



**AGENDA for the PUBLIC HEARING of the TENTH AMENDMENT TO
ANNEXATION AND DEVELOPMENT AGREEMENT
AND**

**VILLAGE OF PINGREE GROVE
BOARD OF TRUSTEES MEETING**

Village Hall, 14N042 Reinking Rd, Pingree Grove, IL 60140

**Monday, July 3, 2017
7:00 p.m.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**4. OPEN PUBLIC HEARING FOR ANNEXATION AND ZONING OF
PROPERTY**

- a. Discussion of the Tenth Amendment to Annexation and Development Agreement by and between the Village of Pingree Grove and Pingree Grove Farm LLC and DRH Cambridge Homes, Inc.

5. CLOSE PUBLIC HEARING

6. OPEN VILLAGE BOARD MEETING

7. PUBLIC COMMENTS- *Please see Clerk to sign in to address the Board*

8. SPECIAL PRESENTATIONS

9. CONSENT AGENDA

- a. Approval of Minutes from Village Board Meeting June 19, 2017
- b. Approval of Warrant List, July 3, 2017 in the Amount of \$145,575.06

10. ITEMS FOR SEPARATE ACTION



- a. Discussion of the Tenth Amendment to Annexation and Development Agreement by and between the Village of Pingree Grove and Pingree Grove Farm LLC and DRH Cambridge Homes, Inc.
- b. Discussion/Approval of 2017-O-15 An Ordinance Authorizing Acquisition of Real Property: St. Peter's Lutheran Church, Pingree Grove, IL

11. PRESIDENT'S REPORT

12. STAFF REPORTS AND DISCUSSION

- a. Legal
- b. Engineering
- c. Planning
- d. Police
- e. Finance
- f. Public Works
- g. Clerk/Communications

13. OLD BUSINESS

14. NEW BUSINESS

15. EXECUTIVE SESSION—To Discuss Acquisition of Real Property Pursuant to 5 ILCS 120/2(c)(5)

16. ADJOURNMENT



**AGENDA FOR VILLAGE OF PINGREE GROVE
BOARD OF TRUSTEES MEETING**
Village Hall, 14N042 Reinking Rd, Pingree Grove, IL 60140

**Monday, June 19, 2017
7:00 p.m.**

1. CALL TO ORDER

President Wiedmeyer called the meeting to order at 7:00 pm

2. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

3. ROLL CALL

The Roll was called; answering present were President Wiedmeyer and Trustees: Thomas, Spieker, Paszkiewicz, Kubiak, Dulkoski, and Hirschbein. Also present were: Police Chief Shawn Beane, Finance Director Karen Plaza, Public Works Employee Ben Ross, Village Engineer Dave Burroughs, Village Planner Chris Heinen, Village Attorney Dean Frieders, and Village Clerk Dawn Grivetti.

4. PUBLIC COMMENTS

Dan Carter, 1352 Newport Ct, Pingree Grove spoke about the cul-de-sac island and parking stalls installed on Newport Ct. He further addressed illegal parking in front of mailboxes in the cul-de-sac, and spoke about cars driving too fast on Wester Blvd. He requested a stop sign be installed at an intersection in his neighborhood. Chief Beane suggested performing a traffic study in the area.

5. SPECIAL PRESENTATIONS / ITEMS

a. Presentation of Status Update for the Water/Sewer Rate Study

Michele Piotrowski, EEI, presented a progress report of the water/sewer rate study. She described the factors involved in calculating rates. Taking into consideration revenues, expenses and reserve goals, future projections will focus on the first 5 years, then expand out 20 years to accommodate significant maintenance costs. An Equipment inventory and maintenance schedules will be included in the results.

There was discussion as to when a second well and water tower would be needed. Although this information will not be included in the water rate study, the information

can be provided at a later date. There will be another update in one month with rates expected to be presented in August.

- b. Recognition of Lt. Rich Blair's 10 years of service with the Village
President Wiedmeyer recognized Lt Rich Blair for his years of service with the Village.

6. CONSENT AGENDA

Following an explanation of neighborhood site visits by the Village Engineer, Trustee Paszkiewicz made a motion, seconded by Trustee Thomas to approve the consent agenda which included minutes from Village Board meeting June 5, 2017, and the Warrant List for June 19, 2017 in the amount of \$211,764.55. A Roll Call vote determined Trustees: Paszkiewicz, Thomas, Spieker, Kubiak, Dulkoski, and Hirschbein answered aye. Roll Call vote passed 6-0.

