

VILLAGE OF PRAIRIE GROVE

Special Meeting Minutes
February 8, 2007 at 3:30 PM

Special Workshop Meeting to discuss 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 3:45 PM.

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

Others in Attendance: Attorney McArdle, Village Administrator Smith, Village Clerk Minor and Pat Bleck, Village Engineer. Rick Swanson, Gordon White and Jon Joy of Westminster Swanson.

Neighborhood 2 D: The new plan from Houseal Lavigne will be used. In using this plan they will need to move four lots from 2 D and move them to 2B. They will also move the cul-de-sac in 2D northeast 70 feet.

Landscape Plans: The Village wants a conceptual plan to attach to the agreement. The side and back yards have not been included in the plans, however President Breseman would like to see plans for these as well. The smaller lots will consist of all sod and the larger lots will have sod in front and seed in the back. The Attorneys will draft language for this that makes sense.

Traffic: The Rt. 31 corridor is an IDOT issue. The total right of way needed will be 120 feet overall. IDOT has asked for 2 northbound lanes and 2 southbound lanes. The Developer will have the flexibility to work this out with the State.

Architectural Guidelines: These are close to being complete. Trustee Greenwald will work with Rick Swanson on this item.

Base Flood Elevation: The County uses Baxter & Woodman who rejected the proposal submitted by Westminster Swanson. The software that was being used by Westminster Swanson's Engineer was a problem. Bleck Engineering will confirm the net area or the tabletop number. For the Metra site the net dry area would be used for the tabletop number that would be used in the agreement.

Retained Personnel: Westminster Swanson has put in for payment 2 ½ weeks ago.

Open Space: A fluid document needs to be attached to the agreement. This will be used for specifications. President Breseman wanted something in place that would provide some specifications in the agreement.

Public Works/SBC Building: Westminster Swanson has agreed to sell us the SBC building for \$750,000.00. The Village could pay this amount by utilizing some items that would be given to the Village but instead used toward the purchase of this facility. The following items would possibly be used towards this purchase: \$300,000.00 for the water & sewer connection to the existing Village Hall site. \$150,000.00 for the Architectural Services that would be provided by Swanson for the new Public Works facility. Another 12 units at \$25,000.00 for each unit could be added to the age restricted area. This would increase the overall density of the plan but would not add any additional kids for the schools. This is something the entire Village Board would need to consider.

Motion by Trustee Baudin, 2nd by Trustee Greenwald to adjourn this Special Workshop Meeting at 5:26 PM. **On a Roll Call Vote Baudin, Greenwald and President Breseman all voted aye. Motion carries.**

Respectfully Submitted by:
Kim Minor, Village Clerk