

**Village of Prairie Grove
Truth In Taxation & Special Board Meeting Minutes
December 21, 2010**

Truth In Taxation Public Hearing:

1. **Call to Order:** Trustee Baudin called the Meeting to order at 7:04 PM.

2. **Roll Call:** Trustees Baudin, Behm, Breseman and Robak all present.
Trustee Greenwald and President Duda absent.
Administrator Smith, Clerk Minor, Attorney McArdle, Treasurer Smith, Public Works Superintendent Carone and Building Inspector Knudsen also present.

(Trustee Greenwald arrives at 7:05 PM.)

Motion by Trustee Behm, 2nd by Trustee Robak to appoint Trustee Baudin as President Pro Tem in President Duda's absence. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

Call to Order: President Pro Tem Baudin called the Truth in Taxation Public Hearing to order at 7:05 PM.

3. **Public Comment:** None

Administrator Smith stated that this required hearing is held annually in December. This levy was discussed at the November Board Meeting. This allows the Village to levy for the 2010 tax year and the taxes are payable in 2011. The proposed levy of \$398,050 reflects a .69% decrease from last year's tax extension. The Village Board will also be considering the adoption of an ordinance abating the 2010 Tax Levy for the \$1,000,000 General Obligation Bond Series of 2008.

4. **Adjournment: Motion was made by Trustee Behm, 2nd by Trustee Robak** to close the Truth in Taxation hearing at 7:10 PM. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

Regular Meeting:

1. **Call to Order:** President Baudin Pro Tem called the Meeting to order at 7:10 PM.

2. **Roll Call:** Trustees Baudin, Behm, Breseman, Greenwald and Robak all present.
President Duda absent.

Village Administrator Smith, Clerk Minor, Attorney McArdle, Treasurer Smith, Public Works Director Carone and Building Inspector Knudsen present.

3. Public Comment: None

4. Consent Agenda:

Motion was made by Trustee Robak, 2nd by Trustee Behm to approve items A through D on the consent agenda. Motion to Approve Items A through D include the Approval of Meeting Minutes of November 16, 2010, the Cash Disbursements Journal from November 9, 2010 to December 13, 2010 and the Cash Receipts Journal from November 1, 2010 to November 30, 2010 and the Motion to Adopt 2011 Village Board Meeting Schedule. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

5. Committee Reports and Meeting Dates:

a. **ARC:** No report.

b. **EDC:**

Appointment of Colleen Clavesilla as EDC Commissioner:

Administrator Smith stated that Colleen is a resident of Cobblestone and that she is more than qualified to help the Village out.

Motion by Trustee Behm, 2nd by Trustee Robak to Appoint Colleen Clavesilla as EDC Commissioner. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

c. **Parks & Recreation:** No report.

d. **Planning & Zoning Commission:** No report.

6. Staff/Consultant Reports:

Village Administrator:

Administrator Smith stated that she had put a memo out on the Board table prior to the meeting regarding the Sworn Officer Overtime Pay Policy. She would like to amend the personnel policy to include a separate schedule for Police Officers for compensation of holidays. Direction was given to Administrator Smith to pay the Police Officers this year for the Christmas and New Year holidays.

Administrator Smith asked for direction regarding the Preserves letter of credit. The LOC on file is issued by Home State Bank and according to our agreement with Mr. Greenberg he was to install landscaping by November 1, 2010 prior to the release of this LOC. The Village Board gave direction that no action would be taken against Mr. Greenberg at this time and that the Village Board would revisit the issue in the Spring.

Administrator Smith discussed the bottled water that has been available to Board Members, water would no longer be available in bottles but would be available through the water cooler due to a cost cutting effort.

Administrator Smith stated that a Village resident had asked about recycling in the Village Hall. Two receptacles are available in the Village Board room one for recycling and one for waste.

Building:

Building Inspector Knudsen stated that he has had discussion with a builder that he believed would be moving forward with a new home in Heritage Hills. He also discussed the sale of another lot in Heritage Hills. He stated that there would be an ARC meeting on January 8th for the consideration of wall and ground signs for the new Lauderdale Lakes Marina location on Rt. 176.

Police: No report.

Public Works: No report.

Treasurer:

Motion to Adopt the Amended Budget for Fiscal Year 2010/2011:

Motion by Trustee Behm, 2nd by Trustee Robak to Adopt the Amended Budget for Fiscal Year 2010/2011.

Discussion: Treasurer Smith stated that she had prepared an updated budget. She noted that our sales tax revenue has decreased however, sales tax for Chrysler and Arvidson have increased slightly. The State currently owes the Village approximately \$60,000. The Village received the last payout in September for June liabilities.

On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.

7. Old Business/Board Comments:

a. Motion Authorizing the Village President to Execute the Pace Suburban Bus Advertising Transit Shelter Agreement:

Motion by Trustee Behm, 2nd by Trustee Greenwald Authorizing the Village President to Execute the Pace Suburban Bus Advertising Transit Shelter Agreement.