7. ITEMS FOR SEPARATE ACTION

- a. Discussion/Approval of 2017-O-14 An Ordinance Approving a Variance for 1425 Evergreen Lane, Pingree Grove

Attorney Frieders informed the Board of the PZC Public Hearing and recommendation from the PZC in favor of the variance request. Planner Heinen reviewed the findings of facts with the Board. The Board discussed the facts and further inquired about the availability of shorter pools and any village liability. There being no further discussion, Trustee Spieker made a motion, seconded by Trustee Hirschbein to approve Ordinance 2017-O-14, approving the requested variance for 1425 Evergreen Lane, Pingree Grove, Illinois, for the installation of a swimming pool (subject to revisions consistent with the recommendations of the Village Planner and Engineer). A Roll Call vote determined Trustees: Spieker, Hirschbein, Thomas, Paszkiewicz, and Kubiak answered aye. Trustee Dulkoski answered nay. Roll Call vote passed 5-1.

- b. Discussion/Approval of Final Plat Neighborhood A11B

Attorney Frieders presented the final plat for Carillon at Cambridge Lakes Neighborhood A11 Phase B for approval. The Planning and Zoning Commission unanimously recommended approval. Engineer Burroughs indicated the developer has met all engineering concerns. Bruce Mellon, representative of DR Horton/Cambridge was present to address any concerns of the Village Board. There was a discussion about emergency access to the Carillons through the neighborhood. There being no further discussion, Trustee Thomas made a motion, seconded by Trustee Spieker to recommend approval of the final plat for Carillon at Cambridge Lakes Neighborhood A11 Phase B (subject to revisions consistent with the recommendations of the Village Planner and Engineer). A Roll Call vote determined Trustees: Thomas, Spieker, Paszkiewicz, Kubiak, Dulkoski and Hirschbein answered aye. Roll Call vote passed 6-0.

- c. Approval of 2017-R-06 A Resolution Approving a Financial Services Agreement with My Branch Office, Ltd

Finance Director Plaza addressed the contract extension for the Village bookkeeper and recommended its approval. Trustee Paszkiewicz made a motion, seconded by Trustee Kubiak to approve the resolution approving a financial services agreement with My Branch Office, Ltd. A Roll Call vote determined Trustees: Paszkiewicz, Kubiak, Thomas, Spieker, Dulkoski and Hirschbein answered aye. Roll Call vote passed 6-0.

8. PRESIDENT'S REPORT

President Wiedmeyer spoke about staff meetings regarding the proposed Village Hall / Public Works facility; and attending a ribbon-cutting ceremony for the Cambridge Lakes Charter School tutorial building, and Niko's soft opening.

9. STAFF REPORTS AND DISCUSSION

a. Legal

Attorney Frieders reported he is working with DR Horton Cambridge to review the proposed 10th Amendment to their annexation agreement. The Village also received engineering plans for CL Quick Stop.

b. Police

Chief Beane reported he will have a company look into the repair of the air conditioning unit of the computer server room at the Police Department.

c. Finance

Director Plaza presented the Preliminary Fiscal 2017 Revenue Expense Report, reviewed the numbers and offered explanations regarding variance rates and projected revenues.

d. Public Works

Director Doherty was absent; there was nothing to report.

e. Engineering

Engineer Burroughs reported the Reining Rd Roundabout concept plan has been approved by IDOT, although we are still waiting for a response from the City of Elgin. Units 19 & 20 are under construction. The Nicor Gas main replacement is still under engineer's review as are plans for expansions at the Cambridge Lakes Charter School, the Aspen Valley Site One Landscaping property, and Cambridge Lakes North.

f. Planning

Planner Heinen reported on the progress of the CMAP marketing sheets; updates are expected next week for continued staff review. He will attend a CMAP workshop this week in Huntley regarding municipal capacity. There was also discussion on home occupation regulation regarding retail sale of goods. A recent applicant requested online marketplaces be allowed. Attorney Frieders addressed traffic and security issues regarding sale of firearms from home. A consensus of Board is to

revisit Home Occupation Regulations. A zoning text amendment will require a public hearing by the Planning and Zoning Commission.

g. Clerk/Communications

Clerk Grivetti reported a training session for the new website has been scheduled and will require the closing of Village Hall for a few hours this Thursday. Signs will be posted and residents will be notified via e-blast. Additionally, it was decided the Village Newsletter would be delayed until results of the water and sewer rate study are in, and more information can be provided for the proposed Village Hall / Public Works facility.

10. OLD BUSINESS

a. Salt Storage Building Cost Estimates

There was nothing to present at this time.

b. Village Hall/Public Works Facility

President Wiedmeyer reported on a meeting with a different builder. Staff will reference cost assessment calculators to design a public building within a recommended budget. Attorney Frieders suggested either an RFP, construction manager, or design-build options oriented toward a known budget. The advantage of a design-build option allows the Village more control over the design and requires bids be within budget. The Board discussed reconfiguring the building concept while complying with ADA standards. A consensus of the Board is to proceed with the design-build option.

11. NEW BUSINESS

The Park Advisory Committee will meet Wednesday, June 21st at 8pm. They will address concerns regarding over crowded parking at the Cambridge Lakes Community Center during peak times when the ball fields are in use.

