VILLAGE OF
PRAIRIE GROVE

Minutes of the Board of Trustees Meeting
September 12, 2023

REGULAR VILLAGE BOARD MEETING

1. **CALL TO ORDER**
   President Underwood called the meeting to order at 7:07 p.m.

   Members present: President Underwood, Trustee Behm, Trustee Girard, Trustee Halpern-Givens (via audio call), Trustee Jensen and Trustee Werner.
   Members absent: None
   Others present: Administrator Michael Freese, Attorney David McArdle, Police Chief Michael Goins, Public Works Superintendent Josh Singer Records, Clerk Laura Jonasen and Village Clerk Sheryll Kominoski
   Others absent: None

2. Motion to authorize Trustee Jensen to join the September 12, 2023 Village Board meeting by audio call for permitted reasons.

A motion was made by Trustee Werner and seconded by Trustee Halpern-Givens to authorize Trustee Jensen to join the September 12, 2023 Village Board meeting by audio call for permitted reasons. **A Roll Call Vote was called: Trustee Werner, Trustee Halpern-Givens, Trustee Behm, Trustee Girard and Trustee Werner. All Ayes Motion carried.**

3. **PUBLIC COMMENT**
   Business Owner Jack Shields of Jax Auto & Tire stated his concerns over flooding issues at 5220 S. Illinois Route 31.

   Residents Ed Garmin and Jim Hicks both thanked the Village for a great night at the 50th Anniversary Celebration.

   Resident Steve Sebastian asked for ingress/egress into the Village speed be increased.

   Resident Nicholas Skyba II would like to voice his concern after speaking to Resident Jim Hicks about an apartment building project in the Village and the domino effect it will have. Resident Jim Hicks spoke that he did speak to residents and was curious to see what the presentation that Lennar would be providing.

4. **CONSENT AGENDA**

   a. Village Board Meeting Minutes of August 8, 2023

   b. Warrants in the Amounts of $106,784.00

   c. Ordinance 715, Adding Section 9.28 Possession and Public Consumption of Alcohol Liquor and deleting Section 14.16, Public Consumption of the Prairie Grove Municipal Code

   d. Ordinance 716, Amending Section 9.17, Curfew and Section 9.25, "Possession of Cannabis" and Section 13.07 "Possession and Use" and deleting Section 9.27 "Public Use of Cannabis" in the Prairie Grove Municipal Code

   e. Nunda Township Invoice dated August 31, 2023 for Milling & Paving in Berian Estates in the amount of $131.000.00

A motion was made by Trustee Behm and seconded by Trustee Halpern-Givens to approve the consent agenda items as presented. **A Roll Call Vote was called: Trustee Behm, Trustee Halpern-Givens, Trustee Girard, Trustee Jensen and Trustee Werner. All Ayes Motion carried.**

5. **Presentation from Lennar Builders-** Rick Murphy and Jessica Cobb presented to the Board and Residents a 78.2-acre property development at the northeast side of Ames Rd. and Route 31. The proposed community in concept would have 112 single family homes and 111 traditional style 2-story townhome units. The presentation provided photos of planned playgrounds and monuments and an overview of what the community offers. Photos of the homes were also provided to show different variations offered for single family homes and for townhomes. Jessica Cobb offered the property lot size would be 71 x 126. A discussion of Board Members and their concerns were addressed by Rick Murphy and/or Jessica Cobb. It was decided that further discussion would need to take place.

6. **DISCUSSION AND ACTION ITEMS**

   a. Motion to ratify prior approval (March 8, 2022) of the following Ordinances (marked with an "A" for amended) related to the Annexation, Zoning and Development of the 92-acre Rawson (NUVO REALTY GROUP LLC)/Seegers property:
      - Ordinance No. 707 A authorizing execution of the draft annexation agreement with a last draft date of September 7, 2023;
      - Ordinance No. 708 A authorizing annexation of the Property in Question; and
      - Ordinance No. 709 A assigning a zoning classification and permitting variations upon annexation of the Property in Question

A motion was made by Trustee Werner and seconded by Trustee Behm to ratify prior approval (March 8, 2022) of the following Ordinances (marked with an "A" for amended) related to the Annexation, Zoning and Development of the 92-acre Rawson (NUVO REALTY GROUP LLC)/Seegers property: Ordinance No. 707 A authorizing execution of the draft annexation agreement with a last draft date of September 7, 2023; Ordinance No. 708 A authorizing annexation of the Property in Question; and Ordinance No. 709 A assigning a zoning classification and permitting variations upon annexation of the Property in Question. **A Roll Call Vote was called: Trustee Werner, Trustee Behm, Trustee Girard, Trustee Halpern-Givens and Trustee Jensen. All Ayes Motion carried.**

b. Motion to approve proposed Ordinance 717 Amending Chapter 21, Zoning Code, of the Village Municipal Code

A motion was made by Trustee Werner and seconded by Trustee Behm to approve proposed Ordinance 717 Amending Chapter 21, Zoning Code, of the Village Municipal Code. **A Roll Call Vote was called: Trustee Werner, Trustee Behm, Trustee Girard, Trustee Halpern-Givens and Trustee Jensen. All Ayes Motion carried.**

c. Discussion and possible Motion regarding a request by Longhorn Equity Partners, LLC to Amend Ordinance 509, relative to 3103 Il Rt. 176, unit A, to eliminate all references to a car wash use and permit the sale, service and repair of motorcycles and detailing of automobiles and motorcycles.

