



**MINUTES FOR VILLAGE OF PINGREE GROVE
BOARD OF TRUSTEES MEETING
Municipal Center, 555 Reinking Rd, Pingree Grove, IL 60140
Second Floor, Board Meeting Room**

**Monday, September 20, 2021
7:00 p.m.**

1. CALL TO ORDER

President Wiedmeyer called the meeting to order at 7:00 PM.

2. PLEDGE OF ALLEGIANCE

Those in attendance recited the Pledge of Allegiance.

3. ROLL CALL

Clerk Gray called the Roll, answering present were President Wiedmeyer and Trustees: Dulkoski, Pearson, Kubiak, Hall, and Lemus. Trustee Hirschbein was absent. Also, present were Village Manager Jeff Cook, Police Chief Jeffrey Parsons, Finance Director Albert Walczak, Public Works Director Pat Doherty, Village Attorney Michael Smoron, Village Engineer Mick Gronewold, and Village Clerk Stephen Gray. Fire District Deputy Chief Chris Howell was in the audience.

4. PUBLIC COMMENTS—*Please sign in at the meeting to address the Board.*

There were no public comments.

5. SPECIAL PRESENTATIONS / ITEMS

There were no Special Presentations.

6. CONSENT AGENDA

- a. Approval of Minutes from Village Board Meeting of September 7, 2021.
- b. Approval of Warrant List, September 20, 2021, in the Amount of \$187,465.44.

Trustee Kubiak made a motion, seconded by Trustee Pearson to approve the Consent Agenda.

A Roll Call vote determined Trustees: Pearson, Lemus, Hall, Dulkoski, and Kubiak answered aye. Trustee Hirschbein was absent. The Roll Call vote passed 5-0-0.

7. ITEMS FOR SEPARATE ACTION

- a. Approval of Resolution 2021-R-18 accepting certain improvements to Thurnau Road and authorizing the release of performance bond 214938.

Manager Cook provided a background on the resolution before the Board, noting the improvements are complete, inspected by the Village's engineer, and all outstanding items resolved. The resolution releases the performance bond and the Village will accept a one-year ten percent maintenance bond in its place. President Wiedmeyer inquired if the Village experienced problems having the developer complete outstanding punch-list items, to which Engineer Gronewold replied negative.

The Board questioned the foliage near the corner of Thurnau Road and Route 20, seeking to improve visibility at the corner. Director Doherty advised that the trees being discussed are mature and well-spaced. Mr. Doherty believed the trees are located on property owned and maintained by the HOA, but said he would review the situation.

Trustee Kubiak made a motion, seconded by Trustee Lemus to approve Resolution 2021-R-18 accepting certain improvements to Thurnau Road and authorizing the release of performance bond 214938.

A Roll Call vote determined Trustees: Hall, Pearson, Dulkoski, Lemus, and Kubiak answered aye. Trustee Hirschbein was absent. The Roll Call vote passed 5-0-0.

8. PRESIDENT'S REPORT

No report.

9. STAFF REPORTS AND DISCUSSION

- a. Manager

Manager Cook advised that this Wednesday the Planning and Zoning Commission will continue from where they left off at on September 8th at their last meeting. The Village received additional plans from D.R Horton that include a six-foot aluminum wrought-iron styled fence, changes to the landscaped berms and plantings, and removal of the walking trail around the stormwater management pond.

Manager Cook discussed challenges the Board will face financing the utility expansion projects without continued growth. He discussed various alternatives

and associated drawbacks, including back-of-the-envelope estimates for rate increases needed to support the projects without continued growth.

Manager Cook shared the proposed exterior site plan for the Haight Group's project at the old church building and informed the Board of their plan to construct a new outdoor patio, pursuit of interior improvements, and a request to install a parking lot expansion in phases with the gravel base being installed first, with a hard surface installed later in the project. Manager Cook confirmed the PUD ordinance permits phased construction and use of the public alley, however requested the Board's input on this specific application of a phasing plan.

The Board discussed the time frame for installing a fully paved lot as well as ensuring it is ADA compliant. It was noted the existing lot is paved and this approach will permit the entire lot to be repaved at the same time for a uniform appearance, although the Haight Group was not specific as to the date it would be paved. There were questions about any new parking lot lighting to be installed, which should utilize low-glare cut-off styled fixtures if installed. Consensus of the Board was to permit the phased approach to the parking lot, provided there was a specified time frame for its full improvement, with preference for a date sooner than later.

Manager Cook also advised that IEPA has confirmed the water loan program six million dollars as long as a bid for the job is open prior to March 2022. Manager Cook also advised IDOT will be making a detour late September or Early October and they are targeting the resurfaces of Highway 47. IDOT has requested comments from the Village.

Mr. Cook informed the Board IDOT provided notice of their planned "Smart Overlay" to IL-47, which is targeted to be constructed early in their 2022-2026 Highway Improvement Program. He also informed the Board of a upcoming four-day detour that will utilize IL-47 as a detour route from I-90 while IDOT performs ramp resurfacing work at the I-90/US-20 interchange. The detour is expected to occur near the end of September or early October.

The Board inquired about the revised annexation agreement and suggested holding a workshop review with the Board before holding a public hearing on the proposed document. Members also discussed the possibility of starting development at the north side of the site to which Engineer Gronewold explained the challenges faced with utility extensions, floodplain modification, bridge permitting, Big Timber Road access, etc.

- b. Police
No Report.

c. Finance
Annual Treasurer Report will be printed in the Daily Herald tomorrow. The TIF Joint Review Board will meet this Thursday to review financial reports on the Bell Harris TIF.

d. Public Works
Director Doherty presented a draft catch and release sign design for the Board's input. The Board discussed language and location for the placement of the signs. Director Doherty also advised the previously damaged and removed Pingree Grove sign at Starks Corner will be reinstalled tomorrow. Mr. Doherty also ordered updated population signs to reflect the new census population.

The Board inquired about any trees lost during the storm last week. Director Doherty advised no newly planted trees were lost, but four mature trees were damaged. He is assessing the damage to determine if any damaged trees require replacement.

e. Engineering
i. Engineering Report
No additional report aside from the Engineers report included.

f. Legal
No Report.

g. Planning
No Report.

h. Clerk
No Report.

10. **OLD BUSINESS**
No Old Business.

11. **NEW BUSINESS**
No New Business.

12. **EXECUTIVE SESSION**
No Executive Session.

13. **ADJOURNMENT**

At 7:41 PM Trustee Kubiak made a motion, seconded by Trustee Pearson to adjourn the meeting.

A Roll Call vote determined Trustees: Pearson, Dulkoski, Kubiak, Hall and Lemus answered aye. Trustee Hirschbein was absent. The Roll Call vote passed 5-0-0.