

MEETING MINUTES OF A REGULAR MEETING  
OF THE VILLAGE OF SPRING GROVE  
NOVEMBER 15, 2022

Council Chambers, Spring Grove, Illinois, November 15, 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 Gajewski, Mike Lee, Jeff Letzter, Pat Mazzanti, and Bob McMahon – 6. Absent: Katie Fitzgerald - 1. Also present for the Village were Bob Walczak, Building and Zoning Officer; Mike Niedzwiecki, Police Chief; Mike Frer, Public Works Supervisor; Scott Puma, Village Attorney; and Kelly Popelka, Deputy Clerk.

**President's Report** – President Eisenberg sought the direction of the Board whether to take a 50% advance payment on the OSLAD grant for the Main Street Park improvements. The advance payment comes with a stipulation that the project must be completed in two years. The Board was in favor of accepting the advance payment, Trustee McMahon is confident the project can be completed within two years.

**Clerk's Report.** None.

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

**Public Works Report.** Supervisor Frer provided an update on park projects. Trustee McMahon stated the new siding for the announcers stand at Horse Fair Park is pre-painted and if the color is acceptable the pavilion can be repainted.

**Police Department Report.** Chief Niedzwiecki will be organizing an auction for seized vehicles and property.

**Committee Report – Public Works.** In 2020 the Village Board approved the auction of the street sweeper because it needed repairs, it is still their preference to auction it off. Trustee Mazzanti and Supervisor Frer are researching rentals, using equipment from other villages and leasing options.

**Approval of the November 2, 2022 Public Works Committee Minutes.** Trustee Mazzanti moved, seconded by Trustee Gajewski to approve the minutes as presented. Roll call vote: Ayes: Mazzanti, Gajewski, Lee - 3. Nays: None. Motion carried.

**Committee Report – Community Engagement.** Trustee Lee reported a quorum was not present so there was no November meeting. Volunteers are needed for events in 2023.

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

Ralph Spoto, former owner of Five Star Auto, sought direction from the Board as he wishes to open an auto repair shop at 2306 Westward Drive. He wants to do part-time work for his Spring Grove

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customers by appointment only. He is not looking for outside storage or large signage. The Board was in favor and instructed him to proceed with seeking a special use permit.

Karen Grant, resident in Spring Grove Estates, asked for an update on backyard chickens. President Eisenberg replied that trustees are still gathering information and hope to have something to present to the Board in late December or January.

Andrew DeZanek, resident of Orchard Bluff Estates, asked when the next election was and if there were open Village Trustee positions. President Eisenberg stated the next election is in April 2023, and there are currently no open positions.

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

- A. Approval of the November 1, 2022 Village Board Regular Meeting Minutes
- B. Approval of the 2023 Calendar of Meetings
- C. Approval of an Ordinance approving the 2022 Tax Levy
- D. Approval of an Ordinance adopting the 2022 tax levy for Red Oak Estates Special Service Area
- E. Approval of an Ordinance adopting the 2022 tax levy for Thousand Oaks Special Service Area 9
- F. Approval of an Ordinance adopting the 2022 tax levy for Preservation Oaks Phase II Special Service Area 11
- G. Approval of an Ordinance adopting the 2022 tax levy for Heartland Crossing Phase I Special Service Area 13
- H. Approval of an Ordinance adopting the 2022 tax levy for Fieldstone Ridge Special Service Area 15
- I. Approval of an Ordinance adopting the 2022 tax levy for Sanctuary Estates Special Service Area 24
- J. Approval of a Resolution authorizing the execution of the Adopt A Highway Program Agreement with The Thousand Oaks Families
- K. Approval of a Resolution authorizing the execution of the Adopt A Highway Program Agreement with Boy Scout Troop #340
- L. Approval of a Resolution authorizing the execution of the Adopt A Highway Program Agreement with In Loving Memory of Jake Vinyard
- M. Approval of a Resolution authorizing the execution of the Adopt A Highway Program Agreement with Smiles by Design
- N. Approval of a Resolution authorizing the execution of the Adopt A Highway Program Agreement with The Gary & Amy Stark Family

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

**Unfinished Business.** None.

**New Business.**

**Consideration of an Ordinance granting a Special Use Permit and variances at 2221 Pierce Drive.** In attendance was Neil Anderson, attorney, and petitioner Brandon Jakubowski, owner of Vin & Miles, who is looking to open an auction house. In response to questions, Mr. Jakubowski stated

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that the third-party storage is only a secondary form of income while the business gets established and auction vehicles should not be in the parking lot for longer than 30 days. Mr. Jakubowski agreed to the suggested amendment to the Ordinance adding "loading" to the Board recommendation that unloading is prohibited on the street. Trustee Letzter moved, seconded by Trustee McMahon to approve the Ordinance as amended. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and McMahon - 5. Nays: None. Motion carried.

**Consideration of an Ordinance granting a Text Amendment to the Zoning Ordinance relative to special use permits in the B-2, General Business, zoning district, for automotive and truck towing.** Trustee Letzter moved, seconded by Trustee Mazzanti to approve the Ordinance as presented. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and McMahon - 5. Nays: None. Motion carried.

**Consideration of an Ordinance granting a special use permit and variances at 3000 Route 12.** In attendance was Neil Anderson, attorney, and petitioner Sean Fasielak, representing B & B Auto, who is looking to open an auto repair shop. In response to Trustee Letzter's question, Building and Zoning Officer Walczak stated that there has not been any discussion about a landscape plan and the ordinance gives a future date as to when the landscape plan must be presented and installed to allow Mr. Fasielak time to recover from the expense of the building renovations.

In response to Trustee Mazzanti's inquiry about the appearance of the roll up door that faces Route 12, Mr. Fasielak stated he intended to paint the front of the building, but it got too cold. President Eisenberg reminded Mr. Fasielak that the vehicles for sale at the front of the building need to be in good condition. Mr. Fasielak agreed to a suggested amendment that tow trucks may be parked inside the fenced area as well as indoors overnight, as long as they cannot be seen.

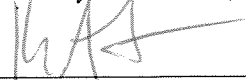
Trustee Mazzanti moved, seconded by Trustee Gajewski to approve the Ordinance as amended. Roll call vote: Ayes: Gajewski, Lee, Letzter, Mazzanti, and McMahon - 5. Nays: None. Motion carried.

**Consideration of a reduction in the water connection fees at 2509 Highview Street.** In attendance was Michael Hagi, owner of Jr. Mikes Auto, seeking a reduction in the water connection fees. Discussion ensued regarding the hardship of Mr. Hagi to also abide by the recapture agreement once he is hooked up to water. When questioned exactly what fees he was looking to have reduced, Mr. Hagi asked for any amount they were willing to consider. Trustee Mazzanti moved, seconded by Trustee Lee to waive the \$2,500 connection fee and refund the \$300 permit fee. Roll call vote: Ayes: Lee, Letzter, Mazzanti, and McMahon - 4. Nays: Gajewski - 1. Motion carried.

**Other Business.** The permits for the Route 12 water main expansion have been submitted to the State of Illinois and once they come back the project can go out to bid.

There being no further business, Trustee Letzter moved, seconded by Trustee Mazzanti to adjourn the meeting at 6:59 p.m. On voice vote, all ayes, motion carried.

Respectfully Submitted,

  
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Kelly Popelka, Deputy Clerk