A discussion did take place with questions from the Board Members. Chris Biggus was able to answer questions. Trustee Werner and Trustee Behm both suggested to Chris Biggus to have the applicant refile the request providing more specifications and evidence of code compliance.

A motion was made to deny this request by Trustee Behm and seconded by Trustee Werner regarding a request by Longhorn Equity Partners, LLC to Amend Ordinance 509, relative to 3103 Il Rt. 176, unit A, to eliminate all references to a car wash use and permit the sale, service and repair of motorcycles and detailing of automobiles and motorcycles. **A Roll Call Vote was called: Trustee Behm, Trustee Werner, Trustee Girard, Trustee Halpern-Givens and Trustee Jensen. All Ayes Motion carried.**

d. Discussion and possible Motion regarding a request by Longhorn Equity Partners, LLC to Amend Ordinance 509 to allow the Unit D, Restaurant Space, (currently operated as "Gianelli's Drive-Thru, LLC") at 3103 Il Rt. 176 to permit the sale of alcoholic beverages by Michael Termini or a legal entity owned by him at the same address.

Trustee Werner suggested that the Village Board be consistent with the prior Village Board's decision. He further stated he did not think the Board should permit the request.

A motion was made to deny this request by Trustee Werner and seconded by Trustee Behm regarding a request by Longhorn Equity Partners, LLC to Amend Ordinance 509 to allow the Unit D, Restaurant Space, (currently operated as "Gianelli's Drive-Thru, LLC") at 3103 Il Rt. 176 to permit the sale of alcoholic beverages by Michael Termini or a legal entity owned by him at the same address. **A Roll Call Vote was called: Trustee Werner, Trustee Behm, Trustee Girard, Trustee Halpern-Givens and Trustee Jensen. All Ayes Motion carried.**

e. Discussion and possible Motion to approve the bid from Geske & Sons in the amount of $61,294.75 to overlay existing binder on the last section of Gracy Road.

Trustee Behm asked if a 5-year plan can be provided; Superintendent Singer said yes. Superintendent Singer further stated that Bay Road is a project that has been moved to next year. Administrator Freese stated that funding opportunities sometimes dictate projects.

A motion was made by Trustee Werner and seconded by Trustee Behm to approve the bid from Geske & Sons in the amount of $61,294.75 to overlay existing binder on the last section of Gracy Road. **A Roll Call Vote was called: Trustee Werner, Trustee Behm, Trustee Girard, Trustee Halpern-Givens and Trustee Jensen. All Ayes Motion carried.**

7. REPORTS AND ANNOUCEMENTS

a. **Village Administrator-** Administrator Freese stated that a meeting took place with Baxter & Woodman about projects and funding. The next letting of funding for road replacement and repair is not for a couple of years. The next road in need at this time is Nish Rd.

Administrator Freese stated Barreville Rd north is still moving forward. There is money for bridge repair for the bridge just north of the Village on Barreville Rd. It needs repair. Paperwork was provided and it appears that we have been approved. He stated that he needs to find out what the Village's part will be. The Village would like the bridge to be completed before the Barreville Road project starts.

We have met with a new project director for Route 31. Our concerns have been voiced. Edgewood will be heavily involved in this project. A shared use path that is 8-10 feet wide is planned on Route 31 and we will be petitioning this. It affects our car dealership.

Administrator Freese also stated that there are concerns about an increase in accidents on Route 176 that will be addressed with IDOT. He further stated that he is trying to get Senator Wilcox involved.

b. **Building-** No report at this time.

c. **Parks Committee-** Trustee Behm stated that Trunk or Treat is scheduled for October 28th. She further stated she would like to shorten the event and offer a hayride. She also stated that anybody wants to help to get in touch with her.

d. **Public Works-** No report at this time.

e. **Police-** Chief Goins stated that the 50th Anniversary Celebration was a great event and an opportunity for him to meet more community members. Chief Goins also offered his concerns for increased accidents on Route 176.

f. **Trustees/Village President-** President Underwood wanted to thank each community member that helped to make the 50th Anniversary Celebration a success. He further stated that he received many positive calls and texts.

8. **EXECUTIVE SESSION – A motion was made by Trustee Werner and seconded Trustee Halpern-Givens** to adjourn 8:20pm to executive session for the purposes of discussion of threatened litigation. **A Roll Call Vote was called: Trustee Werner, Trustee Halpern-Givens, Trustee Girard, Trustee Jensen, Trustee Werner and President Underwood. All ayes. Motion Carried.**

President Underwood reconvened at 8:31pm the open session meeting. **A motion was made by Trustee Behm and seconded by Trustee Girard** to reconvene open session. **A Roll Call Vote was called: Trustee Behm, Trustee Girard, Trustee Halpern-Givens, Trustee Jensen, Trustee Werner and President Underwood. All Present.**

9. **ADJOURNMENT**

A motion was made by Trustee Behm and seconded by Trustee Girard to adjourn at 8:32pm the meeting. A voice call vote was taken. **All Ayes. Motion carried.**

Sheryl Kominoski

Sheryl Kominoski, Village Clerk