

Cary Park District  
Board of Commissioners  
**Special Meeting**  
March 11, 2010  
Community Center  
255 Briargate Road  
Cary, IL

### Minutes

Commissioners Present: Harvey, Hill, Stanko, Krueger, Renner  
Staff Present: Cherveney, Jones, Raica, Mayer, Hughes, Glenn, Rea  
Guests: Barb Hill

President Harvey called the meeting to order at 7:07pm.

Commissioner Stanko complimented staff for the booth at the Chamber Expo this past weekend.

Cherveney and Raica provided an overview of the status of the discussions regarding the District's petition for certain zoning issues related to the Hoffman Park Phase 1 Development project. Since the ZPA Hearing on February 25, 2010, District staff, engineer and attorney have met with Village representatives regarding the engineering report.

Cherveney reviewed the engineering report, noting that the Park District can reasonably adjust plans or the Village agreed to the District's position on nearly all items. Cherveney and Raica reviewed the engineering report, highlighting those areas of compromise. Two items requiring additional review and determination included:

1. The North Berm. This was eliminated from the comments, but replaced with a compromise of lowering the parking lot elevation and including a combination of berm, fencing and landscape material at the end of the proposed future parking lot.
2. Village-requested storm water feature at the northeast corner of the park. The County had indicated preliminary acceptance of the District's proposed use of upstream stormwater management features to accommodate the trail development in the northeast section of the development. The Village asked to include a small "hole" to help slow additional water in the area from leaving the park site and causing issues with off-site properties. This water already leaves the site, and the Park District has no requirement to change this. However, staff indicated that provided there are no additional studies or modeling required by the County to include this feature, the Park District would consider including it in the plans. The Village Engineer indicated that he would support the Park District on this element in any discussions with the County.

The Board then reviewed the Attorney's review memo, basically accepting it as the ZPA meeting synopsis.

Cherveney asked President Harvey to review his discussion with Mayor Kierna. He indicated that the Mayor and Village Board are very supportive of the District's goal to include small wind energy in the park development, but couldn't support it in the E-1 zone. The Village would like to create a separate Park Zone in the Village's code, and wind energy could be part of this new zone. The Mayor would like the Park District to not move forward at this time with wind energy.

Commissioners commented on how important this new zone would be if it included permitted uses instead of conditional uses. They indicated general interest in trying to develop such a zone jointly with the Park District.

Cherveney indicated that a new motion by the Park Board would be recommended in order for staff to move the project forward without the wind energy. Motion by Stanko to ask the Village Board to table indefinitely the Park District's requests related to small wind energy in the Hoffman Park Phase 1 Development project. Second by Krueger. Roll call vote: Stanko, yes; Hill, yes; Renner, yes; Krueger, yes; Harvey, yes. Motion carried.

At 7:56pm, Commissioner Stanko moved to go into closed session for Acquisition, Purchase or Lease of Land (5 ILCS 120/2 (c) (5)). Commissioner Hill seconded the motion. Roll Call: Ayes—Hill, Stanko, Renner, Krueger, Harvey; Nays—None. The motion carried.

At 8:54pm, the Board re-convened in open session. Stanko summarized the Board went into closed session to discuss acquisition, purchase or lease of land. There was no action in closed session.

Motion to adjourn by Renner; second by Stanko. All voting aye.

Meeting adjourned at 8:55pm.

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Stephen L. Cherveney, Secretary