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 July 16, 2019 Village Board Regular Meeting Minutes
   B. Approval of July 23, 2019 Village Board Special Meeting Minutes
   C. Approval of the expenditure to rent a boom mower
   D. Approval of the July 2019 Bills Payable
11. Unfinished Business
12. New Business
   A. Discussion on 8103 Blivin Street
   B. Consideration of a Covenant, Agreement and Deed Restriction for 1502 Wilmot Farms Drive and 1506 Wilmot Farms Drive
   C. Consideration of the July 16, 2019 Public Works Committee Meeting Minutes
   D. Consideration of an Ordinance awarding the bid for bulk rock salt to Compass Minerals
13. Other Business
14. Adjournment

Posted: August 2, 2019 at 7:00 pm
MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
AUGUST 6, 2019

Council Chambers, Spring Grove, Illinois, August 6, 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 Mark Eisenberg presiding.

Roll Call. Roll call showed the following Board members present: President Mark Eisenberg; Trustees Jeff Letzter, Pat Mazzanti, Bob McMahon, Kelly Popelka and Lloyd Simonson - 6. Absent: Trustee Mike Lee - 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 Sandi Rusher, Village Clerk.

President’s Report. President Eisenberg reported on a meeting with Fox Lake officials on the feasibility of serving property within the village on Route 12 with sewer and water from Fox Lake and on the border agreement that expires in 2020. He also met with Congresswoman Lauren Underwood to explore funding opportunities to expand the water system.

Clerk’s Report. A special board meeting will be held in September 2019 to discuss the Cannabis Regulation and Tax Act that legalizes the possession and private use of cannabis for Illinois residents over 21 years of age and its effect on the village ordinances and the employee policy manual.


Building and Zoning Report. A Building and Zoning Report was prepared. Two new home permits were issued in July.

Police Department Report. The department was awarded a grant for solar powered speed signs and flashing stop signs.

Committee Reports. None.

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

Parker and Cheryl Johnston, residents of 9530 Champion Court, sought an update on the ongoing drainage issue on their property. President Eisenberg stated the village has spent an unprecedented amount of time and money examining their situation and the engineer determined the reconstructed swale is located within the easement and directs the water into the stormwater detention basin in the southwest corner of the development. The engineer also determined soils of the development and the Johnstons property are the same with the upper layer clay, which holds water, and below it is a sand and silt mixture. The Johnstons claimed the swale was not reconstructed because they are still having issues. President Eisenberg reiterated that the issue has been exacerbated by unprecedented high ground water and the engineer’s determination letter on this matter was sent to them on July 10, 2019. Ms. Johnston stated she did not receive the email but staff produced the email which was sent to her and shared it with her.

Attorney Puma added the State of Illinois has revised their flood and stormwater data within the last year because of the high ground water and changes in the environment.
Joshua Chapman, resident of 2814 Martin Drive, inquired how the homeowner to the right of him was able to build up their property because now he gets water as a result. He then questions if he could regrade this property to drain towards the street and what would happen if he then floods out his neighbor. Attorney Puma replied he should contact an attorney if he wants to regrade it knowing he could affect his neighbor.

Attorney Puma stated the village cannot advise residents on private matters between neighbors and that if the property owners believe that a neighbor is flooding their property they should consult with an attorney about their rights.

Ted Trzaskowski stated he attended the McHenry Township meeting on resuming their bus service. The Village will approach Burton Township on splitting the annual contribution amount to join the PACE - MCRide Dial-a-Ride program so that all village residents would be able to participate as currently only those village residents in Richmond Township are able to participate as the township is a member.

**Consent Agenda.** Trustee McMahon requested Item C, Approval of the expenditure to rent a boom mower, be removed from the consent agenda. Trustee Simonson moved, seconded by Trustee Letzter to accept the consent agenda as amended. Roll call vote: Ayes: Letzter, Mazzanti, McMahon, Popelka and Simonson – 5. Nays: None. Motion carried.

A. Approval of the July 16 18, 2019 Village Board Regular Meeting Minutes
B. Approval of the July 23, 2019 Village Board Special Meeting Minutes
D. Approval of the July 2019 Bills Payable

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

**Approval of the expenditure to rent a boom mower.** Trustee McMahon did not support the use of the boom mower to cut back trees in village parks and it should only be used along the roadways. Trustee Mazzanti stated he can arrange for it not to be used in the parks but the employees will not have the time to hand cut them. Trustee McMahon replied the village will contract to have the work done. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the expenditure to rent a boom mower. Roll call vote: Ayes: Letzter, Mazzanti, McMahon, Popelka and Simonson – 5. Nays: None. Motion carried.

**Unfinished Business.** None.

**New Business.**

**Discussion on 8103 Blivin Street.** As a condition of the approval for the home remodel in 2017, a new detached garage and paved driveway were to be constructed. In December 2018, the home was sold to Ginger Blalock, sight unseen, and it was not disclosed to her that these items had to be completed. There were also unfinished portions in the home’s interior that she discovered upon moving in. In January 2019, after Ms. Blalock moved in, the home was red tagged because the village had not done a final occupancy inspection and the work obviously was not completed as required. A final occupancy inspection was subsequently done and she was given a temporary occupancy permit until August 31, 2019, because the detached garage, sidewalk, driveway and other miscellaneous items were not completed.

Ms. Blalock sought additional time to complete the construction of new detached garage and installation of a paved driveway and sidewalk from the driveway to the house because she said she doesn’t have the funds. She agreed to complete the other remaining items, the post light and railings on the porch and deck, by August 31st.
Although Ms. Blalock felt the village should take some responsibility for these issues, Attorney Puma advised her that the village is not at fault for her problems but it does have a responsibility to enforce its ordinances and that she needs to seek legal counsel to enforce her contractual rights with the seller.

After a lengthy discussion, the board agreed to have the life safety issues (post light, railings on the porch and deck) and the sidewalk from the house to the driveway completed by August 31, 2019 and the construction of the detached garage and hard surfaced driveway by August 31, 2020.

Consideration of a Covenant, Agreement and Deed Restriction for 1502 Wilmot Farms Drive and 1506 Wilmot Farms Drive. At the request of the property owner, this matter has been tabled until August 20, 2019.

Consideration of the July 16, 2019 Public Works Committee Meeting Minutes. Trustee Mazzanti moved, seconded by Trustee Simonson to approve the minutes as presented. Roll call vote: Ayes: Mazzanti and Simonson – 2. Nays: None. Motion carried.

Consideration of an Ordinance awarding the bid for bulk rock salt to Compass Minerals. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the Ordinance as presented. Roll call vote: Ayes: Letzter, Mazzanti, McMahon, Popelka and Simonson – 5. Nays: None. Motion carried.

Other Business. A brief discussion ensued regarding the proposed Covenant, Agreement and Deed Restriction for 1502 Wilmot Farms Drive and 1506 Wilmot Farms Drive and the village’s noninvolvement in the enforcing of a homeowner’s association covenants.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 7:19 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk