

Tuesday
September 6, 2022
6:00 p.m.



Council Chambers
7401 Meyer Road
Spring Grove, IL 60081

Village of Spring Grove – Village Board
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. President's Report
 - A. Consideration of the appointment of Nick Korwin to the Planning and Zoning Commission
 - B. Consideration of the appointment of Jason Reibel to the Architectural Review Commission
4. Clerk's Report
5. Engineering Report
6. Building and Zoning Report
7. Police Department Report
8. Committee Reports
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 August 16, 2022 Village Board Regular Meeting Minutes
 - B. Approval of an ordinance amending Chapter 9, Liquor Control, relative to the number of liquor licenses allowed
 - C. Approval of an ordinance authorizing the sale of surplus personal property owned by the Village of Spring Grove
 - D. Approval of the August 2022 Bills Payable
11. Unfinished Business
12. New Business
 - A. Consideration of a variance to the Solar Standards for 9506 Champion Court
 - B. Consideration of a variance to the Solar Standards for 702 Wilmot Farms Drive
 - C. Consideration of a Temporary Occupancy Application for Vin & Miles, LLC at 2221 Pierce Drive
 - D. Consideration of a Professional Service Agreement with HR Green for the Winn Road Bike Path Extension from Route 12 to Main Street Phase I Engineering
 - E. Consideration of a Resolution Supporting the Submission and Execution of an Illinois Transportation Enhancement Program (ITEP) Application and Agreement between the Village of Spring Grove and the Illinois Department of Transportation
13. Other Business
14. Adjournment

MEETING MINUTES OF A REGULAR MEETING
OF THE VILLAGE OF SPRING GROVE
SEPTEMBER 6, 2022

Council Chambers, Spring Grove, Illinois, September 6, 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 Katie Fitzgerald, Mike Gajewski, Mike Lee, Jeff Letzter, Pat Mazzanti, and Bob McMahon – 7. Absent: None. Also present for the Village were Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; Kelly Popelka, Deputy Clerk; and Sandi Rusher, Village Clerk.

President's Report - Consideration of the appointment of Nick Korwin to the Planning and Zoning Commission. Trustee Mazzanti moved, seconded by Trustee Gajewski to accept, and approve the recommendation. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Consideration of the appointment of Jason Reibel to the ARC Commission. Trustee Letzter moved, seconded by Trustee Fitzgerald to accept, and approve the recommendation. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Clerk's Report. The Village is hosting a Document Destruction and Textile Recycling event on October 1st from 9:00 a.m. to noon.

Engineering Report. There were no questions asked.

Building and Zoning Report. The estimated grand opening for the Casey's gas station is mid-October.

Police Department Report. The Police Chief was excused from the meeting.

Committee Report. None.

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

Elizabeth Johnson, resident of the Springdale Trails subdivision, along with many others in the audience, asked the Board to amend its ordinance to allow backyard chickens. She had been raising chickens and was not aware that they were prohibited until she received a violation letter from the village, in which she removed them. She spoke of the benefits to having chickens and conducted an online petition that was signed by over 200 people.

In response to inquiries from the Board, Ms. Johnson had no issues with predators because the coop and attached run were properly fenced in. Chickens are not loud or noisy unless they are laying an egg and their waste was scattered in their garden.

Trustee McMahon stated should the village allow chickens, many subdivisions have covenants and restrictions that prohibit farm animals, which could be enforced by the homeowner's association or someone in the neighborhood could sue for violating the covenants.

Trustee Letzter voiced concern allowing farm animals in neighborhoods and the impact they could have on neighbors given the village's different zoning districts and side and rear yard setbacks. He questioned where the village would stop with allowing other farm animals and added any regulations adopted as far as screening and fencing would put additional pressure on staff to enforce.

President Eisenberg and Trustees Fitzgerald and Lee were supportive to amending the ordinance if regulated. Trustees Gajewski and Mazzanti would like to see what other communities allow because many communities that allow are more urban than Spring Grove which is more rural. There being no more discussion, it was the general consensus of the Board to have Trustees Fitzgerald and Gajewski work together on drafting regulations and then present back to the Board before presenting to the Planning and Zoning Commission.

Consent Agenda. Trustee Mazzanti moved, seconded by Trustee Gajewski to accept the consent agenda items. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

- A. Approval of the August 16, 2022 Village Board Regular Meeting Minutes
- B. Approval of an ordinance amending Chapter 9, Liquor Control, relative to the number of liquor licenses allowed
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Trustee Lee moved, seconded by Trustee Letzter to approve the consent agenda items. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Unfinished Business. None.

New Business.

Consideration of a variance to the Solar Standards for 9506 Champion Court. Trustee Letzter summarized the variances to allow building mounted solar panels on the front and side of the house. There will also be panels on the rear of the home, which is permitted. The Architectural Review Commission approve the variances as presented with the plans dated May 21, 2022.

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Trustee McMahon stated that the application also needs variances to the Building Code as the plans presented show the system connected to the electric meter versus the home's electrical panel, the disconnect is proposed as fused on the plans but in researching the part it is actually a non-fusible disconnect, and the conduit type is not approved for outside use. His main concern is with the homeowner selling back power to the electric company, which is prohibited per the Building Code. It was clarified that ARC does not review variances for these specific Building Code variances.

After much discussion, it was the consensus of the Board to have Trustee McMahon and Building and Zoning Officer Walczak review the Building Code to allow homeowners to sell or receive rebates for excessive energy back to the electric company. It was noted solar companies are trying to build systems that give homeowners 100% efficiency and the electric company allows systems that are 200% efficient and more power is needed in the grid system.

Trustee Gajewski moved, seconded by Trustee Mazzanti to approve the variance for the front and side building mounted solar panels with compliance to the Building Code with the connection of the system to the home. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Consideration of a variance to the Solar Standards for 702 Wilmot Farms Drive. Trustee Letzter summarized the variance recommended by ARC to allow abuilding mounted solar panels on the front of the house with the additional condition that screening always remain at the front of the home, that it be replaced if damaged or dead. He noted this is the second submittal because the original application was denied by the Village Board due to the homeowner having other code violations which have since been corrected.

The Board again expressed concern with the natural vegetation along the front of the property either dying or being cut down by a new homeowner. It was suggested to record an ordinance or document against the property to require the existing vegetation to remain along the front of the property so future homeowners are aware that it cannot be removed.

Trustee Lee moved, seconded by Trustee Gajewski to approve the variance as requested with the requirement that the existing trees and shrubs at the front of the property shall be maintained and not removed and to have staff record the variance with the County Recorder's Office. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Consideration of a Temporary Occupancy Application for Vin & Miles, LLC at 2221 Pierce Drive. In attendance were Brandon Jakubowski, owner of Vin & Miles, LLC, and his attorney, Neil Anderson, seeking a temporary occupancy permit to operate an online auction hub that specializes in vehicles and machine equipment as well as a rental office for truck rentals and third party outdoor storage in the fenced in storage area while going through the zoning process. He would also like to store four (4) fleet trucks in the parking lot west of the building for advertising purposes.



In response to questions from the Board, Mr. Jakubowski stated the third party storage would be located along the perimeter of the fenced in area and would be striped. He is requesting third party storage as another source of income while getting the business up and running. The property has natural vegetation for screening. Mr. Jakubowski understood that even though he is granted temporary occupancy his zoning application could still be denied.

Trustee Mazzanti moved, seconded by Trustee Fitzgerald to approve the Temporary Occupancy Request as requested. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Consideration of a Professional Service Agreement with HR Green for the Winn Road Bike Path Extension from Route 12 to Main Street Phase I Engineering. The Village is applying for an ITEP grant to finish off the Winn Road Bike path. Trustee Lee moved, seconded by Trustee Letzter to approve the agreement as presented. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Consideration of a Resolution Supporting the Submission and Execution of an Illinois Transportation Enhancement Program (ITEP) Application and Agreement between the Village of Spring Grove and the Illinois Department of Transportation. Trustee Letzter moved, seconded by Trustee Mazzanti to approve the Resolution as presented. Roll call vote: Ayes: Fitzgerald, Gajewski, Lee, Letzter, Mazzanti, and McMahon - 6. Nays: None. Motion carried.

Other Business. A violation notice from the IEPA was received regarding the wastewater treatment plant effluent discharge earlier this year.

There being no further business, Trustee Letzter moved, seconded by Trustee Mazzanti to adjourn the meeting at 7:39 p.m. On voice vote, all ayes, motion carried.

Respectfully Submitted,



Sandi Rusher, Village Clerk