

MINUTES OF SPECIAL VILLAGE OF BELLEVILLE BOARD MEETING
HELD THURSDAY, **SEPTEMBER 16, 2010** AT
6:00 P.M. VILLAGE HALL - 24 WEST MAIN STREET

1. Call to order - The meeting was called to order by Village President Terry Kringle at 6:00 PM.
2. Roll call by Clerk – Trustees present were: John LaFay, Ben O’Brien, Terry Kringle, Jim Schmitz, Gary Ziegler and Bonnie Wilcox. Excused: Deb Kazmar

Also present: Village Attorney Matt Dregne; Ed Francois, and Attorney William Fahey

3. The Clerk stated that the meeting has been noticed as required by law.
4. **New Business:**

- a. **Amended Resolution Conditionally Approving the Plat of Bell West (2010-09-01A)** – Dregne: this resolution would amend the resolution adopted at the prior Village Board meeting. Proposed changes:

Paragraph 5 – the tax increment agreement says developers must provide a letter of credit and at that time the deposit must be returned. However, the letter cannot be obtained at this time; they asked whether the Village can hold the \$50,000. Letter must be received before construction begins.

Changes paragraph 6: remove requirement for 30 foot setback be dedicated. One reason is that it was believed CARPC required this of Shamrock Hills also, but this was not the case. The desire is to treat the developers the same. An exhibit will be marked to note the location of signage indicating setbacks. Covenants will be recorded instead. The main concern is that property owners will inappropriately mow grass in that area.

Paragraph 7: requires recording of covenants acceptable to the attorney regarding stormwater and water quality regulations.

Paragraph 11: The lot 9 boundary is modified between the lot line and 30-foot wetland setback for a 15-foot public access area. It was noted that the Village could not put an impervious area within a 75-foot setback; it would need to be grass or gravel not asphalt. This condition would need to be modified to allow an impervious surfacing. Would also need an easement instrument prepared for lot 9. No changes to language suggested.

- b. **Consideration of Amended Development Agreement for Bell West Development**

Dregne explained proposed changes: Street trees and sidewalks now would be installed on a lot by lot basis within one year. However, there may be potential for damage to sidewalks and trees during lot development. The maximum proposed would be five years for installation.

Francois: in subdivisions it is often on the builder to do this work; if there is a

sidewalk in places it could get destroyed during construction. Gaps would be a problem. There is no residential in phase 1, to which this applies.

A few minor, non-substantive changes were made. Page 12 - being asked to release the mortgage before these things are installed. Personal guarantees would remain.

Building permits – it was proposed that the Village can issue permits before final asphalt, sidewalks and street trees would be installed. Article V-6 Asks for a temporary gravel drive for access to the lift station. Article V-8 discusses recording of covenants and easements in more detail.

Francois also said that breakage may take time to show up after development is done.

Trustee Ziegler made a motion to approve Resolution 2010-09-01A; seconded by Trustee O'Brien. Motion carried.

Trustee Ziegler made a motion to approve the Developer's Agreement; seconded by Trustee LaFay. Motion carried.

5. **Adjournment** – Trustee Wilcox made a motion to adjourn; seconded by Trustee O'Brien. Motion passed unanimously. The meeting was adjourned by President Kringle at 6:27 PM.

By April Little, Administrator/Clerk/Treasurer

These minutes were approved by the Belleville Board of Trustees on October 4, 2010.