

TOWN OF CORTLAND

Town Hall
59 S. Somonauk Rd.
Cortland IL. 60112

BOARD OF TRUSTEES

Business Meeting
7:00 P.M.
February 12, 2007

Call to Order/Pledge of Allegiance/Roll Call

Mayor Seyller called the regular meeting to order at 7:06 p.m. Roll call was taken by Cheryl Aldis, Town Clerk, showed as present Trustees Randy Reiter, Mike Siewierski., Shawn McAllister, Chuck Lanning and Brad Stone. Quorum was present. Shown as absent was Dan Milroy. Also present were Susan Dockus, Treasurer, Noah Carmichael, Fehr-Graham, Walter Magdziarz, Zoning Administrator, and Parker Johnson, Town Attorney.

Agenda

Trustee Reiter moved and Trustee Siewierski seconded a motion to approve the agenda as presented. Unanimous voice vote carried the motion.

New Business

Proclamation – National Education Association Read Across America (Dr. Seuss)

Mayor Seyller read the proclamation into the record. Trustee McAllister moved and Trustee Siewierski seconded a motion to approve the Proclamation as read. Unanimous voice vote carried the motion.

An Ordinance Annexing Territory (Helmold Property/Cambridge Homes)

Trustee Reiter moved and Trustee Lanning seconded a motion to waive the first reading. Unanimous voice vote carried the motion. Trustee Reiter moved and Trustee Lanning seconded a motion to approve An Ordinance Annexing Territory (Helmold Property/Cambridge Homes).

Roll call vote:

Yeas: Trustees Reiter, Siewierski, Stone, McAllister and Lanning, and Mayor Seyller

Nays: None

Absent: Trustee Milroy

6-yea; 0-nay; 1-absent; motion carried.

Ord. 2007-02

Planning Commission Recommendation PC 06-21 (Helmold/Cambridge Property)

Trustee Reiter moved and Trustee Lanning seconded a motion to accept PC 06-21 as recommended. Unanimous voice vote carried the motion.

An Ordinance Reclassifying Certain Territory (Helmold/Cambridge Property)

Trustee Reiter moved and Trustee Lanning seconded a motion to waive the first reading. Unanimous voice vote carried the motion. Trustee Reiter moved and Trustee Lanning seconded a motion to approve An Ordinance Reclassifying Certain Territory (Helmold/Cambridge Property).

Roll call vote:

Yeas: Trustees Stone, McAllister, Lanning, Reiter and Siewierski

Nays: None

Absent: Trustee Milroy

5-yea; 0-nay; 1-absent; motion carried.

Ord. 2007-03

Mr. Magdziarz reported that the property has been annexed and the zoning may now be reclassified. The applicant requested the change from AG Agriculture District To R-2 High Density Single Family Residence District And P-1 Recreation And Open Space District.

An Ordinance Approving A Preliminary Subdivision Plat for Richland Trails (Helmold/Cambridge Property)

Trustee Lanning moved and Trustee Reiter seconded a motion to waive the first reading. Unanimous voice vote carried the motion. Trustee Lanning moved and Trustee McAllister seconded a motion to approve An Ordinance Approving A Preliminary Subdivision Plat for Richland Trails (Helmold/Cambridge Property).

Roll call vote:

Yeas: Trustees Stone, McAllister, Lanning, Reiter and Siewierski

Nays: None

Absent: Trustee Milroy

5-yea; 0-nay; 1-absent; motion carried.

Ord. 2007-04

Mr. Magdziarz reported that the project has been reviewed, the application accepted and a hearing was held. After the original public hearing the applicant requested a change. That hearing was held and the request was to change the project to all single family homes (removal of the townhomes) and open space. The final plat will reflect that information. The preliminary plat before you reflects the action taken at the original hearing.

Mr. McAllister requested confirmation that the area marked "retention" is actually to be "detention". Mr. Magdziarz confirmed the detention which meets the requirements of the De Kalb-Taylor Municipal Airport. Mr. McAllister asked that the developer identify the material product to be used for the six foot path through the detention area on the final plat. When he asked why it was not to be paved Mr. McAllister was told that the area is intended to be more natural. Water will come over the path during heavy rains, but is not intended to remain for long periods of time. With regard to the landscape plan for that area Mr. McAllister was told the products are to be low maintenance and native growth to detention areas. It is not intended to entice flying fowl.

