



## **MINUTES**

Village Board Meeting  
Tuesday, May 21, 2019

Cary Village Hall  
655 Village Hall Drive  
Cary, IL 60013

*Mark Kownick, Mayor*

### **I. Call to Order**

This meeting was called to order at 6:00 p.m. by Mayor Kownick.

### **II. Roll Call**

Present: Mayor Kownick and Trustees Kraus, Covelli, Collier, Weinhammer and McAlpine

Absent: Trustee Betz

Others present included Village Administrator Rife, Public Works Director Morimoto, Community Development Director Simmons, Deputy Chief Fillmore, Management Analyst Sage, Village Attorney Uhler and members of the audience per the sign-in sheet.

### **III. Pledge of Allegiance**

Mayor Kownick led in the recitation of the Pledge of Allegiance.

### **IV. Open Forum**

Jenay DiOrio, a teacher at Briargate Elementary, read a letter from the first grade students requesting crossing signs near Cimarron Drive and Cary-Algonquin Road to alert drivers of the geese and goslings that cross the road. Mayor Kownick thanked the teachers and students and stated the Village will pass this request on to McHenry County, which has jurisdiction over the road.

There being no further comments from the public, Mayor Kownick closed Open Forum at 6:12 p.m.

### **V. Mayor's Report**

Mayor Kownick proclaimed June 21-28, 2019 as Bike Week.

Police Commissioner James Levicki swore in Sergeant Josh Victor.

### **VI. Trustee Reports**

None.

### **VII. Consent Agenda**

1. Consider for Approval the Warrant Dated May 21, 2019
2. Consider for Approval Minutes of the May 7, 2019 Village Board Meeting
3. Consider for Approval Minutes of the May 7, 2019 Committee of the Whole Meeting

4. Consider for Approval a Resolution Approving the Joint Bid Contract with SKC Construction, West Dundee, Illinois for the 2019 Crack Sealing Program and Authorizing the Village Administrator to Execute a Contract in an Amount Not to Exceed \$20,000.00 [R19-05-05]
5. Consider for Approval a Resolution Waiving the Purchasing Policy Competitive Bid Requirements for the Purchase of a Full-size Van and Authorizing the Village Administrator to Purchase One (1) 2019 Ford Transit from Currie Motors Fleet, Frankfort, IL, in an Amount Not to Exceed \$32,000.00 [R19-05-06]
6. Consider for Approval a Resolution Approving the Joint Bid Contract with Chicagoland Paving, Inc., Lake Zurich, Illinois for the 2019 Asphalt Patching Program and Authorizing the Village Administrator to Execute a Contract in an Amount Not to Exceed \$103,910.00 [R19-05-07]
7. Consider for Approval a Variance for an Additional Monument Sign for the Living Grace Community Church Located at 1500 Silver Lake Road [O19-05-05]
8. Consider for Approval a Resolution Awarding the 2019 Fall Tree Replacement Program Bid to the Lowest Responsive and Responsible Bidder, Arthur Weiler Inc., Zion, Illinois, and Authorizing the Village Administrator to Execute a Contract in an Amount Not to Exceed \$20,000.00 [R19-05-08]
9. Consider for Approval a Resolution Authorizing the Village Administrator to Execute an Engineering Agreement with Baxter & Woodman Consulting Engineers, Crystal Lake, Illinois, for Engineering Services Related to the W. Main Street Sidewalk Extension as a Part of the Safe Routes to School Program in an Amount Not to Exceed \$25,830.00 [R19-05-09]
10. Consider for Approval a “Class F” Temporary Liquor License Permit, Waiver of the Noise Amplification Ordinance (Section 5.20), Waiver of the Temporary Sign Ordinance (Section 14.38.400) and Temporary Road Closures for the Cary-Grove Chamber of Commerce Cary Main Street Fest Event on September 14-15, 2019
11. Consider for Approval a Resolution Waiving the Purchasing Policy Competitive Bid Requirements for the Purchase of One 2018 Ford F-150 4X4 Police Responder and Authorizing the Village Administrator to Purchase One 2018 Ford F-150 4X4 Police Responder from Sutton Ford, Matteson, IL in an Amount Not to Exceed \$36,000.00 [R19-05-10]
12. Consider for Approval a Resolution Authorizing Participation in the NIMEC Bid Process, Authorizing the Village Administrator to Execute a Contract with the Lowest Responsible Bidder and to Accept Prices for a 12, 24 or 36-Month Term [R19-05-11]
13. Consider for Approval an Extension to an Existing Lease Between the Village of Cary and SprintCom, Inc.

**Motion:** *Trustee Kraus moved, seconded by Trustee McAlpine, to approve Consent Agenda Items #1 - #13.*

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

#### **VIII. Items for Separate Action**

1. Consider for Approval a Resolution Authorizing the Village Administrator to Execute a Professional Services Agreement with FGM Architects, Oak Brook, Illinois in an Amount Not to Exceed \$39,760.00 for Services Associated with the Police Station/Village Hall Space Needs Analysis and Facility Evaluations,

and Authorize the Village Administrator to Approve a 10% Contingency for Unexpected Changes in Scope for a Total Maximum Project Budget of \$43,736.00 [R19-05-12]

**Motion:** *Trustee McAlpine moved, seconded by Trustee Weinhammer to approve a resolution authorizing the Village Administrator to execute a professional services agreement with FGM Architects, Oak Brook, Illinois in an amount not to exceed \$39,760.00 for services associated with the Police Station/Village Hall space needs analysis and facility evaluations, and authorize the Village Administrator to approve a 10% contingency for unexpected changes in scope for a total maximum project budget of \$43,736.00.*

Discussion

None.

