

# VILLAGE OF PRAIRIE GROVE

Special Meeting Minutes  
March 14, 2007 at 8:00 PM

## Special Workshop Meeting to discuss the Amendment and Restatement of the Annexation Agreement for Prairie Grove 1078 SPE LLC Terra Cotta Property and Related Issues

**Call to order:** President Breseman called this Special Meeting to order at 8:08 PM.

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

**Others in Attendance:** Attorney McArdle, Village Administrator Smith, Village Clerk Minor, Steve Apfelbaum, Jill Enz and Randy Vogel from AES and Jon Joy and Vince Mosca of Westminster Swanson.

This discussion is beginning with Green Space.

**Preliminary Restoration Plan:** Steve stated that this plan had over 100 hours in it with people walking the site during the growing season. AES then put this plan together for the Village. He also described this document that includes soils, hydrology's and basic types of species. This document has flexibility within the document and it is the framework for the work to be done and not exactly what will be done. It's like a pictorial understanding. The final plan will be more detailed than this plan.

The Preliminary Restoration Plan Chart is basically the revised land use chart with specified acres of WoodlandSavanna, Mesic Prairie, Wet Prairie, Sedge Meadow, Emergent, Water, Native Landscape Buffer and Formal Park color coded. Steve Apfelbaum stated that this was an expository report that cannot be separated from the plan. This also includes definitions.

The Storm Water Management Plan is based upon the ground cover and the build out on the Preliminary Restoration Plan.

The Preliminary Restoration Plan will be stapled to the agreement. Steve Apfelbaum stated that this property with all of its complexities requires a plan like this.

Trustee Duda stated that if Westminster Swanson were in general standard compliance with the documents there would be no problems down the road.

Westminster Swanson disagrees with the detail in this plan at the preliminary level.

AES stated that this whole process would be finalized before final plat.

President Breseman stated that the community is behind a conservation development. If plans are not put in place now to protect the Village someone could come in later and throw down

some seed and call this a conservation development. He also stated that he doesn't want to see this as a conservation development in name only.

Steve Apelfbaum with AES stated that there was no reason to have a specific plan put in place.

President Breseman asked AES if he feels that this would bind the developer and protect the Village. Steve Apelfbaum stated that he believed it would.

Trustee Greenwald stated that he doesn't want things to get done wrong because the right thing wasn't agreed to.

Westminster Swanson stated that 3 weeks ago the flexibility wasn't seen in these documents.

Adaptive Management language has been built into this document allowing for changes. A final plan will need to be done before final plat. The Attorney's will need to agree on the verbiage for the Adaptive Management language in this document. Mark Eiden, Westminster Attorney and David McArdle, Village Attorney could work the flexibility into the document so that both parties are covered later.

Attorney McArdle asked about the availability of Mark Eiden, Westminster's Attorney. He stated that he had sent Mark an agreement with revisions back on February 22, 2006 and he still hasn't heard from him. Jon Joy stated that Mark would be available for comments.

Ownership still needs to be agreed on by AES and Westminster Swanson. President Breseman wants to make sure that the Village is protected.

**Motion by Trustee Duda, 2<sup>nd</sup> by Trustee Connelly to adjourn this Special Workshop Meeting at 9:18 PM. On a Roll Call Vote Duda, Greenwald and Connelly all voted aye. Motion carries.**

---

Respectfully Submitted by:  
Kim Minor, Village Clerk