12. EXECUTIVE SESSION—To Discuss Acquisition of Real Property Pursuant to 5 ILCS 120/2(c)(5)

At 8:46 pm Trustee Paszkiewicz made a motion, seconded by Trustee Thomas to convene an Executive Session of the Village Board for the purpose of discussing Acquisition of Real Property pursuant to 5 ILCS 120/2(c)(5). A Roll Call vote determined Trustees: Paszkiewicz, Thomas, Spieker, Kubiak, Dulkoski, and Hirschbein answered aye. Roll Call vote passed 6 -0.

At 9:06 pm Trustee Paszkiewicz made a motion to return to regular session, seconded by Trustee Thomas. President Wiedmeyer directed that a Voice vote be taken. All present answered aye, and President Wiedmeyer declared the motion passed.

13. ITEM FOR SEPARATE ACTION

There were no items for separate action following Executive Session.

14. ADJOURNMENT

Trustee Thomas made a motion to adjourn the meeting, seconded by Trustee Paszkiewicz. President Wiedmeyer directed that a voice vote be taken. All present answered aye, and President Wiedmeyer declared the motion passed; the meeting adjourned at 9:07 pm.

TO: Village President and Trustees
 Finance Director

FROM: Karen Plaza, Interim Finance Director

DATE: 6/29/2017

RE: Warrant Memo for 7/3/2017 Board Meeting

Description
Payroll:

6/23/2017	Payroll-General Fund	\$51,539.39
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Total Payroll	\$51,539.39
Includes Employer Payroll Taxes	

Accounts Payable:

Reimbursable from Developers to Village	\$0.00
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7/3/2017	\$74,061.64
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Early Release	6/27/2017	\$19,974.03
		\$0.00

Total Warrant	\$94,035.67
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Total Payroll, Early Releases and Warrant	\$145,575.06
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Breakdown by Fund:

FUND #	FUND NAME	
10	General	\$46,816.18
20	Water & Sanitation	\$45,390.49
22	Water Sewer Capital	\$0.00
30	Motor Fuel Tax	\$0.00
61	Tax Increment Financing	\$0.00
70	Capital Improvements	\$1,829.00
90	SSA #4	\$0.00
99	SSA #9	\$0.00
	Total of all Funds	\$94,035.67

TOTAL WARRANT	\$145,575.06
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NUMBER OF INVOICES PROCESSED:	75
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DATE: 06/29/17
TIME: 11:58:58
ID: AP490000.WOW

VILLAGE OF PINGREE GROVE
WARRANT NUMBER 070317

PAGE: 1

FROM CHECK # 15678 TO CHECK # 15724

CHECK #	VENDOR NAME	TRANSACTION DESCRIPTION	FUND / DEPARTMENT CHARGED	AMOUNT
15678	BLUE CROSS BLUE SHIELD	HEALTH INS PREMIUMS HEALTH INS PREMIUMS HEALTH INS PREMIUMS HEALTH INS PREMIUMS	GENERAL FUND / VILLAGE CLERK OFFICE GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / PUBLIC WORKS GENERAL FUND / FINANCE DEPARTMENT	1,868.97 9,753.12 5,039.67 2,307.15 18,968.91
15679	DELTA DENTAL OF ILLINOIS- RISK VISION	INS PREMIUMS DENTAL INS PREMIUMS DENTAL INS PREMIUMS DENTAL INS PREMIUMS DENTAL INS PREMIUMS VISION INS PREMIUMS VISION INS PREMIUMS VISION INS PREMIUMS	GENERAL FUND / VILLAGE CLERK OFFICE GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / PUBLIC WORKS GENERAL FUND / FINANCE DEPARTMENT GENERAL FUND / VILLAGE CLERK OFFICE GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / PUBLIC WORKS GENERAL FUND / FINANCE DEPARTMENT	115.04 471.06 209.90 83.96 16.23 70.62 27.48 10.83
15680	ABODI PROPERTY MANAGEMENT, LLC	RENTAL-PUBLIC WORKS BUILDING	GENERAL FUND / PUBLIC WORKS	1,005.12
15681	BLUE ROCK DIRECT, LLC	BANNER	GENERAL FUND / SPECIAL EVENTS	2,559.14 2,559.14
15682	BP	FUEL FUEL FUEL	GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / PUBLIC WORKS WATER AND SANITATION FUND / WATER DEPARTMENT	353.00 353.00
15683	BUNGE'S NORTHWEST TIRE	2009 FORD CV MODE DR ACTUATOR 2013 FORD OIL CHANGE 2009 FORD CV OIL CHANGE 2001 RAM OIL CHANGE	GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / POLICE DEPARTMENT	845.41 261.20 32.12 32.12
15684	BUNGE'S TIRE & AUTO	2011 FORD CV PINION SHAFT SEAL	GENERAL FUND / POLICE DEPARTMENT	1,170.85
15685	CLARKE ENVIRONMENTAL MOSQUITO	BIOMIST TRUCK	GENERAL FUND / PUBLIC WORKS	233.86 233.86
			CHECK TOTAL	2,142.00 2,142.00

