

**VILLAGE OF NORTH PRAIRIE
PUBLIC HEARINGS AND VILLAGE BOARD MINUTES
JANUARY 12, 2023**

The meeting was called to order by the Village Clerk in the absence of President G. Nickerson at 7:00 p.m. in the Village Municipal Center. Clerk R. Bagley asked for a nomination for an Acting Chair for tonight's meeting. **Motion by D. Hall, seconded by D. Nottling, to nominate Trustee Dave Stellpflug to chair the Village Board meeting in the absence of the Village President. Motion carried.**

Roll call was taken with the following members present:

Absent: President G. Nickerson

Trustees: F. Rewasiewicz, J.H. Taylor, D. Stellpflug (Acting Chair), A. Pellegrino, D. Hall and D. Nottling

Village Clerk: R. Bagley

The Pledge of Allegiance was recited.

Village Board Meeting Minutes from December 8, 2022 –

Motion by A. Pellegrino, seconded by J. H. Taylor, to approve December 8, 2022 Village Board Meeting minutes, as submitted. Motion carried unanimously.

Public Hearing #1 Announcement to receive comments from residents on the possible Rezoning of 105/107 N Main Street from B-2 Central Business District Zoning to R-2 Central Residential District Zoning-

Pauline Wigderson, Plan Commission Secretary, stated that there is no need for a Rezone. B-2 is the correct zoning as single-family and two-family detached homes are allowed under the B-2 Central Business Zoning, 4.9 C Permitted Uses, #18.

**Public Hearing #2 Announcement to receive comments from residents on the possible Rezoning of 226 Industrial Drive, from B-1 Neighborhood Business District Zoning to I-1, Industrial District Zoning-
Motion by D. Hall, seconded by D. Nottling, to open the Public Hearing on the possible Rezoning of 226 Industrial Drive, from B-1 Neighborhood Business District Zoning to I-1, Industrial District Zoning. Motion carried.**

C. Schroeder, 208 Prairie View Drive, suggested that the building is too close to residences and will open up the area to a dusty, noisy business. The property was not made to become a part of the Industrial Park. She is concerned about the residents who live across Hwy 59.

John Carini, Real Estate Agent- stated that the property is currently in serious deterioration and will have a fence perimeter on the property and only pickup trucks will be allowed for winter snowplowing. Materials will be stored on the premises only for business purposes. Residents will not be able to pick up materials. Mr. Carini does not see a problem with noise. The proposed owner plans to operate the business 6:00 or 7:00 a.m. until 8:00 p.m. as primarily a landscaping business. The owner will pick up supplies each morning and leave the premises for the day.

Civic Pride Award- A break in the meeting was taken to present the 2022 Civic Pride Award- Chair D. Stellpflug accepted a phone call to award long-time Village Auxiliary member, Joan Smart, the 2022 Civic Pride Award for

her dedicated service to the North Prairie Auxiliary from 1981 through 2022 and was the leader of the group for the majority of those years! Quite an achievement!

Continued with John Carini, Real Estate Agent- The Plan Commission approved of the landscaping business.

G. Weston- 235 E State Road- stated that he does not want the property rezoned and does not approve of trucks around each day.

M. Hansen- Owner of Hansen Auto, the property is cleaned up to make the Village look better. He believes that the property should be part of the Industrial Park. A landscaping business will have trucks there each day. The existing Conditional Use for the gas station is null and void.

A. Smith, 113 Oakwood Lane- It seems odd to rezone the property for a non-business taxpayer.

Mr. Schuck, 233 State Road- The hours of Operation seem excessive as the neighbors expect a quiet evening in the Village.

C. Schroeder, 208 Prairie View Drive, stated that Mike Hansen created a great business. This area is close to the residential areas and does not believe that this location is the right place for a landscaping business. If this property is zoned Industrial, the Village may have more noise forever, and does not support this proposal. The Village should look at the long-term effect of zoning for all the residents living along Hwy 59.

A. Thomas, has small children in the area, and does not want to hear noise early in the morning, and late at night.

S. Bryne, 204 Prairie View Dr.- stated that her property faces this parcel along Hwy 59 and is not looking forward to the noise.

Motion by F. Rewasiewicz, seconded by D. Hall, to close the Public Hearing to residents. Motion carried.

