

**VILLAGE BOARD MINUTES  
MONDAY, AUGUST 28, 2017  
7:00 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE**

Present: Trustees Stevens, Meyers, Compton, Landwehr, Swenson, Wallschlager, President Pfannerstill

Others: Administrator Cox, DPW Director Einweck, Police Chief Bagin, Fire Chief Dean, Finance Director Bailey, Clerk Igl, Steve & Lynn Meyer, Bryon & Nancy Didenko

Roll Call

Pledge of Allegiance – Trustee Compton

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.)

1. Proclamation honoring Lynn Meyer on her retirement from the Village after 20 years of service.

President Pfannerstill read the proclamation honoring Lynn Meyer's 20 years of service and presented it to her with thanks and congratulations.

2. Motion (Meyers/Stevens) to approve Village Board minutes of August 14, 2017. Carried (7-0).
3. Motion (Landwehr/Swenson) to approve the vouchers for payment in the amount of \$677,228.15. Carried (6-0). Meyers abstained.
4. Consideration of actions related to Licenses and Permits
  - a. Motion (Wallschlager/Landwehr) to approve applications for Operator's (Bartender) Licenses with a term ending June 30, 2018. Carried (7-0).
  - b. Motion (Meyers/Stevens) to approve an application for a street use permit for Anna Bedogne, 479 Park Ct. Carried (7-0).

Items referred from the August 21, 2017 Plan Commission meeting

5. Items related to a request to construct a storage building located at Hartland Meadows Retirement Apartments, 357 Cottonwood Ave.
  - a. **PUBLIC HEARING** related to an amendment to the PUD agreement

President Pfannerstill opened the Public Hearing at 7:06 p.m. Administrator Cox stated that Hartland Meadows had originally been approved as a Planned Unit Development. He stated

that the original proposal to add a storage building had the structure located on the north side of the property. Recently the owner asked for an alternate location which is east of the building in an area that was originally intended for recreational facilities which were never installed. Administrator Cox stated that the alternate location is better as it is a flatter area, does not infringe on drainage routes and does not require any tree removal. Because of the modification to the submittal, it was recommended that the public have an opportunity to review the new site plan. Administrator Cox encouraged the Board to continue the public hearing for a month to allow for public review. He stated that staff will finalize a modification to the PUD document.

Motion (Landwehr/Swenson) to continue the public hearing related to an amendment to the PUD agreement for one month. Carried (7-0).

6. Items related to a request to construct an additional silo located at 701 W. Capitol Drive, Illinois Cement Company
  - a. Consideration of a motion to approve site and building plans
  - b. Consideration of a motion to approve a Conditional Use Permit for all operations at 701 W. Capitol Drive

Administrator Cox stated that this site is on the south side of W. Capitol Drive and currently has one cement silo for distribution of that material. Staff discovered that there was no conditional use permit for the original silo. The proposed CUP takes into consideration the entire site and has describes the entire operation including hours, lighting, traffic, etc. Administrator Cox stated that the Plan Commission has held the public hearing and recommended approval with conditions listed. It was suggested that an additional condition requiring that the two parcels be combined be added to the CUP.

Motion (Swenson/Compton) to approve the site and building plans, and a Conditional Use Permit for all operations at 701 W. Capitol Drive subject to the additional condition that the two parcels be combined. Carried (7-0).

7. Items related to the proposed rezoning of the Summit Lake Apartment complex north of Hill Street, properties on the north side of Hill Street between 250 and 420 and all properties on Hill Court east of Hill Street to the RM-1 Multi Family Residential District.
  - a. First reading of Bill for an Ordinance No. 08/28/17-01 "An Ordinance to Amend the Official Zoning Map" to rezone properties to RM-1 Multiple-Family Residential District
  - b. Motion to set the date of a Public Hearing on the rezoning for September 25, 2017

Administrator Cox stated that no new development of this property is being proposed. Village staff had been contacted by the owners of the property requesting a zoning certification. Staff identified an error that appears to have taken place in 2012. The properties are currently zoned RM-3 Condominium Multi-Family Residential District but are rental properties, not condos. The draft of the ordinance was presented for a first reading.

Motion (Landwehr/Swenson) to set the date of a Public Hearing on the rezoning for September 25, 2017. Carried (7-0).

Other Items for Consideration

8. Consideration of a motion to renew the Environmental Corridor and Open Space Task Force and its membership through December 31, 2017 to allow it to complete and present its report to the Village Board

Motion (Stevens/Swenson) to renew the Environmental Corridor and Open Space Task Force and its membership through December 31, 2017 to allow it to complete and present its report to the Village Board. Carried (7-0).

9. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

Clerk Igl reminded the Board of the retirement luncheon for Lynn Meyer scheduled for Tuesday, Sept. 5 from noon to 3:00 p.m.

10. Motion (Stevens/Wallschlager) to adjourn at 7:28 p.m.

Respectfully submitted,

Darlene Igl  
Village Clerk