served during normal school hours, which it won’t be.

Trustee Letzter moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.

Consideration of an Ordinance extending the Solar Energy System Moratorium. The ordinance will extend the current moratorium until 12:01 am on June 19, 2019. Trustee Letzter moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.

Consideration of the proposal to upgrade and install a security camera system at the Police Department. Trustee Simonson moved, seconded by Trustee Iselin to approve the proposal as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.

Consideration of the proposal to purchase and install a security camera system at Horse Fair Park. Trustee Simonson moved, seconded by Trustee Iselin to approve the proposal as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.

Consideration of the proposal to upgrade and install card readers at Spring Grove Park Department. The proposal would be to install card readers on the electrical and concession stand buildings. Trustee Letzter moved, seconded by Trustee Mazzanti to approve the proposal as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.

Consideration of the proposal to purchase and install a security camera system at Spring Grove Park. The cameras would be installed on the concession stand after its remodel. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the proposal as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.

Consideration of an ordinance authorizing the execution of the Second Amendment to Agreement regarding the Fieldstone Ridge Public Improvements. The ordinance extends the deadline to complete the outstanding items until July 2, 2019. Trustee Letzter moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Iselin, Letzter, Mazzanti, McMahon and Simonson — 5. Nays: None. Motion carried.
Other Business. Building and Zoning Officer Walczak was directed to monitor the property at 1151 Holian Drive, commonly known as the ski lodge, as it is starting to deteriorate.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 7:07 p.m. All ayes, motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk