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. Approval of the May 21, 2019 Village Board Regular Minutes
   B. Approval of a Proclamation declaring June 21-28, 2019 as Village of Spring Grove Bicycle Week
   C. Approval of an Ordinance amending Chapter 13, Motor Vehicles and Traffic Control, of the Village Code regarding the fine structure for offenses committed under Article 10
   D. Approval of the May 2019 Bills Payable
11. New Business
   A. Consideration of an Ordinance granting Map Amendments and Variances at 7151 Meyer Road and 7313 Meyer Road and approving the Tentative and Final Plats for the Jade Creek Canyon Subdivision
   B. Consideration to accept the improvements and release the Letter of Credit for the Preservation Oaks Phase II subdivision
   C. Discuss Downtown Block Party Fundraiser on August 3, 2019
   D. Consideration to temporarily close Main Street from Blivin Street to the Spring Grove Grade School on August 3, 2019 for the Downtown Block Party
   E. Discuss the temporary closure of roads for special events and block parties
12. Unfinished Business
   A. Discuss Solar Energy Regulations
13. Other Business
14. Adjournment

Posted: May 31, 2019 at 4:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
JUNE 4, 2019

Council Chambers, Spring Grove, Illinois, June 4, 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 Mike Lee, Jeff Letzter, Pat Mazzanti, Bob McMahon, Kelly Popelka 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; Steve Bicking, Village Engineer; and Sandi Rusher, Village Clerk.

Trustee Mazzanti moved, seconded by Trustee Simonson 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. The Friday Night Fish Boil to benefit renovations at Hatchery Park is June 21.

Engineering Report. An Activity Report was prepared. The Main Street Culvert/Sidewalk plans are in the process of being finalized and will be submitted to IDOT by the deadline next week.

As a follow up to the ongoing drainage issues on Champion Court, the Village has not heard from the developer of Heartland Crossing after Attorney Puma sent a letter seeking their assistance with the removal of the dead trees. Engineer Bicking and Executive Assistant Sanders visited the site for compliance, which showed some grading was done but not seeded. They are awaiting an opinion letter from the developer's engineer to make sure the grading and elevations were done per the approved plans. They will meet onsite with the developer and their engineer after the opinion letter is received.

Building and Zoning Report. A Building and Zoning Report was prepared. A lengthy discussion ensued on the use of shipping containers for storage. The Zoning Ordinance conflicts itself and direction from the Board was sought as there are two additional properties that have shipping containers and are in violation of the Zoning Ordinance. Per Section 1534.7 of the Zoning Ordinance, storage containers are prohibited in all zoning districts but in Section 1540.6 they cannot be stored for more than six months within a twelve-month time frame in an Industrial zoning district. Permission was given to Coffee Masters on Industrial Drive in December 2018 to temporary allow until June 1, 2019 and they would now like permission to keep it longer, which will be discussed later in the meeting.

Trustees McMahon and Lee agreed the ordinance should be followed and they be removed from the properties as they are prohibited and the six-month temporary storage has expired. Trustee Letzter inquired if the offenders are new businesses that may need them for a longer period of time. Building and Zoning Officer Walczak replied they are established businesses. Trustee Simonson stated he is sensitive to the needs of businesses and in the big picture is the village being too picky. Trustee Mazzanti suggested the Board take a look those shipping containers already in place as they are located in industrial and commercial areas. He did not support permitting shipping containers used to store personal belongings and was open to allowing with a special use permit to assist a business that is expanding. After much discussion, the Board will continue this discussion at the June 18, 2019 meeting to decide if they want to amend the ordinance to allow or prohibit.
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Police Department Report. No report.

Committee Reports. None.

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

Debbie Parks and Sandra Knight, representing Coffee Masters at 7606 Industrial Court, sought approval to allow the continued use of their shipping container for another year or two so they can add onto their building. The container is necessary because the business is expanding and they needed something to store their product in. They offered to paint it to match their building or put a fence around it to screen it. The container was to be removed by June 1st or be subject to daily fines. Trustee Lee expressed concern with the Board not enforcing the rules in place and opined the rules should be enforced and if the Board wants to help a business it needs to find a path to help them by following or amending the rules in place. After some discussion, it was the consensus of the Board not to fine Coffee Masters and to give them an extension to allowed the continued use of the shipping container until June 18, 2019 so the Board can vote on if it wants to allow or prohibit the its continued use.


A. Approval of the May 21, 2019 Village Board Regular Minutes
B. Approval of a Proclamation declaring June 21-28, 2019 as Village of Spring Grove Bicycle Week
C. Approval of an Ordinance amending Chapter 13, Motor Vehicles and Traffic Control, of the Village Code regarding the fine structure for offenses committed under Article 10
D. Approval of the May 2019 Bills Payable

Trustee Simonson moved, seconded by Trustee Popelka to approve the consent agenda. Roll call vote: Ayes: Lee, Letzter, Mazzanti, McMahon, Popelka and Simonson – 6. Nays: None. Motion carried.