DATE: 06/29/17
TIME: 11:58:59
ID: AP490000.WOW

VILLAGE OF PINGREE GROVE
WARRANT NUMBER 070317

PAGE: 2

FROM CHECK # 15678 TO CHECK # 15724

CHECK #	VENDOR NAME	TRANSACTION DESCRIPTION	FUND / DEPARTMENT CHARGED	AMOUNT
15686	COMED	REINKING HIGGINS ROAD 1218 PROMONTORY DR. IRRIGATION 1811 WESTER BATH HOUSE 2 HERITAGE DIST LFT ST 14W024	GENERAL FUND / CENTRAL SERVICES WATER AND SANITATION FUND / SANITATION DEPARTME GENERAL FUND / PUBLIC WORKS WATER AND SANITATION FUND / SANITATION DEPARTME	125.72 64.62 186.08 289.38 665.80
15687	COMED	14N230 REINKING ROAD	GENERAL FUND / PUBLIC WORKS	683.76
15688	DE LAGE LANDEN FINANCIAL	VH COPIER LEASE	GENERAL FUND / CENTRAL SERVICES	683.76
15689	ELGIN INSTANT PRINT, INC.	BUSINESS CARDS	GENERAL FUND / CENTRAL SERVICES	268.46
15690	ELITE UNIFORMS, INC.	GORETEX BOOTS	GENERAL FUND / POLICE DEPARTMENT	268.46
15691	FLOOD BROTHERS DISPOSAL &	YARD WASTE STICKERS	GENERAL FUND / GENERAL	67.00
15692	GRAINGER	CONDENSER FAN MOTOR	WATER AND SANITATION FUND / SANITATION DEPARTME	67.00
15693	HARRIS LOCAL GOVERNMENT	ANNUAL MAINTENANCE SERVICE ANNUAL MAINTENANCE SERVICE ANNUAL MAINTENANCE SERVICE	GENERAL FUND / CENTRAL SERVICES WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTME	73.49 73.49
15694	HD SUPPLY WATERWORKS, LTD	WATER METERS DIGESTOR AIR PIPE REPAIR WATER METERS	WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTME WATER AND SANITATION FUND / WATER DEPARTMENT	3,799.75 40.60 3,716.94 7,557.29
15695	ICE MOUNTAIN	WATER	GENERAL FUND / VILLAGE CLERK OFFICE	25.85
15696	ILLINOIS ENVIRONMENTAL	SLUDGE GEN & DOMEST SEWAGE	WATER AND SANITATION FUND / SANITATION DEPARTME	25.85
			CHECK TOTAL	10,000.00
			CHECK TOTAL	10,000.00

DATE: 06/29/17
TIME: 11:59:00
ID: AP490000.WOW

VILLAGE OF PINGREE GROVE
WARRANT NUMBER 070317

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FROM CHECK # 15678 TO CHECK # 15724

CHECK #	VENDOR NAME	TRANSACTION DESCRIPTION	FUND / DEPARTMENT CHARGED	AMOUNT
15697	INSKO ENVIRONMENTAL LLC	PROF SERVICES 5/15/17-6/15/17 PROF SERVICES 5/15/17-6/15/17 PROF SERVICES 6/15/17-7/15/17 PROF SERVICES 6/15/17-7/15/17	WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / WATER DEPARTMENT	1,500.00 1,500.00 1,500.00 1,500.00
15698	LAI, LTD	WEMCO PUMP IMPELLER ADAPTER	WATER AND SANITATION FUND / SANITATION DEPARTMENT	6,000.00
15699	MCC TECHNOLOGY	COMPUTER RAM DISPLAY AND CABLE	CAPITAL IMPROVEMENTS FUND / POLICE CAPITAL IMPR	1,829.00
15700	MCHENRY ANALYTICAL WATER LAB	SEWER ANALYSIS TESTING SEWER ANALYSIS TESTING SEWER ANALYSIS TESTING SEWER ANALYSIS TESTING SEWER ANALYSIS TESTING SEWER ANALYSIS TESTING	WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT	2,358.00 2,358.00 2,096.00 2,096.00 160.00 9,799.00
15701	MENARDS - ELGIN	CLEANING SUPPLIES CLEANING SUPPLIES CUSTOM BLDG ESTIMATE TRASH CAN FOGGER FLR SQUEEGEE	WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / WATER DEPARTMENT GENERAL FUND / PUBLIC WORKS GENERAL FUND / PUBLIC WORKS	75.34 78.57 99.00 97.89
15702	METRO WEST COUNCIL OF GOVERNMENT	2017 LEGISLATIVE SESSION REV	GENERAL FUND / VILLAGE CLERK OFFICE	60.00 60.00
15703	MIDWEST SALT, LLC	MVP INDUSTRIAL SOUTHERN COURSE	WATER AND SANITATION FUND / WATER DEPARTMENT	2,417.38 2,417.38
15704	MY BRANCH OFFICE, LTD	ACCOUNTING SERVICES	GENERAL FUND / FINANCE DEPARTMENT	990.00 990.00
15705	NETWORKFLEET	GPS DIAGNOSTICS HARNESS KIT	GENERAL FUND / POLICE DEPARTMENT	116.17 116.17

