The regular meeting of the Gardner Village Board was called to order at 7:00 p.m. Monday, July 25, 2005 in the Village Hall Council Chambers with the following members present: Comms. Hibler, Hileman, Marketti and Mayor Wise; Comm. Rankovich arrived at 7:25 p.m. (*Also attending: Barb Bexson, Clerk; John Bates, Attorney; Mike Perry, Engineer).* All then stood for reciting of The Pledge of Allegiance.

Minutes of the Regular Board Meeting of July 11 were read and accepted; motion by Comm. Hileman, second by Comm. Hibler; upon roll, all voted in favor.

The Financial Report for the month of June was presented and upon review, it was moved by Comm. Marketti and seconded by Comm. Hileman to accept and place on file; all present agreed upon roll.

It was then moved by Comm. Hileman and seconded by Comm. Hibler that all bills, as listed, be accepted for payment; roll vote was unanimous.

First on the agenda, a letter was read from the Zoning Board of Appeals. After meeting in special session for consideration of a two-lot subdivision within the 1 mile jurisdiction of the Village limits (Jugtown and Grinter Roads/owner Karl Lutz), the ZBA makes recommendation that the Council approve this subdivision. ZBA Chairman Eric Fosnaugh was present to explain why the ZBA met to consider this and to answer any questions the Council might have. Attorney John Bates further explained this consideration and, responding to Comm. Hileman's question, told that if additional lots were sold, this process would be repeated. The Council then agreed to this recommendation with motion by Comm. Hileman, second by Comm. Hibler and unanimous roll vote.

Next on the agenda, Darren Sorensen, representing the Gardner Grade School Board, spoke to the Council regarding the land lease agreement between the grade school and the Village. Short discussion followed on the current draft of this agreement, with the Council receiving assurance that those involved at the grade school are aware of the terms. Attorney Bates then told that the final agreement will need to be executed and an ordinance prepared and approved which could be acted upon at the next Council Meeting.

Following this, there was also conversation by grade school board members on the need for improved impact fees due to the expected growth both in the Village and the surrounding areas and, with increased student enrollment, the rising costs to the schools. After Comm. Hileman gave his views on this subject, Randy Wilkey of the Gardner Fire Department suggested that a committee be formed to discuss these type issues and to gather information; Mayor Wise agreed to look into forming a citizens committee. Randy also brought up the issue of a life safety officer and concerns for structures not in compliance with current fire codes.

Last on the agenda was resident Karl Lutz who talked about economic development and possible annexation of properties west of Interstate 55 for development, including his feeling that the Village should consider a second TIF District. A map to illustrate the areas he was discussing was presented to all Board Members. After going over annexations and possible utilization of various parcels bordering on the current Village limits, Comm. Marketti expressed his concern that discussions of this type should not be held unless a representative of the Village Council is in attendance and that all potential developers should be in direct contact with the Village. There was some discussion regarding the land-use plan and growth in this area as compared to what has recently occurred in other area municipalities with their rapid growth. Also mentioned was a possible need at some point to bring in a professional planner to look into this.

Attorney Bates presented all Board Members with a draft of an ordinance to amend fees for building and electrical inspections, asking all to look over for later discussion.

Ordinance No. VG05-395, making appropriations for the Village's 2006 fiscal year was approved; motion by Comm. Hileman, seconded by Comm. Rankovich and unanimous roll vote.

Mayor Wise began by making his recommendation that Jeff Wright be appointed to fill the vacant seat on the Zoning Board of Appeals; the Council agreed to this with motion by Comm. Hileman, seconded by Comm. Rankovich and unanimous roll vote.

As suggested by the Mayor, the 1985 International dump truck with plow and spreader and the 1988 Ford F350 stakebed truck will be put out for bid; motion made by Comm. Rankovich, seconded by Comm. Hileman; upon roll, all agreed.

Street light outages on Carbon Hill Road and at Spencer and Center Streets will be reported to

ComEd.

As there was no further business brought before the Council, a motion to adjourn was made at 8:55 p.m. by Comm. Hileman seconded by Comm. Rankovich; all in agreement.

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Barbara S. Bexson, Clerk
Village of Gardner