With the removal of the townhomes the green space (open space) was reconfigured. The detention area is now designed to be user friendly with the path going through the area. Two groomed islands have been designed for the area. There will be seating area, trees and shrubs included. This is usable open space with an elevated non-paved trail. Mr. McAllister asked if displacement would be an issue with the islands. It was stated that the developer is not removing and required storage space and that the developer is providing the required irrigation area necessary.

Mr. Lanning asked if the Woodland Acres detention pond would be draining through this pond. Cambridge Homes representatives stated that an upgrade to the Woodland Acres discharge pipe would be made and that water would pass through the Richland Trails pond. Mr. Lanning requested that the improvement plans be submitted to Mr. Tom Cleveland of the De Kalb-Taylor Municipal Airport when they are available.

Noah Carmichael, of Fehr-Graham reported that Tom Simmons has reviewed the plans and has been working with the Cambridge Homes engineer regarding all the items being discussed at this meeting.

Application for Special Service Area No. 9

Attorney Johnson reported that the application has been received. He asked that the Board accept the application and then proceed to ordinance actions.

Trustee Reiter moved and Trustee Lanning seconded a motion to accept the application for Special Service Area No. 9. Unanimous voice vote carried the motion.

An Ordinance Proposing the Establishment of Special Service Area No. 9 in the Town of Cortland

Trustee Reiter moved and Trustee Lanning seconded a motion to waive the first reading. Unanimous voice vote carried the motion. Trustee McAllister Moved and Trustee Lanning seconded a motion to approve An Ordinance Proposing the Establishment of Special Service Area No. 9 in the Town of Cortland.

Roll call vote:

Yeas: Trustees McAllister, Lanning, Reiter, Siewierski and Stone

Nays: None

Absent: Trustee Milroy

5-yeas; 0-nays; 1-absent; motion carried

Ord. 2007-05

Attorney Johnson stated that the annexation agreement allows for the creation of the SSA. The area map incorporates the entire parcel. Mr. Steve Goodman, Cambridge Homes representative reviewed the procedures for the SSA. He stated that SSA No. 9 would be paid by the homeowner with a tax assessment and that SSA No. 10 would be paid

over time by Cambridge Homes and would be paid off at the closings per residential unit. The language is the same in both documents. When asked, Mr. Goodman stated they have not yet determined which improvements will be included in each of the SSA's. Mayor Seyller questioned the map area which includes the property to be dedicated for town use. Mr. Goodman stated that only property that is not tax exempt will be included in the SSA. Mayor Seyller stated that particular open space is not listed as an exclusion. Mr. Goodman stated the open space will be abated. The bond documents will make it clear that residential lots are all that will be affected.

Application for Special Service Area No. 10

Attorney Johnson reported that the application has been received. He asked that the Board accept the application and then proceed to ordinance actions.

Trustee Lanning moved and Trustee Stone seconded a motion to accept the application for Special Service Area No. 10. Unanimous voice vote carried the motion.

An Ordinance Proposing the Establishment of Special Service Area No. 10 in the Town of Cortland

Trustee Lanning moved and Trustee McAllister seconded a motion to waive the first reading. Unanimous voice vote carried the motion. Trustee Lanning moved and Trustee Reiter seconded a motion to approve An Ordinance Proposing the Establishment of Special Service Area No. 10 in the Town of Cortland.

Roll call vote:

Yeas: Trustees Lanning, Reiter, Siewierski, Stone and McAllister

Nays: None

Absent: Trustee Milroy

5-yea; 0-nay; 1-absent: motion carried.

Ord. 2007-06

Adjourn to Committee Work Sessions

Trustee Reiter moved and Trustee Lanning seconded a motion to adjourn to committee work sessions. Unanimous voice vote carried the motion. 7:50 p.m.

Committees held were Administration & Personnel and Budget & Finance.

Reconvene Regular Session

Trustee Reiter moved and Trustee Siewierski seconded a motion to reconvene the regular session. Unanimous voice vote carried the motion. 9:18 p.m.

President's Report

Mayor Seyller reminded the Board that Cortland will be hosting the regular meeting of the Northern Illinois Mayors' Association on Thursday, March 15 at the Cortland Community Park. The scheduled speakers are representatives from Sheaffer International and tours of the Sanitary Sewer Treatment Plant will take place from 6-7 p.m. with dinner being served at 7 p.m.

Adjournment

Trustee Reiter moved and Trustee McAllister seconded a motion to adjourn the regular meeting. Unanimous voice vote carried the motion. 9:25 p.m.

Respectfully submitted



Cheryl Aldis
Town Clerk