

VILLAGE OF PRAIRIE GROVE

Special Meeting Minutes
January 24, 2007 at 7:00 PM

Continued Public Hearing for the Amendment and Restatement of the Annexation Agreement for Prairie Grove 1078 SPE LLC Terra Cotta Property

Call to order: President Breseman called this Special Meeting to order at 7:06 PM.

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

Others in Attendance: Attorney McArdle, Village Clerk Minor and Pat Bleck, Village Engineer. Rick Swanson, Chuck Crook, Jon Joy, and Mark Eiden of Westminster Swanson.

Public Comment:

Keith McConnell wants consideration of neighborhood 2D. He likes the latest plan with 16 lots and open space instead of the previous 18 lot plan.

Discussion of the Annexation Agreement for Prairie Grove 1078 SPE LLC Terra Cotta Property:

We are discussing the 29th draft of the Annexation Agreement.

Maintenance of Open Space:

- a. AES will do the design.
- b. A qualified contractor will be used, an AES equivalent. For Phase I & II, AES will approve of the construction. The Village would like qualifications of the person or company doing the construction. Guidelines could be used as an exhibit.
- c. One entity to maintain open space. Homeowners Associations would do that. If guidelines are not followed an SSA could be put in place as a back up. Specific guidelines would be put in place.

Everything must be put in place before the final plat.

Rick Swanson stated that they had an office contest to rename the Terra Cotta Development. The residential component of this plan will be named Wildflowers.

Base Flood Elevations:

4 areas still need to be studied. In neighborhood 5 the language needs to be tightened. The Village doesn't want to see an entire neighborhood reconfigured due to a couple of unbuildable lots. The agreement could be amended before final plat. For the Metra Station, 17.5 acres will have a higher standard such as a 100 year storm event. The developer can mitigate the property to make it useable.

School Impact Fees:

The schools have been sent out a letter from the Village pointing out the loophole in the current school impact fee chart. The schools will be getting mostly five-bedroom impact fee money instead of the four bedrooms due to a loophole in the chart. As of today the Village had received letters from all three school districts agreeing to the school impact fees outlined in the Terra Cotta Annexation Agreement that was approved in 2005.

As an acknowledgement to the School Districts they will not be getting the 14 million dollars in school impact fees as they had thought. With the loophole that has been pointed out, the builders will build mostly 5 bedroom homes and this would not be made up through the EAV as previously discussed.

Public Works:

The Village would like to work something out to keep the SBC building. Westminster Swanson has been offered one million dollars for the SBC building. This will be discussed further in closed session.

Neighborhood 2D:

The storm water drainage is an issue. The new plan looks great but it doesn't work. If the latest plan doesn't have storm water issues it could be used and the two lots that would be lost could be made up somewhere else in the plan.

(Trustee Robak arrives at 8:50 PM)

Traffic:

The plan is fine as long as IDOT concurs with plan.

Landscape Plan:

A different template or schedule of plants could be used for each sized lot.

Motion by Trustee Duda , 2nd by Trustee Connelly to close this Public Hearing at 9:04 PM. On a Roll Call Vote all Trustees voted aye. Motion carries.

Motion by Trustee Connelly, 2nd by Trustee Duda to enter Executive Session at 9:05 PM. On a Roll Call Vote all Trustees voted aye. Motion carries.

No Action taken.

Motion by Trustee Duda, 2nd by Trustee Behm to adjourn this Special Continued Public Hearing at 10:01 PM. On a Roll Call Vote all Trustees voted aye. Motion carries.

Submitted by:
Kim Minor,
Village Clerk