Discussion: Administrator Smith stated that this issue was discussed last month and then sent to Planning & Zoning where they had given a positive recommendation to the Village Board. No changes have been made to the agreement.

On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.

b. Motion to Adopt Ordinance#507, Amending Section 3.8, Temporary Buildings, Structures and Uses of Land, in the Prairie Grove Zoning Ordinance:

Motion by Trustee Behm, 2nd by Trustee Robak to Adopt Ordinance#507, Amending Section 3.8, Temporary Buildings, Structures and Uses of Land, in the Prairie Grove Zoning Ordinance.

Discussion: Administrator Smith stated that this was discussed last month and then sent to Planning & Zoning where they gave this a positive recommendation. This ordinance would give the Village Administrator the authority to approve special use permits for not more than 30 days, where as before this required Village Board approval. She also stated that there was still the option of sending a request to the Village Board at the Administrator's discretion.

On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.

8. New Business/Board Comments:

a. Motion to Adopt Ordinance #505, Tax Levy, May 1, 2010 – April 30, 2011:

Motion by Trustee Robak, 2nd by Trustee Behm to Adopt Ordinance #505, Tax Levy, May 1, 2010 – April 30, 2011. **On a Roll Call Vote: Trustees Baudin, Behm and Robak all voted Aye, Trustees Breseman and Greenwald voted nay, Motion carried.**

b. Motion to Adopt Ordinance #506, Abating 2010 Tax Levy for \$1,000,000 General Obligation Bond Series 2008:

Motion by Trustee Behm, 2nd by Trustee Robak to Adopt Ordinance #506, Abating 2010 Tax Levy for \$1,000,000 General Obligation Bond Series 2008. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

c. Motion to Approve an Expenditure in the amount of \$31,424.00 to Illinois Municipal League Risk Management Association:

Motion by Trustee Robak, 2nd by Trustee Behm to Approve an Expenditure in the amount of \$31,424.00 to Illinois Municipal League Risk Management Association. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

d. Motion to Authorize Village President to Execute IDOT, MFT Forms BLR14230 and BLR 14231 for Ice and Snow Control, January 1, 2011 to November 1, 2011:

Motion by Trustee Behm, 2nd by Trustee Greenwald to Authorize Village President to Execute IDOT, MFT Forms BLR14230 and BLR 14231 for Ice and Snow Control, January 1, 2011 to November 1, 2011. **On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.**

e. Motion to Adopt Ordinance #508, Authorizing Village President to Execute an Economic Incentive Agreement Regarding Property Commonly Known as Lauderdale Lakes Marina, LLC in the Village of Prairie Grove:

Motion by Trustee Behm, 2nd by Robak to Adopt Ordinance #508, Authorizing Village President to Execute an Economic Incentive Agreement Regarding Property Commonly Known as Lauderdale Lakes Marina, LLC in the Village of Prairie Grove, with the correction being made to page 2 of the sales tax rebate agreement.

Discussion: Administrator Smith introduced Don Schurr the Sales Manager for Lauderdale Lakes Marina. Mastercraft has lined up Lauderdale Lakes Marina to fulfill the remainder of their lease. This will be a 5th location for Lauderdale Lakes Marina who's sales product will consist of Nautiques, Pontoons, Deck Boats and accessories. They would like to be in this new location by January 1st. Administrator Smith stated that they would like the Village to honor the remaining terms of our existing agreement with Mastercraft. An error was noted on page 2. b. of the agreement and should read, and "including July 1, 2018".

Trustee Greenwald asked if they would be doing storage on site like Mastercraft did and using the same white shrink wrap. Mr. Schurr replied that yes they would be shrink wrapping boats and storing them on site and they would comply with what the Village wanted. Administrator Smith stated that they would comply with the same requirements as Mastercraft did for all of the zoning requirements.

Administrator Smith stated that the Village would share the gross revenue receipts in the first two years and the agreement is between the Village and Property owner. Then until 2018 the gross revenue receipts would be spilt equally between the Village and the business owner. Trustee Behm stated that she had one additional comment. Why are we nit picking on the tax levy when we offer this standard sales tax rebate with everyone. She would like to revisit this at a later date.

On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.

f. Motion to Adopt Ordinance#509, An Ordinance Granting the Petition of Longhorn Equity Partners, LLC, for Rezoning, Special Use Permits for a Restaurant with Drive-In and Drive-Through Facilities and Automobile Washing Facilities at the Southwest Corner of Valley View Road and Illinois Route 176:

Motion by Trustee Robak, 2nd by Trustee Behm to Adopt Ordinance#509, An Ordinance Granting the Petition of Longhorn Equity Partners, LLC, for Rezoning, Special Use Permits for a Restaurant with Drive-In and Drive-Through Facilities and Automobile Washing Facilities at the Southwest Corner of Valley View Road and Illinois Route 176.