DATE: 06/29/17
TIME: 11:59:02
ID: AP490000.WOW

VILLAGE OF PINGREE GROVE
WARRANT NUMBER 070317

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FROM CHECK # 15678 TO CHECK # 15724

CHECK #	VENDOR NAME	TRANSACTION DESCRIPTION	FUND / DEPARTMENT CHARGED	AMOUNT
15706	NICOR GAS	WATER TREATMENT WATER TREATMENT	WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / WATER DEPARTMENT	416.29 113.80 530.09
15707	OFFICE DEPOT	COPY PAPER, FILE FOLDERS CLIPBOARD SCISSORS TONER, PENS, PAPER	GENERAL FUND / FINANCE DEPARTMENT GENERAL FUND / VILLAGE CLERK OFFICE GENERAL FUND / POLICE DEPARTMENT	75.93 8.71 73.92 158.56
15708	PAULEY PAULEY PRODUCTIONS	DJ SERVICE FOR IDC	GENERAL FUND / SPECIAL EVENTS	550.00
15709	PDC LABORATORIES, INC.	SEWER WATER ANALYSIS	WATER AND SANITATION FUND / WATER DEPARTMENT	550.00
15710	PETTY CASH	POSTAGE CERTIFIED POSTAGE 5/19/17 CERTIFIED POSTAGE 6/7/17 FUEL - SGT. VEHICLE	GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / POLICE DEPARTMENT	100.00 100.00
15711	PRINCIPAL LIFE INSURANCE CO	LIFE INSURANCE PREMIUM LIFE INSURANCE PREMIUM LIFE INSURANCE PREMIUM LIFE INSURANCE PREMIUM	GENERAL FUND / VILLAGE CLERK OFFICE GENERAL FUND / POLICE DEPARTMENT GENERAL FUND / PUBLIC WORKS GENERAL FUND / FINANCE DEPARTMENT	1.06 19.77 6.59 27.00 54.42
15712	PROSAFETY, INC.	VESTS, GLASSES, GLOVES	GENERAL FUND / PUBLIC WORKS	243.20 243.20
15713	R & R TRANSPORT, INC.	GRADE 8 GRAVEL	GENERAL FUND / PUBLIC WORKS	3,238.85 3,238.85
15714	ROADWAY TOWING & SERVICE, INC	PW VEHICLE TESTING	GENERAL FUND / PUBLIC WORKS	177.00
15715	ROLF C. CAMPBELL & ASSOC. INC.	GENERAL PLANNING SERVICES NIKO'S TAVERN	GENERAL FUND / CENTRAL SERVICES GENERAL FUND / CENTRAL SERVICES	2,257.50 262.50 2,520.00

DATE: 06/29/17
TIME: 11:59:03
ID: AP490000.WOW

VILLAGE OF PINGREE GROVE
WARRANT NUMBER 070317

PAGE: 5

FROM CHECK # 15678 TO CHECK # 15724

CHECK #	VENDOR NAME	TRANSACTION DESCRIPTION	FUND / DEPARTMENT	CHARGED	AMOUNT
15716	RT REPAIRS	1999 FORD F350 OIL CHANGE 2004 FORD F450 OIL CHANGE 2008 FORD F450 OIL CHANGE	GENERAL FUND / PUBLIC WORKS GENERAL FUND / PUBLIC WORKS WATER AND SANITATION FUND / SANITATION DEPARTMENT		540.63 716.72 322.43 1,579.78
15717	SITE ONE LANDSCAPE SUPPLY	HOSE COUPLING PVC REPAIR AND EXPANSION COUPL NOZZLE MP ROTATOR PVC FITTING NOZZLE SOLVENT GLUE	WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT		28.99 130.88 106.89 102.34 369.10
15718	STREICHER S	HOLSTER & MOLLE LOCKING SYS.	GENERAL FUND / POLICE DEPARTMENT		77.00 77.00
15719	THIRD MILLENIUM ASSOCIATES	UB POSTAGE FOR 6-6-17 UB POSTAGE FOR 6-6-17	WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT		56.14 56.13 112.27
15720	TRI COUNTY STOCKDALE CO	SEED FOR IRRIGATION REPAIRS	WATER AND SANITATION FUND / SANITATION DEPARTMENT		516.33 516.33
15721	USA BLUE BOOK	VAL-MATIC AIR RELEASE VALVE SOCKET FLANGE PVC ELBOW STAINLESS STEEL NIPPLE DIGESTOR AIR PIPE REPAIR ALUM AND PVC HOSE	WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / WATER DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT		320.38 122.28 51.86 133.83 967.67 1,596.02
15722	WHOLESALE DIRECT INC.	FREIGHT FOR LIGHT BAR SKID ST	GENERAL FUND / PUBLIC WORKS		17.83 17.83
15723	MONROE TRUCK EQUIPMENT, INC	TRUCK 281 MPS VALVE DRIVE	GENERAL FUND / PUBLIC WORKS		1,631.80 1,631.80
15724	WM. F. MEYER CO.	TOILET AND PARTS CAULK	WATER AND SANITATION FUND / SANITATION DEPARTMENT WATER AND SANITATION FUND / SANITATION DEPARTMENT		231.01 2.68 233.69
				WARRANT TOTAL	94,035.67



