

CITY OF MARENGO
CONTINUED PUBLIC HEARING MINUTES
SEVEN OAKS ANNEXATION AGREEMENT
FEBRUARY 12, 2007

CALL TO ORDER

At 6:18 p.m., Mayor Lockhart called to order the February 12, 2007, Public Hearing meeting for the annexation agreement of Seven Oaks and City of Marengo.

ROLL CALL

Present for roll call were: Mayor Lockhart, Alderman Otis, Alderman Signore, Alderman Secor and Alderman Jennings. Absent were Alderman: Shelton, Trainor, Spear and Genot.

PUBLIC HEARING CONTINUED

Administrator Hartman stated this hearing was going to be continued to February 26, 2007, at 6:00 p.m. Alderman Signore wanted to know what the probability would be that we receive the information needed by this date. Mayor Lockhart and Administrator Hartman felt it would be pretty good.

Mr. Green from Centrum Properties stated one of the issues that needed to get done was to have our attorney respond in a more timely fashion as he hasn't commented on the draft they did on January 18th. Once Attorney Cope responds in a timely fashion, they will try to get things turned around quicker. Mayor Lockhart stated he would be seeing Attorney Cope tomorrow and will mention this to him.

Mr. Green then passed out a revised copy of architectural controls based on the comments from the Planning and Zoning Commission.

Mayor Lockhart asked if there was anyone in the audience who had anything to say. At this time, Jerry Doane, President of the Marengo Park District, came forward and asked how far along was the City with this project as the Park District has not signed off of this project. They have met with them and liked what they saw but have not met with them in a while.

Mr. Green stated they have not gone back to the Park District as they are waiting to see what their plan is going to look like as there are issues regarding their main road and suggestions might change it a bit and there are off site water and sewer issues to resolve. He stated he would go to every meeting of theirs if it would be helpful but didn't think it was necessary until they know what their plan is going to look like and what the City wants them to do.

Alderman Signore wanted to know if we needed to get further into our impact fees before they have the next meeting. Administrator Hartman stated this was a key component to the annexation agreement. Alderman Signore didn't know then what good it would be to meet two weeks from now as they will not be meeting with the Village of Union officials until March 1st to discuss impact fees. However, if there was something they could accomplish two weeks from now, he would say yes to the meeting but if it was just going to be something that was put on hold again, he would say no to the next hearing date in two weeks.

Administrator Hartman felt it could move forward knowing this component was something to be inserted after the fact as they have the right to insert whatever schedule that has been agreed upon after the fact. This was a formal process to get input of the overall agreement and issues like those raised at the last public hearing. These items could be discussed and the hearing could be closed that Monday evening without the fee structure as it could be inserted at a later date. However, they would not want to act on the annexation agreement ordinances and approvals until they have the agreement.

Alderman Signore wondered if their ultimate decision on the impact fees could potentially have an impact on the proposal that is being brought before them as he wasn't sure if they were putting the cart before the

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horse if they come with an impact fee that Mr. Green is not anticipating which could ultimately change his plan. Mr. Green stated, "It very likely could."

Mr. Green did not want to put this off because of the impact fees as there were other issues in the agreement that needed to be worked out. He had no problem delaying the next hearing date four weeks but didn't want to wait until April to do so.

Alderman Signore commented he just wanted Mr. Green to have all the information he needed to make his final proposal based on this information so he didn't have to reinvent the wheel again. He then asked if there could be two more hearing dates scheduled for this. He was advised they could have as many scheduled hearing dates as they needed.

Alderman Signore stated if Mr. Green has information in two weeks that would not be impacted by the fee structure, then he might as well present those. However if everything is impacted by the fee structure, he would then say no to continuing the meeting in two weeks.

Administrator Hartman again advised the public hearing component is a requirement for annexation agreements. It can be closed but once they close the hearing, they are ending the public input as they want to make sure they have adequate public input.

Once they close the public hearing, that doesn't automatically mean approval as there is still the approval process for annexation, zoning, etc.

Alderman Signore asked Mr. Green if he felt he would have things he could submit to the members in two weeks along with public input that would not hinge upon the fee structure. Mr. Green replied, "Yes." Alderman Signore then said, "Then let's just meet in two weeks and we know we will have to have another meeting once we get our fees in line."

Administrator Hartman then asked for a motion to continue the Public Hearing until February 26, 2007, at 6:00 p.m. Alderman Signore so moved; seconded by Alderman Otis. The motion passed with an aye voice vote from Alderman: Signore, Otis, Secor and Jennings.

Submitted by: Diane L. Schwoch,
Acting City Clerk