



Village Board of Trustees Minutes

Village of Cary
September 19, 2023 at 6:00 PM CST
Cary Municipal Center Board Room
755 Georgetown Drive, Cary, IL 60013

ATTENDANCE

Village Board of Trustees

Mayor Mark Kownick, Trustee Dale Collier, Trustee Rick Dudek, Trustee Ellen McAlpine, Trustee Anthony Stefani, Trustee Rick Walrath, Trustee Jennifer Weinhammer

Others Present

Village Administrator Morimoto, Assistant Village Administrator Sage, Community Development Director Simmons, Public Works Director Noonan, Police Chief Finlon, Finance Director Brainerd, Economic Development Specialist Gardner, Village Attorney Uhler

I. Call to Order

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

II. Roll Call

The roll was called and all were present.

III. Pledge of Allegiance

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

IV. Open Forum

There being no comments, Mayor Kownick closed Open Forum at 6:01 p.m.

V. Mayor's Report

A. Proclamation - Rail Safety Week - September 18-24, 2023

Mayor Kownick proclaimed September 18-24, 2023 as Rail Safety Week.

VI. Trustee Reports

None.

VII. Consent Agenda

Motion:

I will entertain a motion to approve Consent Agenda Items A-H as shown on the Village's website and as displayed on the video monitor during the Village Board meeting.

Motion moved by Trustee Walrath and motion seconded by Trustee McAlpine.
Motion Passed.
AYES: Collier, Dudek, McAlpine, Stefani, Walrath, Weinhammer
NAYS: None.
ABSTAIN: None.

- A. Consider for Approval the Warrant Dated September 19, 2023
- B. Consider for Approval the September 5, 2023, Village Board Meeting Minutes
- C. Consider for Approval the September 5, 2023, Committee of the Whole Meeting Minutes
- D. Consider for Approval a Resolution Authorizing the Village Administrator to Execute a Five-Year Agreement for Residential Solid Waste Collection Services with Flood Brothers Disposal Company, Oakbrook Terrace, Illinois, Contingent Upon Final Attorney Review
- E. Consider for Approval a Resolution Authorizing the Chief of Police to Enter into a Reciprocal Reporting Agreement with Cary School District 26
- F. Consider for Approval a Resolution Adopting the McHenry County Natural Hazard Mitigation Plan and Incorporating by Reference in the Village of Cary - Emergency Operation Plan
- G. Consider for Approval the Temporary Closure of First Street from Park Avenue to Three Oaks Road on October 7, 2023, from 9:30 a.m. to 11:30 a.m. for Cary Grove High School Homecoming Parade
- H. Consider for Approval a Resolution Authorizing the Village Administrator to Execute an Engineering Services Agreement with HR Green, McHenry, Illinois, for Services Associated with the Design of the 2024 Annual Roadway Resurfacing Program in the Amount of \$26,285.00 and Authorizing the Village Administrator to Approve a 10% Contingency for Unforeseen Changes in Scope for a Total Amount Not to Exceed \$28,913.50

VIII. Items for Separate Action

- A. Consider for Approval a Waiver of Certain Application Requirements for a Planned Development Application Related to the Development of the Property Located on the Southeast Corner of Hickory Nut Grove Lane and South Rawson Bridge Road
Director Simmons provided an overview of the proposed development.

James Gray of Treeline Partners, LLC, updated the Village Board on the proposed project and requested waivers.

Director Simmons provided an overview of the proposed waiver request.

Trustee Walrath supports the type of development that is proposed, but does not support granting all of the requested waivers due to the a lack of information regarding the subject property, which is outside the Village limits.

Mr. Gray stated the requested waiver items would be performed, but his firm preferred to do them later in the process.

Director Simmons stated the Village has identified certain items to include with any PUD petition, which would then go before the Board of Zoning, Planning & Appeals. Director Simmons stated the Village Board has the ability to waive the requirements for a petition before it is presented to the Board of Zoning, Planning & Appeals. The items are generally asked for up front with the zoning application, but the Board could approve the delay of the submittal if warranted in certain circumstances. Staff noted that there is a risk that without some preliminary engineering or submittals up front, you could approve a plan that doesn't have sufficient room for things like detention or other factors that change the land plan.

Administrator Morimoto added that if any of the waivers are approved, the Board should consider whether they are comfortable making preliminary approvals without that information.

Director Simmons stated that past PUD application waivers that have been granted were for smaller 1-2 acre projects of much smaller scope and scale than this proposed development. Staff outlined their recommendations for each waiver request.

Mr. Gray stated his firm has done a lot of the work outlined in the required waivers.

Trustee Stefani asked Mr. Gray why this information has not been submitted to the Village.

Mr. Gray stated they are comfortable with the data they have obtained thus far and are confident the proposed project would be successful.

Trustee Dudek stated it would be difficult for him to support all of the requested waivers because he feels information from the required studies would help him make an informed decision.

Assistant Village Administrator Sage asked Director Simmons to confirm that Village code specifies the waiver requirements, which would help the developer to see what information has already been obtained and what is still needed.

Director Simmons confirmed the requirements are specified within the Village code.

Mayor Kownick stated since the property is not within the corporate limits of the Village of Cary and would need to be annexed, the Village does not have a lot of information on it. Mayor Kownick stated he was not in support of granting all of the requested waivers, but would like to see the project move forward once additional information is provided to the Board.

Motion:

I will entertain a motion to continue to the October 3, 2023, Village Board meeting consideration for approval the proposed waiver of certain application requirements for a planned development application related to the development of the property located on the southeast corner of Hickory Nut Grove Lane and South Rawson Bridge Road.

Motion moved by Trustee McAlpine and motion seconded by Trustee Stefani.

Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath, Weinhammer

NAYS: None.

ABSTAIN: None.

IX. Administrator's Report

None.

X. Department Head Reports

Director Noonan stated the weather caused a small delay in the Downtown Streetscape Project, but the paving contractor should be done by the end of the week.

Economic Development Specialist Gardner provided information regarding potential residential and commercial development in the Village.

Trustee Weinhammer stated she would like to see more concise update reports.

Trustee Dudek stated he took a tour of the Village with Administrator Morimoto, Mayor Kownick, and Economic Development Specialist Gardner, and learned a great deal about the current and potential development in Cary. Trustee Dudek recommended this to the other Board members who would like to know more about the potential economic development of Cary.

Economic Development Specialist Gardner stated he isn't always able to discuss specific properties in order to maintain confidentiality with the property owner.

Mayor Kownick stated the nature of economic development is that it constantly changes, so the flow of information to individuals can be a challenge.

Administrator Morimoto stated future reports can be made more concise, but it is important to maintain confidentiality with potential developers and land owners.

Director Simmons stated that Economic Development Specialist Gardner has been an asset for the Village in facilitating the important conversations with potential developers and landowners, with the goal of promoting economic development in Cary.

XI. Future Agenda Items and Discussion by Village Board

None.

XII. Adjourn

Motion:

There being no further items to discuss, Mayor Kownick entertained a motion

to adjourn the meeting at 7:21 p.m.

Motion moved by Trustee Walrath and motion seconded by Trustee Stefani.

Motion Passed.

AYES: Collier, Dudek, McAlpine, Stefani, Walrath, Weinhammer

NAYS: None.

ABSTAIN: None.



Susan Greene, Deputy Village Clerk