Village Board Agenda Supplement
Agenda Item No: 10.a.

Meeting Date: July 3, 2017

Item: Tenth Amendment to Annexation and Development Agreement by and between the Village of Pingree Grove and Pingree Grove Farm LLC and DRH Cambridge Homes, Inc.

Village Board Motion: **None at this time.**

Purpose:

This item initiates a public hearing with regard to the Cambridge Lakes Tenth Amendment to Annexation and Development Agreement.

Background:

The Village has been negotiating a draft Tenth Amendment to Annexation and Development Agreement with DRH Cambridge Homes for several months. This matter was set for public hearing on a proposed annexation agreement this evening, along with a corresponding Planning and Zoning Commission meeting, to consider the proposed Tenth Amendment along with a revised set of plans for Cambridge Lakes North.

At the present time, staff has not completed negotiation of the draft agreement with Cambridge. In the absence of the draft agreement, it is not possible to provide final recommendations regarding the proposed plans. Accordingly, at this time it is recommended to simply open and continue the public hearing to a date and time certain.

Financial Impact:

To be determined.

Alternatives:

As there is not a 'final' version of the Annexation Agreement to consider at this time, no alternatives are recommended.

Recommendation:

Open and continue the public hearing with regard to the Tenth Amendment to Annexation and Development Agreement.



Village Board Agenda Supplement
Agenda Item No: 10.b.

Meeting Date: July 3, 2017

Item: Ordinance Authorizing Acquisition of Real Property: St. Peters Lutheran Church

Village Board Motion: **I move to approve an Ordinance Authorizing the Acquisition of St. Peters Lutheran Church.**

Purpose:

This item authorizes the acquisition of the St. Peters Lutheran Church.

Background:

At a recent Village Board meeting, a representative of St. Peters Lutheran Church (on Reinking Road) advised the Board that the Church is dissolving and that they sought to dedicate the Church to the Village. The Village fully explored that proposal and explored the condition and status of the building. The current proposal from the Church is that they would convey the property to the Village, free of charge and unconditionally.

The attached Ordinance authorizes the acquisition of the church, and also approves of a budget amendment to cover the costs of closing on the property (estimated to be less than \$4,000), such as title costs, recording costs and similar expense.

The acquisition has been somewhat challenging in that the Church is organized as a religious organization that does not have a state-recognized corporate entity at the core. Diligent research by staff confirmed that the Church is a component of the Missouri Synod of the Lutheran Church, and we were able to obtain a copy of the Church Constitution and Bylaws. Working with the membership of the Church, the Village Attorney prepared a proposed contract for the sale of the Church, along with a resolution of the Members and Elders of the Church, waiving the requirement of a Church meeting and authorizing the sale of the property. Through this process, the Village has had to explore and acquaint itself with divinity law and the organizational format of the church. A number of legal challenges have been overcome in a very short timeframe to make this transaction possible.

At the time of agenda preparation, staff was awaiting a signed copy of the resolution from the Church, but does anticipate that the closing will go as planned.

Pursuant to 65 ILCS 5/11-76.1-1, the acquisition of the Church requires a 2/3 supermajority vote of the corporate authorities then holding office (5 of 7 members of the Board).

Financial Impact:

The costs of the closing will be charged as a capital expense to Village Account 70-11-6-1500; the Capital Improvements Fund has a current balance in excess of four million dollars.

Alternatives:

- 1) Approve the acquisition of the church.
- 2) Do not approve the acquisition.

Recommendation:

If the Board wishes to acquire the property, approval is recommended.



VILLAGE OF PINGREE GROVE

ORDINANCE NO. 2017-O-15

**AN ORDINANCE AUTHORIZING THE ACQUISITION
OF THE ST. PETERS LUTHERAN CHURCH AND
AMENDING THE VILLAGE BUDGET FOR FY2018
IN THE VILLAGE OF PINGREE GROVE,
KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 3RD DAY OF JULY, 2017.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
ILLINOIS, THIS 3RD DAY OF JULY, 2017.

Ordinance NO. 2017-O-15

**AN ORDINANCE AUTHORIZING THE ACQUISITION
OF THE ST. PETERS LUTHERAN CHURCH AND
AMENDING THE VILLAGE BUDGET FOR FY2018
IN THE VILLAGE OF PINGREE GROVE,
KANE COUNTY, ILLINOIS**

WHEREAS, the Village of Pingree Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Village of Pingree Grove has previously adopted a budget for Fiscal Year 2017-18; and,

WHEREAS, the Village has determined that it is necessary and advantageous for the Village to acquire the real property described in the Contract attached hereto as Exhibit A; and,

WHEREAS, the Village of Pingree Grove Board of Trustees have determined that this amendment is necessary and advantageous and support the public health, welfare, safety and morals of the public and have authorized the same by a supermajority vote of the Village Board;

NOW, THEREFORE, BE IT ORDAINED by the corporate authorities of the Village of Pingree Grove:

SECTION ONE: ACQUISITION AUTHORIZED AND BUDGET AMENDED:

The Village Board hereby approves of and ratifies the Contract attached hereto as Exhibit A, and pursuant to the authority of the Village Board under Village Code and the Illinois Municipal Code, including but not limited to the provisions of 65 ILCS 5/11-76.1-1, *et. seq*, and by a 2/3 supermajority vote, the Village Board authorizes and directs the Village Attorney to execute all documents necessary to effectuate the acquisition of the property described in Exhibit A. Such direction shall not require further approval of the Village Board, and the Village Attorney is directed to complete all such documentation and incur all costs as shall be required to complete such transaction, including the provision of title insurance.

The Village Board hereby authorizes the following amendments to the Village Budget for FY18:

The Finance Director is authorized to charge all costs of the transaction, not to exceed \$4,000.00, to Village Account 70-11-6-1500, Land Acquisition (in the Village's Capital Fund), and to amend the Village's budget to show such charges as being a fully budgeted expense.

This Ordinance shall be passed by a 2/3 supermajority vote of the Village Board.

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed, amended to be consistent with this requirement, or superseded by this requirement.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall take effect as provided for under Illinois law. The Village declares this matter to be of emergency nature given the short timeline provided for closing on the transaction and declares that it shall take effect immediately.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, on the _____ day of _____, 2017.

Steve Wiedmeyer, President of the Board of Trustees
of the Village of Pingree Grove

ATTEST:

Dawn Grivetti, Clerk of the Village of Pingree Grove

	Aye	Nay	Absent	Abstain
President Steve Wiedmeyer	_____	_____	_____	_____
Trustee Bob Spieker	_____	_____	_____	_____
Trustee Brian Paszkiewicz	_____	_____	_____	_____
Trustee Bernie Thomas	_____	_____	_____	_____
Trustee Patricia Dulkoski	_____	_____	_____	_____
Trustee Amber Kubiak	_____	_____	_____	_____
Trustee Joseph Hirschbein	_____	_____	_____	_____

Contract for Sale of Real Property

This Agreement for Sale of Real Property is entered into by and between the St. Peters Lutheran Church of Pingree Grove, Illinois by and through its Members and Committee Members ("Church") and the Village of Pingree Grove.

The Church is the owner of the St. Peters Lutheran Church of Pingree Grove, Illinois, 207 Reinking Road, Pingree Grove, Illinois, consisting of a multistory church building on a single parcel, along with two adjacent parcels comprising a parking lot for the church building, on the parcels identified as:

02-33-477-004
02-33-477-005
02-33-479-001

Collectively referred to hereafter as "the Property."

The Church is presently contemplating dissolution, and has requested that the Village of Pingree Grove accept ownership of the Property, for and in consideration of the payment of \$10.00 and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged.

The Church hereby contracts and covenants to sell the Property to the Village, and to close on said transaction on July 5, 2017 or another time mutually acceptable to the Village and the Church. The Church and Village acknowledge that the Property is tax exempt and that there shall thus be no proration of taxes. The Village shall bear all costs associated with the transaction, including the costs of title insurance, closing, escrow, recording and other expenses. The Church conveys the Property as-is, where-is, with no warranties express or implied. Conveyance shall be by general warranty deed, executed by authorized persons on behalf of the Church. The Church agrees and affirms that it is the sole owner of the Property, and that there are no deeds or liens against the Property. The Church shall not cause or permit any lien or encumbrance to be recorded or incurred against the Property and shall cause good, clear and merchantable title to pass to the Village at closing. The Church shall provide an authorized representative to attend the closing and execute an ALTA statement, affidavit of title, deed, property tax statement and all other customarily required documentation necessary to complete the conveyance. The Village shall prepare all such documents at its expense, and shall order and provide title insurance for the transaction.

