

VILLAGE OF PRAIRIE GROVE

Special Meeting Minutes

April 4, 2007 at 7:00 PM

Special Working 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 7:05 PM.

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

Others in Attendance: Attorney McArdle, Village Administrator Smith, Village Clerk Minor, Jill Enz from AES, Pat Bleck from Bleck Engineering and Rick Swanson, Jon Joy and Mark Eiden of Westminster Swanson.

Draft #31 of the Agreement:

Attorney McArdle will be addressing any exhibits with issues.

Master Water & Sewer Plan:

Attorney McArdle stated that Devin Lavigne the Village Land Planner couldn't be here this evening. He still had two issues relating to the agreement. On the last page of this plan the first issue is on Gracy Road. Two lots will need to be moved down to make space beginning with lot 24. The second issue is the alley intersection. It needs to dead end and eliminate the intersection.

Agreement paragraph 2:

BFE's are in blue. The one off of Ames is BFE#1. On the northwest corner on the Metra parcel is BFE#3. BFE#2 is the Village one. Each one of these has been dealt with independently in the agreement. Any other loss of lots will be dealt with by amending the plat. Pat Bleck agrees that this works.

Street Lighting Plan:

Prairie style low lights are illustrated in this plan. The Village Board is ok with this plan. Administrator Smith indicated that the Village had reduced the number of lights in the plan.

Preliminary Engineering:

The Engineering is conceptual until final plat.

Playgrounds:

There is language room. This can be worked out in the Master Plan. This will work as long as the Village is involved with the planning process. This really hasn't been an area of focus before. It was indicated that there are standards. This is something that needs to be agreed on later. Jill Enz can supply us with language. Administrator Smith is concerned with the amount of parking spaces for various parks.

Agreement Draft #31:

Neighborhood #5 has no lots shown. Water and sewer can be installed with no lotting approved. It currently shows 1358 units with 12 lots given for the SBC building. On the bulk chart no more than 25% can be multi family.

Page 11, Open Space:

The concept is to create neighborhood associations. Covenants will be set. Every home will be part of an association. A master plan will be created. Everything will be defined before 1st final plat. Approval will be needed for the text and drawing. AES is happy. President Breseman stated that this all looks great on paper but will it ever get done. The Developer will be responsible for putting up a letter of credit. This will protect the Village upon someone's failure to complete the plan as approved. The associations will hire people to maintain the Open Spaces. Attorney McArdle will draft language for the Village. Landscaping plans on the preliminary plan are consistent with Open Space. A certain percentage should be designated for each type of lot. A final landscape plan will need to be approved prior to the final plat.

Nunda Fire:

Westminster Swanson is giving Nunda 7 acres on Ames Road. 2 of the acres need to be build able. Trustee Connelly stated that the two acres should also be contiguous.

Sales Tax, Page 28:

Westminster Swanson would like to implement an additional 1% sales tax within our Business District. The Village would impose this. This is used as an incentive to attract high-end retailers. This is revenue neutral to the Village. The money would be used solely for improvements in the Business District. This is much easier than a TIF District. The 50% rebate of sales tax will be in affect until the year 2014. The Village is ok with this.

Municipal Impact Fees:

Fees are paid at the time of permitting. President Breseman is concerned with the timing of this for the Village.

Storm Management Exhibit:

The trails are included in this exhibit. Nothing has changed on the trails since November. It was the consensus that everyone would like to see the trails as a separate exhibit. AES was ok with the Trail system. Jill Enz will verify this exhibit.

Engineering:

Pat Bleck, Village Engineer stated that he had agreed to the language. Pat stated that he needs full size drawings to actually review it. After receiving the full size drawings Pat will review them and give a letter to the Village with his findings. The agreement will be subject to Bleck Engineering's letter.

The date of April 17, 2007 is the next Village Board meeting. This may be put on the agenda for a vote.

Motion by Trustee Duda, 2nd by Trustee Baudin to adjourn this Special Working Meeting at 8:37 PM. **On a Roll Call Vote: Baudin, Connelly, Duda and Greenwald all voted aye. Motion carries.**

Respectfully Submitted by:
Kim Minor, Village Clerk