

Tuesday  
March 1, 2022  
6:00 p.m.



Council Chambers  
7401 Meyer Road  
Spring Grove, IL 60081

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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
  - A. Community Engagement
  - B. Public Works
    - i. Consideration of the February 28, 2022 Public Works Committee Special Meeting Minutes
  - C. Safety
    - i. Consideration of the February 28, 2022 Safety Committee Special Meeting Minutes
9. Public Comment (*Public comment 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 February 15, 2022 Village Board Regular Meeting Minutes
  - B. Approval of the February 15, 2022 Village Board Closed Session Meeting Minutes
  - C. Approval of the February 22, 2022 Finance Committee Meeting Minutes
  - D. Approval of the February 22, 2022 Parks Committee Meeting Minutes
  - E. Approval of a Resolution approving the Professional Services Agreement for the Route 12 Water Main Extension Design Engineering & Bidding Services with HR Green, Inc.
  - F. Approval of an Ordinance amending Chapter 9, Liquor Control, of the Village Code abolishing the prorating of liquor license fees
  - G. Approval of the February 2022 Bills Payable
11. Unfinished Business
12. New Business
  - A. Consideration of an Ordinance granting variances at 3816 Ridge Road
  - B. Consideration of a variance for front elevation roof-mounted solar panels at 702 Wilmot Farms Drive
  - C. Consideration of an Ordinance amending Chapter 16, Subdivision Control, of the Village Code relative to exemptions for Plats of Consolidation
13. Closed Session - Section 2(c)(1) of the Open Meetings Act to discuss personnel matters
14. Other Business
15. Adjournment

**MEETING MINUTES OF A REGULAR MEETING  
OF THE VILLAGE OF SPRING GROVE  
MARCH 1, 2022**

Council Chambers, Spring Grove, Illinois, March 1, 2022; 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 Mike Lee, Jeff Letzter, Pat Mazzanti, Bob McMahon, and Tom Sanders - 6. Absent: Trustee Mike Gajewski - 1. Also present for the Village were: Bob Walczak, Building and Zoning Officer; Mike Niedzwiecki, Police Chief; Scott Puma, Village Attorney; Kelly Popelka, Deputy Clerk, and Sandi Rusher, Village Clerk.

**President's Report.** No report.

**Clerk's Report.** No report.

**Engineering Report.** The village engineer was excused from the meeting.

**Building and Zoning Report.** One new home permit was issued in the February.

**Police Department Report.** No report

**Committee Report.**

**Community Engagement.** Trustee Lee reported there are 4 events planned this year, there is still discussion about a possible Farmers Market. Kickoff to Summer is June 3 from 6:00 p.m. to 10:00 p.m. with a band, touch-a-truck and games, volunteers are welcome.

**Public Works.** Trustee Mazzanti reported the committee discussed the Public Works budget, cell phone policy and vehicle and equipment replacement schedule.

**Consideration of the February 28, 2022 Public Works Committee Meeting Minutes.** Trustee Mazzanti moved, seconded by Trustee Lee to approve the minutes as presented. Roll call vote: Ayes: Mazzanti, Lee and Sanders - 3. Nays: None. Motion carried.

**Safety.** Chief Niedzwiecki summarized the committee's discussions on the police department's staffing, budget, and productivity and developing a vehicle and equipment replacement plan.

**Consideration of the February 28, 2022 Safety Committee Meeting Minutes.** Trustee Mazzanti moved, seconded by Trustee Lee to approve the minutes as presented. Roll call vote: Ayes: Mazzanti, Lee and Sanders - 3. Nays: None. Motion carried.

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

KP

Neil Anderson was in attendance with homeowner Jesus Montemayor who lives at 9505 Winn Rd. Mr. Montemayor would like to construct a 60' x 100' pole barn on his property to store a 30' trailer, race cars, lawn equipment, and vehicles as well as a workshop that are currently being stored on his neighbor's property. The proposed barn would not be visible from the street and there is a 30' detention area and natural screening to the north that would remain to hide it from any potential builders in the undeveloped subdivision to the north. In response to an inquiry, Mr. Montemayor stated there will not be masonry or brick work but the color of the building would match the colors of the house. The Board was in favor of the project and advised he would next have to go in front of Planning and Zoning.

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

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

**Unfinished Business.** None.

**New Business.**

**Consideration of an Ordinance granting variances at 3816 Ridge Road.** Trustee Letzter moved, seconded by Trustee Lee to accept the Planning and Zoning Commission's recommendation for the variances to allow an accessory building that exceeds the maximum height allowed from 15 feet to 26 feet, the maximum size allowed from 600 square feet to 1,800 square feet (1500 square feet for the garage and 300 square feet for an attached porch), and to exceed the allowed number of stories from 1 to 2 stories and to approve the ordinance as presented. Roll call vote: Ayes: Letzter, Lee, Mazzanti, McMahon, and Sanders - 5. Nays: None. Motion carried.

**Consideration of a variance for front elevation roof-mounted solar panels at 702 Wilmot Farms Drive.** Trustee Letzter reported the Architectural Review Commission unanimously recommend approval of the front elevation roof-mounted solar panels with the condition that the current owner does not remove any streetside trees. Trustee McMahon opposed the variance as this is the first house at the entrance of the subdivision, the existing screening of pine trees should not be relied on to provide screening as they could become diseased, and allowing would set a precedent. He opined that the panels should be installed on the back of the roof that faces north or a ground mounted system should be considered.

KP

Trustee Lee shared similar concerns as Trustee McMahon adding that a new homeowner may not have the same landscaping needs and may remove the streetside trees. Trustee Mazzanti was in favor of the variances and in general finds ground mounted solar panels unattractive. Trustee Sanders would not support the variance due to the homeowner being in violation of village ordinances by having items stored on grass and not a hard surface.

Trustee Letzter moved, seconded by Trustee Mazzanti to accept ARC's recommendation and approve the variance as presented. Roll call vote: Ayes: Letzter, Mazzanti - 2. Nays: McMahon, Lee, Sanders - 3. Motion failed.

**Consideration of an Ordinance amending Chapter 16, Subdivision Control, of the Village Code relative to exemptions for Plats of Consolidation.** The ordinance exempts residential lots from the requirements of consolidation if the owner of two adjacent subdivided parcels of land which are zoned residential and located on the same linear street frontage desires to use both lots for a single residential dwelling unit. Staff inquired if the Board would like this to include all zoning districts. Discussion ensued and it was decided to address the commercial districts at a future meeting. Trustee Lee moved, seconded by Trustee Mazzanti to approve the ordinance as presented. Roll call vote: Ayes: Lee, Mazzanti, Letzter, McMahon, and Sanders - 5. Nays: None. Motion carried.

**Closed Session – Section 2(c)(1) of the Open Meetings Act to discuss personnel matters.** Trustee Mazzanti moved, seconded by Trustee Letzter to convene into closed session under Section 2(c)(1) of the Open Meetings Act to discuss personnel matters. Ayes: Mazzanti, Letzter, Lee, McMahon, and Sanders - 5. Nays: None. Motion carried. The Board adjourned into closed session at 6:39 p.m.

Trustee Lee moved, seconded by Trustee Mazzanti to reconvene from closed session. Roll call vote: Ayes: Lee, Mazzanti, Letzter, McMahon, and Sanders - 5. Nays: None. Motion carried. The Board reconvened at 6:53 p.m. with all members present as the original roll call.

**Other Business.** The new brochure for Hatchery Park was presented and it was recommended to place it at tourist locations and include a map in future printings. It was also suggested to have volunteers open the visitor's center to the public a once a month for a couple of hours.

There being no further business, Trustee Sanders moved, seconded by Trustee Mazzanti to adjourn the meeting at 6:56 p.m. All ayes, motion carried.

Respectfully Submitted,



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Kelly Popelka, Deputy Clerk