Discussion: Building Inspector Knudsen stated that this was presented to Planning & Zoning last month for a map amendment and special uses. Planning & Zoning unanimously voted to approve the special uses and map amendment with numerous conditions, and with the caveat that the Village Board will have final determination of uses that are appropriate for this property. Mr. Terry Trobiani was introduced.

Mr. Trobiani stated that he is requesting to put a car wash as the main anchor with a restaurant and a drive through facility. He stated that he has had discussions with School District 46 and

they are all on the same page. He presents a rendering of the site showing the aesthetics that he believes meets the standards for Prairie Grove. The rendering shows the car wash with three retail units. The car wash has a 120 ft. tunnel that will hold up to 4 cars. The cars would be dried inside the tunnel. He would have an additional detail bay that would hold 8 cars at once.

Trustee Robak stated that he is concerned with the IDOT expansion, and that this plan would allow for 20 cars to be stacked in the back. Mr. Trobiani stated that the IDOT expansion would restrict the width to the south so there should be no impact to the school. Mr. Trobiani stated that he has approached the school and was currently negotiating terms of a land swap deal with them regarding a future septic system for the school for an access point on Valley View that would be proposed at their January school board meeting.

Trustee Robak likes the idea of a green car wash but he is concerned with this water going into the groundwater for the school. Mr. Trobiani stated that the water would stay on his property so it shouldn't affect the school groundwater.

Trustee Breseman stated that he received a call from Charlotte Kramer a school board member regarding two concerns she has. She is concerned with the requested uses being next to the school, and the other potential uses when tenants leave. Administrator Smith stated that we would specify restricted uses such as adult entertainment. Ms. Kramer has additional concerns with the school well and the recycled water. Trustee Breseman stated that his specific concern is the temporary parking and drying of the vehicles in front of the car wash or building, the rest of his concerns had been addressed. Attorney McArdle stated that this could be stipulated in the ordinance.

Trustee Robak asked if there would be curb cuts on Rt. 176. Mr. Trobiani stated that there would be a right in and a right out on Rt. 176. Traffic will be going one way through the property. It was suggested to move the overflow of traffic to the Valley View side.

Trustee Breseman stated that further down in the process he would like to see it come back before the Village Board for approval after going through the ARC process. This way the Village Board would have final say over lighting, landscaping and ARC.

President Pro Tem Baudin stated that he doesn't mind having a limited number of parking spaces in the front to finish cars, this may draw additional business from people passing by.

Trustee Behm stated that she has concerns with voting right now. She suggested giving them the zoning right now and discuss the rest at a later date.

Bill Behm stated that he would like to make sure that the water is kept on site and prohibit anything concerning the car wash in front.

The hours of operation for the restaurants were discussed. The Village Board agreed to limit the closing to 11:00 PM. This could be added at a later date.

The Village Board agreed that the following conditional additions should be stated in the ordinance.

1. Attach the drawing as exhibit 1.
2. Come back to Village Board for ARC, lighting and landscaping approval.
3. Conditional upon Engineering, IDOT and Health Department approvals.

Motion Amended by Trustee Robak, 2nd by Trustee Behm to Adopt Ordinance#509, An Ordinance Granting the Petition of Longhorn Equity Partners, LLC, for Rezoning, Special Use Permits for a Restaurant with Drive-In and Drive-Through Facilities and Automobile Washing Facilities at the Southwest Corner of Valley View Road and Illinois Route 176. This Ordinance should include the following conditions:

1. Attach the drawing as exhibit 1.
2. Come back to Village Board for ARC, lighting and landscaping approval.
3. Conditional upon Engineering, IDOT and Health Department approvals.

On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.

g. Motion Authorizing Village Administrator to Negotiate the Terms of a Longhorn Equity Real Estate Tax Abatement and Release Agreement:

Motion by Trustee Behm, 2nd by Trustee Robak Authorizing Village Administrator to Negotiate the Terms of a Longhorn Equity Real Estate Tax Abatement and Release Agreement.

Discussion: Trustee Behm would still like the Village Board to reconsider giving the tax incentive agreements to everyone.

On a Roll Call Vote: Trustees Baudin, Breseman, Greenwald, and Robak all voted Aye, Trustee Behm voted nay, Motion carried.

9. Executive Session for the Purpose of Personnel, Litigation or to Acquire or Lease Real Property: None

10. Adjournment: Motion made by Trustee Behm, 2nd by Trustee Robak to adjourn this Village Board Meeting at 8:37 PM. On a Roll Call Vote: Trustees Baudin, Behm, Breseman, Greenwald, and Robak all voted Aye, Motion carried.

Respectfully Submitted by:

Kim Minor, Village Clerk