New Business.
Consideration of an Ordinance granting Map Amendments and Variances at 7151 Meyer Road and 7313 Meyer Road and approving the Tentative and Final Plats for the Jade Creek Canyon Subdivision. Trustee Letzter recused himself from the discussion and voting on this matter because of his involvement with the petitioners. Present were Kris and Shawnee Doherty, owners, Neil Anderson, attorney, and Al Schmitt Engineer. The Plats show the division of the 35 acre parcel into two parcels. Lot 1 is comprised of 5 acres and has the original house. Lot 2 is approximately 30 acres that would be developed with a single-family house and a 6,500 sq. ft. accessory building that would be used for non-commercial uses, to store and act as private storage and to house an indoor trampoline. One of their children is in a competitive trampoline program with aspirations to be an Olympian and the height of the building would allow her to practice inside the building.

The Planning and Zoning Commission (PZC) unanimously recommended the rezoning of Lots 1 and 2 to E-5 with a variance on Lot 1 to reduce the northern side yard setback to 20 feet and a variance on Lot 2 to permit an accessory building that is 32 feet in height and 6,500 sq. ft. subject to the conditions spelled out in the ordinance. The Dohertys requested an amendment to the proposed ordinance to allow a compacted gravel driveway to the accessory building instead of being paved to accommodate the weight of emergency vehicles, which meets the approval of the Fire Chief. Attorney Puma further recommended the ordinance be amended to account for Trustee Letzter’s conflict with reviewing the accessory building for compliance. After a brief discussion, it was the consensus of the Board to amend the ordinance to allow a compacted gravel driveway as access to the accessory building and the accessory building be reviewed by the ARC Trustee Representative.
Trustee Mazzanti moved, seconded by Trustee Lee to approve the Ordinance granting Map Amendments and Variances at 7151 Meyer Road and 7313 Meyer Road and approving the Tentative and Final Plats for the Jade Creek Canyon Subdivision as amended. Roll call vote: Ayes: Lee, Mazzanti, McMahon, Popelka and Simonson - 5. Nays: None. Recused: Letzter - 1. Motion carried.

Consideration to accept the improvements and release the Letter of Credit for the Preservation Oaks Phase II subdivision. Engineer Bicking recommended the acceptance of the public improvements and release of the Letter of Credit as the outstanding items have been completed. Trustee Letzter moved, seconded by Trustee Mazzanti to accept Engineer Bicking’s recommendation. Roll call vote: Ayes: Lee, Letzter, Mazzanti, McMahon, Popelka and Simonson – 6. Nays: None. Motion carried.

Discuss Downtown Block Party Fundraiser on August 3, 2019. This item was tabled because the date did not work for Bill and Tammy Linardos, owners of The Grove. A brief discussion commenced regarding the village’s participation in the fundraising event to benefit the downtown renovations for which some of the proceeds will be donated back to the Village for the renovations. Trustee Mazzanti voiced concern that the village could be setting a precedent by co-sponsoring the event. Attorney Puma advised that it is up to the Board on how much or little they want to be involved in the event. It was clarified that the Linardos’ haven’t approached the village for assistance but there is an assumption that they will need the village’s help with the road closure.

Consideration to temporarily close Main Street from Blivin Street to the Spring Grove Grade School on August 3, 2019 for the Downtown Block Party. This item was tabled.

Discuss the temporary closure of roads for special events and block parties. Throughout the years, the police department has received numerous requests from residents and organizations for the temporary closure of roads for block parties and special events. The requests have been approved by the Police Chief. Chief Sanders recommended the Board establish a policy and establish standards and an application for these types of events. After some discussion, Attorney Puma was directed to prepare an ordinance and staff prepare an application for the Board’s review and approval.

Unfinished Business - Discuss solar energy system regulations. Discussion ensued regarding the information from the City of Naperville on the connection to the electric service and other requirements that Trustee McMahon would like incorporated into the solar energy permit information given to applicants. There would be two types of connections allowed: Load Side and Supply Side.

1. A Load Side Connection would be the preferred method as its supplies power directly to the circuit panel to utilize the power within the home. With the proper metering from ComEd, excess energy could be back fed into the grid and the owner would be credited for it.

2. The Supply Side Connection sends energy directly into the grid. This method is widely used by solar systems with a Power Purchase Agreement (PPA), which the Village would prohibit. Should we allow the Supply Side Connection regardless of this, the proper meter and connections should be required using a Milbank Lugg K4977 or approved equivalent. Staff is confirming with ComEd that this particular component is acceptable.

A PPA system will only use a supply side connection due to the capacity of the solar system and eliminating the connection would stop a PPA install. However, should a home not have capacity in the circuit panel for a conventional solar system a supply side connection would be necessary. A home circuit
panel can only have 125% load connected to it based on the rated size of the panel which typically is 200 amp and by adding a 40 or 50 amp circuit breaker for the solar would put it over the limits.

Trustee Lee expressed concern that the proposed language could prohibit someone from installing a solar energy system and would like more time to look into.

It was previously discussed to include photos of acceptable and prohibited solar panels arrangements, exposed electric and installation of disconnects and inverters both so applicants know what is acceptable and not. It was the consensus of the Board that they photos are acceptable.

Other Business. The Village was not included in this year’s state bid for road salt because the email was sent to a former employee’s email address that is no longer valid. Staff is looking into other options to resolve the issues, which involves going out to bid, which may be more than the state bid.

An updated on the repairs and issues at the wastewater treatment plant was given.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 7:15 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk