

Tuesday  
April 5, 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
  - A. Consideration of an appointment to the Board of Police Commissioners
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 Comment (*Public comment 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 the March 15, 2022 Village Board Regular Meeting Minutes
  - B. Approval of the March 29 Finance Committee Meeting Minutes
  - C. Approval of an Ordinance approving the Annual Municipal Budget for FYE 2023
  - D. Approval of a Resolution authorizing the funding for the multi-use path along Winn Road from English Prairie Road to North of Brentwood Drive
  - E. Approval of the March 2022 Bills Payable
12. Unfinished Business
13. New Business
  - A. Consideration of an Ordinance amending Chapter 14, Building Code, of the Village Code relative to Solar Energy Systems
  - B. Consideration of a variance to increase the output for a solar energy system at 2319 Falcon Lane
  - C. Consideration of an Ordinance amending the Personnel Policy Manual relative to Sick Day Allowance and Personal Leave of Absence
  - D. Discuss Short Term Rental Housing
14. Other Business
15. Adjournment

MEETING MINUTES OF A REGULAR MEETING  
OF THE VILLAGE OF SPRING GROVE  
APRIL 5, 2022

Council Chambers, Spring Grove, Illinois, April 5, 2022; 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 Gajewski, Mike Lee, Jeff Letzter, Pat Mazzanti, and Tom Sanders - 5. Absent: President Mark Eisenberg and Trustee Bob McMahon - 2. Also present for the Village were Bob Walczak, Building and Zoning Officer; Mike Niedzwiecki, Police Chief; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

*Trustee Letzter moved, seconded by Trustee Sanders to appoint Trustee Mazzanti as Temporary Chair due to the absence of President Eisenberg. On voice vote and all in favor, the motion carried.*

Temporary Chair Mazzanti moved the discussion on Short Term Rental Housing up.

**Discuss Short Term Rental Housing.** Over the last several years, staff has fielded inquiries on short term rentals. The village does not have any regulations so staff sought direction from the Board as to allow with regulations or prohibit. A majority of the inquiries are for unincorporated areas near the water but recently there was one for a commercial property in the downtown area and there is a home within the corporate limits listed on Airbnb for rent. The commercial property was informed short term rentals are prohibited because residential uses are not permitted. As for the home, no complaints have been received. After some discussion, it was the consensus of the Board not to regulate because they don't perceive this being an issue at this time. Attorney Puma advised regulations can be implemented at a later date if it does become an issue with properties having short term rentals being considered non-conforming and an amortization schedule would have to be incorporated allowing them to bring the property up to the standards implemented by the village or phasing them out as they would be prohibited.

**President's Report – Consideration of an appointment to the Board of Police Commissioners.** Trustee Sanders moved, seconded by Trustee Gajewski to appoint Robb Heaney to the Board of Police Commissioners. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and Sanders - 5. Nays: None. Motion carried.

**Clerk's Report.** The community egg hunt is on April 9 at Thelen Park.

**Engineering Report.** The village engineer was excused.

**Building & Zoning Report.** A written report was provided and there were no questions asked.

**Police Department Report.** A new part-time officer was hired and is going through training.

**Committee Report.** None.

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

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Rich Kurowski, resident of 9118 Carmel Court, sought a follow-up on the drainage issue on Carmel Court. Temporary Chair Mazzanti stated nothing had been done but he will follow up on it.

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

- A. Approval of the March 15, 2022 Village Board Regular Meeting Minutes
- B. Approval of the March 29, 2022 Finance Committee Meeting Minutes
- C. Approval of an Ordinance approving the Annual Municipal Budget for FYE 2023
- D. Approval of a Resolution authorizing the funding for the multi-use path along Winn Road from English Prairie Road to North of Brentwood Drive
- E. Approval of the March 2022 Bills Payable

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

**Unfinished Business.** None.

**New Business.**

**Consideration of an Ordinance amending Chapter 14, Building Code, of the Village Code relative to Solar Energy Systems.** The ordinance allows for a variance to be sought to increase the output of a solar energy system and such a variance would only require the approval of the Village Board and not ARC so long as it meets all other criteria. Trustee Lee moved, seconded by Trustee Letzter to approve the ordinance as presented. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and Sanders - 5. Nays: None. Motion carried.

**Consideration of a variance to increase the output for a solar energy system at 2319 Falcon Lane.** In attendance were Gordan Asher, resident on Falcon Lane, along with Ben Johnan from Sunrun, seeking a variance to increase the output of a solar energy system from 10 kW to 16.33 kW. Trustee Sanders moved, seconded by Trustee Lee to approve the variance as presented. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and Sanders - 5. Nays: None. Motion carried.

*Trustee Lee clarified that Public Act 096-1436 (Homeowner's Solar Rights Act) is intended to prevent homeowners' association, common interest community association, or condominium unit owners' association from prohibiting the installation of solar energy systems and not municipalities as it was represented at the last meeting by a Sunrun representative. Adding the village does have the right to regulate solar energy systems.*

**Consideration of an Ordinance amending the Personnel Policy Manual relative to Sick Day Allowance and Personal Leave of Absence.** As discussed at the Finance meeting, the Ordinance amends the Personnel Policy Manual to require employees to use all paid benefit time before taking days off unpaid with the approval of the employee's Supervisor. Trustee Lee moved, seconded by Trustee Sanders to approve the ordinance as presented. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and Sanders - 5. Nays: None. Motion carried.

**Other Business.** It was agreed that all future changes to the Personnel Policy Manual should be brought to the Boards attention first before consulting with the Village Attorney.

Trustees Lee and Gajewski are working on an implementation plan for water expansion that they will be discussing further with the Public Works Committee, who will also be discussing options regarding the longevity of the wastewater treatment plant. In the meantime, staff was directed to apply for congressional spending for the reconstruction of the wastewater treatment plant.

There being no further business, Trustee Letzter, seconded by Trustee Sanders to adjourn the meeting at 6:39 p.m. All ayes, motion carried.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Sandi Rusher", written in black ink.

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Sandi Rusher, Village Clerk