

TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112

BOARD OF TRUSTEES
Business/Committee Meeting
April 10, 2006
7 P.M.

Call to Order/Pledge of Allegiance/ Roll Call

Mayor Seyller called the regular meeting to order at 7:02 p.m. Roll call was taken by Cheryl Aldis, Town Clerk, showed as present Trustees Shawn McAllister, Randy Reiter, David Liddick, and Mike Siewierski. Shown as absent were Trustees Dan Milroy and Chuck Lanning. Quorum was present. Also present were Susan Dockus, Treasurer, Tom Simmons, Town Engineer, Walter Magdziarz, Zoning Administrator, Parker Johnson, Town Attorney, Russ Stokes, Police Chief, and Sgt. Dennis Medema.

Agenda

Mr. Liddick moved and Mr. McAllister seconded a motion to approve the agenda as presented. Unanimous voice vote carried the motion.

Public Hearing

FY07 Budgets (Town & Library)

Mayor Seyller called the public hearing to order at 7:04 p.m.

Mrs. Dockus read the public hearing notice into the record. The notice was published in the *Daily Chronicle* on March 31, 2006, meeting the requirements of the law.

Mayor Seyller asked on three occasions if anyone present wished to address the budget. Hearing no response he closed the public hearing at 7:05 p.m.

Mrs. Dockus stated that approval of the FY07 budget is expected on April 24, 2006.

New Business

An Ordinance Extending the Approval of the Final Plat of Subdivision (Nature's Crossing Unit 1)

Mr. Magdziarz stated that this is a housekeeping ordinance as the plat was not recorded before the six month expiration requirement per the town code. He stated approval will be recommended on April 24.

Mr. McAllister questioned the energy code requirements (International Codes, 2006); would they have any impact on this issue? Mr. Magdziarz stated that is a separate issue and would have no impact.

PC Recommendation PC06-05 Olsen-Perkins Final Development Plan/Subdivision Plat Phase 1 (Oakwest Development & TWJ Associates, Inc) (Perkins)

Approved: 4-24-06
Attested: CLa JZ

Mr. Magdziarz stated that the Planning Commission reviewed a final development plan for that portion of the Olsen/Perkins property that lies south of Rte 38. The plan identifies where the various residential dwelling types, fire station site, parks and school site would be located. The final development plan is consistent with the approved preliminary development plan and satisfies the terms and conditions of the annexation agreement. Mr. Magdziarz stated that when the preliminary development plan was presented a specific homebuilder was in the picture. That has changed. Oakwest is a developer, not a builder. They will be purchasing this property and others will construct the homes. This ordinance is written that the conditions approved with the preliminary plan would remain; however, the required items would be expected prior to the first application for a building permit.

This final development plan reflects what was approved at the preliminary plan and conforms to the conditions of approval. The Planning Commission recommends approval of the final development plan and plat. The residential component, school site, and fire department site are expected to be developed in this unit. The commercial property is not included on this plan/plat. The water main improvements on the north side of Route 38 will be constructed to connect the south side. There are conditions concerning improvement of Hahn Dr. The developer has met with homeowners of Hahn Drive; the only public improvement with phase 1 is the water main. Development of the north property will bring the remaining improvements to Hahn Drive.

Mr. McAllister asked about making improvement to the school site prior the building of the school. Mr. Magdziarz stated that the developer is required to bring those utilities to the property site. TWJ, in preparation of annexation, contracted to have the soil samples taken. This report is on file with De Kalb CUSD 428 and is a buildable site for a school.

Mr. Reiter asked when the commercial development may be expected.

Walter Magdziarz reported that TWJ is going to retain the commercial property; they will continue to market the property and will develop when the market is ready. It is believed that once the subdivision is underway, the property will be more marketable than it is currently.

Dave Orrico of TWJ stated they will be marketing the lots for commercial use. He estimated it would be approximately two-years before development.