Motion by J. H. Taylor, seconded by A. Pellegrino, to open the Public Hearing to the Village Board members. Motion carried.

Trustee J. H. Taylor believes that the Industrial Park was created in 1972, and only one person stated that they have lived here prior to the Industrial Park.

Motion by J.H. Taylor seconded by F. Rewasiewicz, to open the meeting to J. Carini and the owner of the business for questions. Motion carried.

How will your business receive deliveries of bulk stone and how often will large trucks be around? Mr. Olivares Jaramillo stated that bulk stone will be delivered once a month or every 2 months. Dump trucks, double-axle, deliver 25 yards of mulch once a month. The products are stored in four concrete block cubicles and he uses a Bobcat for loading. There will be no perishable products, no flammable products, only bulk storage with no retail sales. The Plan Commission will discuss any fencing requirements.

Trustee F. Rewasiewicz mentioned that the corner lot is very small and a fence in front of the property would help.

The Plan Commission felt that this would be a better fit under the I-1 Zoning District (Industrial). Trustee D. Nottling asked what will happen if this property is not rezoned? There are a lot of restrictions in the B-1 zoning.

A. Pellegrino stated that it would have been nice to have more time to review this proposal. What is the recommendation of the Plan Commission for this property regarding proposed zoning for the parcel? Deputy Clerk P. Wigderson stated that the Plan Commission had a long conversation and felt that the property should be rezoned to I-1 Industrial Zoning to allow for this type of business. The Village does not want to consider spot zoning.

C. Schneider stated that there has always been a gas station and a restaurant in that location. The end-caps of the Industrial Park are meant to be B-1 Business.

Mr. Carini stated that there are 15 parking spaces and sufficient areas to load trucks. Equipment parking will all be behind the building and the fences.

Trustee J. H. Taylor has copies of the zoning code and there will be no sales from the small cubicle storage sheds. Zoning B-1 appears to allow all of the uses which Mr. Carini has indicated. If the zoning stays the same, all of the requested uses are permitted uses. The Plan Commission felt that this business would fit better in the I-1 (Industrial) Zoning District.

The Plan Commission recommended I-1 Industrial Zoning for this parcel as B-1 Business is small retail and customer service.

Motion by D. Hall, seconded by F. Rewasiewicz, to approve the rezoning request from B-1 Neighborhood Business Zoning to I-1 Industrial Zoning for the use of the property located at 226 Industrial Drive for Eden Landscaping Construction, LLC.

Vote: In Favor: D. Hall and F. Rewasiewicz.

Against: A. Pellegrino, D. Nottling, D. Stellflug and J. H. Taylor. Motion failed.

Application from North Prairie Market, DBA Lunch Room, 102 E State Road, Suite B, to convert the upstairs office space into a Lunch Room and serve Beer and Wine and set to a Public Hearing per recommendation from the Plan Commission-

Motion by D. Hall, seconded by J. H. Taylor, to open the meeting to Raj Singh. Motion carried.

Mr. Singh presented a proposal to create a Lunch Room upstairs at Bill's Gas Service and Deli for dining. The food would be purchased downstairs from the deli, and then transferred upstairs to the dining room. Occupancy of the dining room is 25, with no more than 20 residents at a time. Trustee A. Pellegrino asked about the ADA program requirements. Mr. Singh stated that one table will be provided downstairs for people unable to use stairs. A. Pellegrino cannot support the one table downstairs due to inaccessibility as people need to have access to the upstairs. Does the upstairs have to be accessible?

Trustee D. Hall asked about any of the recommendations from the Village Planner or Building Inspector, as determined by the Plan Commission. Professional staff need to review this situation to determine accessibility. Trustee Hall would like to see this move forward based upon compliance with Professional Staff. Trustee J. H. Taylor needs advice from Professional Staff.

Motion by J. H. Taylor, seconded by D. Hall, to have the Village Board approve Form 11- Plan of Operations to create a Lunch Room with the drawing of the egress on the north side of the building dated on 1/12/2023 signed by R. Singh, and contingent upon the review, approval of the plan and receipt of such approval by Tim Schwecke, of Civi Tek Consulting, to the Village of North Prairie. Any consulting fees will be charged

back to the property owner. Applicant will need to apply for a Class B Beer and Class C Wine License for the upstairs location after approval by the Village Planner. Motion carried. Opposed: A. Pellegrino. A drawing of the proposed building floor should be provided to the Village Planner.

Update on .gov installation throughout the Village and Police Dept.- Trustee F. Rewasiewicz stated that the Village IT professional is working on the transition to the .gov emails for Village staff and will be completed prior to the next meeting.

Village Clerk/Treasurers Report- Village Clerk R. Bagley stated the plans for the February 21, 2023 primary election are already underway.

Public Safety & Protective Services Committee (Police, Fire Municipal Court)

Public Works, Building & Grounds Committee (Streets & Roads, Parks, Community Center, Civic Pride)-

Trustee D. Stellflug stated that improved staffing was discussed with the Police Dept. Also, parking issues at Prairie View School will be reviewed. The Joint Municipal Court has allocated funds for bailiffing services after the March, 2023 Joint Municipal Court date. North Prairie will no longer be providing bailiffing services, unless requested by the Court and not using an officer on duty. The Village will be billing the Court for any services provided by the Police Dept.

The Village dumpsters located at the Prairie Village and Broadlands Park will be removed and the garbage cans will be collected and dumped in the DPW dumpster to prevent illegal dumping. Garbage cans will still be provided.

Personnel and Policy Committee- Trustee A. Pellegrino stated the Committee had one meeting to update the Ordinance for Vegetation, Noxious Weeds, and Dutch Elm Disease. June is the new date for the appointment of the Weed Commissioner

Motion by A. Pellegrino, seconded by J.H. Taylor, to repeal and recreate Chapter 58 Vegetation Article 1 Sec. 58-01 to 58-62 as page numbers were out of order. All of the Sections were updated with more current invasive species and a web reference for resources such as Dutch Elm Disease. Village Forester language and information was updated. Motion carried.

Trustee A. Pellegrino stated that she was asked to review the Personnel and Policy Committee description and update the section, as necessary, by the Village President. Each Committee Chair should review and update their own sections by March 2nd and have all changes/recommendations in prior to April. The Joint Municipal Court is already updated. Regarding the Fit for Duty Form - the Committee does not have anything ready at this time.

Update of plan to move forward with the Village Clerk/Treasurer's position upon Rhoda's retirement-

Trustee A. Pellegrino would like to begin the discussions/process at the Personnel & Policy Committee level and will bring the information to the Village Board.

Ad Hoc ARPA (American Rescue Plan Act) Committee- The Committee asked for businesses to submit applications due to losses/additional costs and checks were mailed to four applicants.

Expenditure approval for drafting /engineering services/ plans for the Broadlands pavilion projects- The ARPA Committee is looking for two open-air 16 ft. x 16 ft. covered area/concrete floor in the park, and possibly add on restrooms to the pavilions in the future.

Motion by J. H. Taylor, seconded by A. Pellegrino, that the Village authorize the expenditure up to \$1,000.00 for the drafting of plans for two pavilion building projects, including engineering services, in the Broadlands Park to be spent from the ARPA funds.

Trustee D. Hall does not want to spend funds for the two buildings without knowing for certainty that they will be utilized. She would like additional information on what could be available and possibly look into other options provided by Jim Samuels. J. H. Taylor would like to begin with a drawing.

Motion carried. 4 - yes and 1- no. Trustee D. Hall opposed.

FINANCE, FEE AND INSURANCE COMMITTEE:

Monthly Bills and Payroll-

Motion by F. Rewasiewicz, seconded by J. H. Taylor, to approve January, 2023 payroll checks and Accounts Payable for November and December as recommended by Committee:

Payroll checks 17996-18019 for a total of \$19,564.51.

Federal and State Withholding: \$6,058.50 paid electronically.

Accounts Payable Vouchers for December, 2022 and January, 2023:

Regular invoices for the Village: Checks 17949, 17989-18055 for a total of \$126,999.29. Grand total for all checks is \$146,563.80. There were 4 voided checks: 17993, 18033, 18055 and 18023.

Motion carried unanimously.

Monthly reports for the Building Inspector, Fire Department, Police Department and Department of Public Works filed for the record.

Motion by A. Pellegrino, seconded J. H. Taylor, to adjourn at 10:20 p.m. Motion carried unanimously.

Respectfully submitted,
Rhoda Bagley
Village Clerk