The timeline in this Agreement is based upon the need of the Church to complete the conveyance prior to July 3, 2017. This Agreement shall be executed by the Village Attorney for the Village of Pingree Grove, on behalf of the Village, but the parties expressly agree and acknowledge that this Agreement is contingent upon the Village Board of the Village of Pingree Grove approving of this Agreement prior to the date of closing, in open session, at a duly convened public meeting of the Village Board. All promises and covenants contained herein shall merge with the deed of conveyance. Any dispute arising out of this Agreement or relating to the Property or this transaction shall have their jurisdiction and venue exclusively fixed in the Sixteenth Judicial Circuit Court of Kane County, Illinois.

Entered into and approve as of the 24th day of June, 2017.

St. Peters Lutheran Church of Pingree Grove, Illinois

BY:

Daniel Johnson
Elder

Village of Pingree Grove

BY:

ITS:

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

17NW7128249DK

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

A handwritten signature of a man, likely the President, in black ink.

President

Countersigned By:



Authorized Officer or Agent

Attest:

A handwritten signature of a man, likely the Secretary, in black ink.

Secretary

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ALTA Commitment (06/17/2006)

Printed: 06.26.17 @ 09:47 AM

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IL-CT-FMCD-01080.225252-SPS-1-17-17NW7128249DK



ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Chicago Title Company 2128 Midlands Court, Suite 108 Sycamore, IL 60178 Main Phone: (815)758-5900 Email: ctsycamore@ctt.com	Chicago Title and Trust Company 2128 Midlands Court, Suite 108 Sycamore, IL 60178 Main Phone: (815)758-5900 Main Fax: (815)758-5907

Name and Address of Title Insurance Agent: Frieders Law, LLC
39W984 Wellington Way
Geneva, IL 60134

SCHEDULE A

ORDER NO. 17NW7128249DK

Property Ref.: 207 Reinking Rd, Pingree Grove, IL 60140

1. Effective Date: June 13, 2017
2. Policy or Policies to be issued:

a. ALTA Owner's Policy 2006
Proposed Insured: Village of Pingree Grove
Policy Amount: \$10.00

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:
St. Peter's Lutheran Church of Pingree Grove, a religious corporation of Illinois
5. The land referred to in this Commitment is described as follows:

For APN/Parcel ID(s): 02-33-477-004-0000, 02-33-477-005-0000 and 02-33-479-001-0000

PARCEL 1: LOT 4 IN BLOCK 1 OF MRS. HV M. PINGREE, S SECOND ADDITION, PINGREE GROVE, KANE COUNTY, ILLINOIS. PIN 02-33-477-004, 02-33-477-005

PARCEL 2: LOT ONE (1) IN BLOCK TWO (2) OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS, pin 02-33-479-001-000

END OF SCHEDULE A

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Name and Address of Title Insurance Agent: Frieders Law, LLC
39W984 Wellington Way
Geneva, IL 60134

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HERAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
7. AN ALTA LOAN POLICY WILL BE SUBJECT TO THE FOLLOWING EXCEPTIONS (A) AND (B), IN THE ABSENCE OF THE PRODUCTION OF DATA AND OTHER ESSENTIAL MATTERS DESCRIBED IN OUR STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES (ALTA STATEMENT). (A) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HERAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS; (B) CONSEQUENCES OF THE FAILURE OF THE LENDER TO PAY OUT PROPERLY THE WHOLE OR ANY PART OF THE LOAN SECURED BY THE MORTGAGE DESCRIBED IN SCHEDULE A, AS AFFECTING; (I) THE VALIDITY OF THE LIEN OF SAID MORTGAGE; AND (II) THE PRIORITY OF THE LIEN OVER ANY OTHER RIGHT, CLAIM, LIEN OR ENCUMBRANCE WHICH HAS OR MAY BECOME SUPERIOR TO THE LIEN OF SAID MORTGAGE BEFORE THE DISBURSEMENT OF THE ENTIRE PROCEEDS OF THE LOAN.

Name and Address of Title Insurance Agent: Frieders Law, LLC
39W984 Wellington Way
Geneva, IL 60134

SCHEDULE B

(continued)

8. Taxes for the years 2016 and 2017.

The General Taxes are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Taxes for the years 2017 are not yet due or payable.

Permanent Tax No.: 02-33-477-004-0000, 02-33-477-005-0000 and 02-33-479-001-0000

9. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

10. The Company should be furnished certified copies of the Corporate By-laws and the Resolution passed by the members of the party in title authorizing the conveyance or mortgage to be insured, together with a Certification, under seal, from the Custodian of Records establishing:

- A) The names of all persons who were elected members of the Board of Trustees at the last election;
- B) The form of notice for the election;
- C) The total number of members entitled to vote on corporate matters;
- D) That proper notice of the meeting to consider the question of conveying or mortgaging the Land was given to all members;
- E) The number of members present at such meeting;
- F) The number of "ayes" and "nays" voted on such question.

11. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

13. For all Illinois property: For commitment only effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state agency, or federal government agency, or consulate; bear the photographic image of the individual's face; and bear the individual's signature.

END OF SCHEDULE B

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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