Mr. Reiter moved to accept PC Recommendation PC06-05 Olsen-Perkins Final Development Plan/Subdivision Plat Phase 1 (Oakwest Development & TWJ Associates, Inc) (Perkins), seconded by Mr. Liddick PC06-05. Unanimous voice vote carried the motion.

An Ordinance Approving a Final Development Plan for a Planned Residential Development (Oakwest Addition Phase One)

Walter Magdziarz reported that this ordinance officially accepts the plat. There are conditions applied to this development. There was considerable discussion regarding the proposed name of the subdivision. Other suggestions were supplied; street names will need to be revised prior to recording.

Mr. Reiter moved to waive the first reading, seconded by Mr. Liddick. Unanimous voice vote carried the motion.

Mr. Reiter moved to accept An Ordinance Approving a Final Development Plan for a Planned Residential Development (Oakwest Addition Phase One), seconded by Mr. Liddick

Roll call vote:

Yeas: Trustees Liddick, McAllister, Reiter and Siewierski

Nays: None

Absent: Trustees Lanning and Milroy

4-Yeas; 0-Nays; 2-absent; motion carried

Ord. 2005-41

[Clerk's note: The subdivision name was changed from Oakwest Addition Phase One to Colonial Estates. Ordinance number out of sequence due to mis-numbering]

Adjourn to Committee Work Session

Mr. Liddick moved and Mr. Siewierski seconded a motion to adjourn to committee work session. Unanimous voice vote carried the motion. 7:19 p.m.

Reconvene Regular Board Meeting

Mr. Siewierski moved and Mr. Liddick seconded a motion to reconvene the regular session. Unanimous voice vote carried the motion. 7:41 p.m.

Concerns & Announcements

Mr. Simmons presented a proposal from the Hutchinson Group, Ltd (THG). He reported that the document presented is at the request of the Town Board. It is for testing of sewer treatment plant lagoons, specifically, the liner. Sheaffer Systems International, LLC contracts with JH Waters to install the liners. Mr. Simmons reported upon contacting JH Waters he was given names of independent testing companies. There are none in this area. The Hutchinson Group is an independent testing firm from Pennsylvania. This group does an electronic test by placing a ground under the liner and then they charge the liner. This test will find anything as small as a pin hole. This is a one-time expenditure, with monies included in the current funding stream. This will need to be considered for action at a later date.

Mr. Siewierski reported that the City of Oswego received a pretty hefty grant for their WRT systems. He would like us to pursue this. He also stated his belief that liquor ordinances should be created prior to an attempted referendum so that the public knows the intention of the Board. There was discussion regarding the appropriateness of license fees. Attorney Johnson stated costs are set by reasonableness. Typically, liquor licenses are very costly.

Mayor Seyller reported that AquaStore is having a Field Day open house May 11 from 7:15 a.m. to 1:30 p.m. This will include a tour of the plant.

He reported that the trip to Washington, D.C. was eventful with visits to Senators, Durbin and Obama, and Congressman Manzullo, and Congressman Hastert's staff. The trip was very worthwhile. TWJ staff went along and presented the I-88 Tollway

Approved: 
Attested: 4-26-06

Town Board Meeting
Town of Cortland
April 10, 2007

Interchange proposal to these individuals and/or their staff and discussed their support of the proposal. Mayor Seyller stated his belief that the town should be represented in Washington, D.C. again in the future. He also reported his attendance at the IML Lobby Day in Springfield where he met with Representative Prichard and Senator Burzynski. They too, have the presentation on the I-88 Tollway Interchange. They were asked for a letter of support for this project. TWJ is working with De Kalb County to set a meeting with Paul Miller, County Planner and the county board in hopes of a letter of support as well.

Adjournment

Mr. McAllister moved and Mr. Siewierski seconded a motion to adjourn. Unanimous voice vote carried the motion. 8 p.m.

Respectfully submitted,



Cheryl Aldis
Town Clerk

Approved: H-24-06
Attested: Cheryl