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

2. Consider for Approval an Ordinance Approving a Unified Development Ordinance and Zoning Map for the Village of Cary [O19-05-06]

**Motion:** *Trustee McAlpine moved, seconded by Trustee Weinhammer to approve an ordinance approving a Unified Development Ordinance and Zoning Map for the Village of Cary.*

Discussion

Director Simmons provided an overview of the proposed Unified Development Ordinance.

Board of Zoning, Planning and Appeals Chairman Khoury thanked the Mayor, Village Board, Director Simmons and Houseal Lavigne for their efforts in putting together the proposed Unified Development Ordinance. Chairman Khoury described the goals and objectives of the Unified Development Ordinance project.

Trustee Weinhammer asked Director Simmons if staff answered the questions and concerns of residents regarding the B-3 zoning changes. Director Simmons stated all the information received from residents was entered into the record during the February 14 and April 11, 2019 Board of Zoning, Planning and Appeals meetings. Resident feedback was taken into consideration and resulted in some changes that have been incorporated into the proposed UDO.

Trustee Kraus asked if the B-3R zoning regulations for the property along Rt. 14 would require developers to maintain the current architectural style. Director Simmons stated this was correct.

Trustee Kraus expressed concern regarding the proposed parking lot drive aisles changing from 27 feet to 24 feet. Director Simmons and Director Morimoto stated the nationwide accepted industry standard is 24 feet. Administrator Rife stated adopting the industry standard of 24 feet is beneficial to potential economic development as it reduces the amount of infrastructure funds required by potential

developers. Trustees Kraus and Weinhammer support 27-foot drive aisles. Trustees McAlpine, Collier and Covelli support 24-foot drive aisles.

Trustee Kraus asked about the maximum permitted densities of the multi-family and single-family attached dwellings in zones R-3, B-1 and B-3R. Director Simmons stated the proposed changes regarding densities are based on the size of the property.

Trustee Kraus asked if billboards are allowed per Village code. Director Simmons stated billboards are prohibited in Village zoning districts.

John Houseal of Houseal Lavigne provided an overview of the objectives and changes regarding Chapter 7, Planned Development Ordinance.

Trustee Weinhammer supports reviewing zoning application fees for residents.

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

***Motion Carried***

3. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the R-1 Residential District [O19-05-07]

***Motion:*** *Trustee McAlpine moved, seconded by Trustee Collier to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the R-1 Residential District.*

Discussion

None.

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

***Motion Carried***

4. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the R-2A Residential District [O19-05-08]

***Motion:*** *Trustee Covelli moved, seconded by Trustee McAlpine to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the R-2A Residential District.*

Discussion

None.

**Ayes:** Collier, McAlpine, Covelli, Kraus, Weinhammer  
**Nays:** None  
**Abstain:** None

**Motion Carried**

5. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the R-3 Multi-Family Residential District [O19-05-09]

**Motion:** *Trustee Collier moved, seconded by Trustee McAlpine to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the R-3 Multi-Family Residential District.*

Discussion

None.

**Ayes:** Collier, McAlpine, Covelli, Kraus, Weinhammer  
**Nays:** None  
**Abstain:** None

**Motion Carried**

6. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the B-2 Shopping Center Business District [O19-05-10]

**Motion:** *Trustee Covelli moved, seconded by Trustee Collier to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the B-2 Shopping Center Business District.*

Discussion

None.

**Ayes:** Collier, McAlpine, Covelli, Kraus, Weinhammer  
**Nays:** None  
**Abstain:** None

**Motion Carried**

7. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the B-3 Fringe Business District and B-3R Fringe Business Residential District [O19-05-11]

**Motion:** *Trustee McAlpine moved, seconded by Trustee Collier to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the B-3 Fringe Business District and B-3R Fringe Business Residential District.*

Discussion

None.

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

8. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the M Limited Manufacturing District [O19-05-12]

**Motion:** *Trustee Collier moved, seconded by Trustee Covelli to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the M Limited Manufacturing District.*

Discussion

None.

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

9. Consider for Approval an Ordinance Granting a Map Amendment to the Village of Cary Zoning Map Rezoning Certain Properties to the PO Park and Open Space District [O19-05-13]

**Motion:** *Trustee McAlpine moved, seconded by Trustee Collier to approve an ordinance granting a map amendment to the Village of Cary Zoning Map rezoning certain properties to the PO Park and Open Space District.*

Discussion

None.

**Ayes:** *Collier, McAlpine, Covelli, Kraus, Weinhammer*

**Nays:** *None*

**Abstain:** *None*

**Motion Carried**

10. Consider for Approval an Ordinance Accepting a Warranty Deed for the Transfer of Property from Lafarge Aggregates/Meyer Material to the Village of Cary (Continued to June 4, 2019)

**Administrator's Report**

Administrator Rife stated Rep. Sean Casten will host a town hall meeting on May 28<sup>th</sup> at 7:00 p.m. in the Village Hall Board Room.

**IX. Department Head Reports**

Director Morimoto stated the eastern half of the inbound Metra platform is closed to facilitate the construction of the station building. Riders should utilize the western crossing to access the platform. Director Morimoto stated the Three Oaks Road project will begin on June 3. Director Morimoto stated Public Works employee Cory Hauck achieved the designation of Certified Arborist.

**X. Future Agenda Items and Discussion by Village Board**

None.

**XI. Adjourn**

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:46 p.m.

**MOTION: Trustee McAlpine**

**SECOND: Trustee Kraus**

**The Voice Vote noted all ayes and the motion carried.**

**Respectfully Submitted,**



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**Susan Greene, Deputy Village Clerk**