The regular meeting of the Gardner Village Board was called to order at 7:00 p.m. Monday, February 13, 2006 in the Village Hall Council Chambers with the following members present: Comms. Rankovich, Hibler, Hileman and Mayor Wise; Comm. Marketti was absent (*Also attending: Barb Bexson, Clerk; Scott Belt, Attorney).* All then stood for reciting of The Pledge of Allegiance.

It is noted that Zoning Board of Appeals members are present in special session, as requested, to learn and discuss information presented at this meeting on the Village's Comprehensive Plan.

Minutes of the January 23 Regular Board Meeting were accepted as read with motion by Comm. Hileman and second by Comm. Hibler; upon roll, all agreed.

The Financial Report for the Month of January was then approved and placed on file with motion by Comm. Rankovich, second by Comm. Hibler; all present in favor.

It was unanimously agreed that payment be made of all current bills as listed; motion by Comm. Hileman and second by Comm. Hibler.

Next recognized was City Planner Mike Hoffman of Teska Associates. After distributing a review draft of the Village Comprehensive Plan, to both Council and ZBA Members, Mike began his summarization by pointing out each section and explaining that the Village has been broken into four planning units, each described, and with recommended objectives. He then spoke about future land use and transportation plans shown on both a Village and regional map, citing the rationale for areas projected for low and medium density housing, commercial, industrial, open space, potential roadways, school and park sites. These maps also displayed current Village limits along with the facility planning area boundaries of the Village and surrounding communities.

He talked briefly of a potential interchange at Goodfarm Road, although very far in the future, which should be kept in mind to attract industrial development. He touched on the future need to ensure ample school and park facilities; he noted a need for a signage program to guide people into the downtown and its businesses and suggested objectives for this area.

Mike next directed everyone to the section showing potential population growth trends, with figures based upon full build-out of the areas projected; he emphasized that some of these population figures should be viewed more as a capacity than a projection and, more realistically, there would be about a 13% increase based upon past actual increase. When considering residential density, he suggested that consideration should be on units per acre rather than lot size.

When questioned on making changes to the plan once accepted, Mike explained that this plan has a good balance, residential to industrial, however, we are not bound by the plan which should be considered as a guide and an ongoing work in progress. It should often be reviewed and can be amended. Several times and in closing, Mike reminded that this is a draft and strongly encouraged everyone to review it carefully and provide him with feedback on concerns and suggestions for revisions.

Atty. Belt reminded that some years ago the Planning Commission had been disbanded, with those duties then reassigned to the Council. He suggested that the ZBA might handle these duties as a combined Zoning Board and Planning Commission. As ZBA members were in attendance, it was requested that they consider this suggestion at their next meeting, then inform the Council of their decision.

With this complete, Atty. Belt began with discussion on an intergovernmental agreement with the Fire District for impact fees which would be for land alone, in new developments and in newly annexed properties only. After an agreement draft was passed to Council Members, Atty. Belt said he has now reviewed the study made by the Fire District and further explained that the District cannot impose an impact fee but it can be facilitated through the Village as a matter of contract. He next pointed out that this study is specific to the Fire District with nothing to do with the schools and only tied into one township, thus, the schools would not be able to utilize this same study. Comm. Hileman's feelings were that impact fees with the schools should be worked on first. Comm. Rankovich raised concerns with Grundy County accepting this same agreement and assured it would have his personal support if it is first accepted by the County. Comm. Hileman then motioned that all action on this be tabled, seconded by Comm. Rankovich and all in agreement.

From the audience, Michelle Zazworsky, Gardner Grade School board member commented that she would like to see the schools get together with the Village Board for conversation on this comprehensive plan as she felt it would be helpful in the preparation of their study.

The Council and Atty. Belt agreed that discussion on new legislation regarding motorized vehicles would be tabled until the next meeting.

Comm. Hileman announced that he recently opened a $300,000 6-month CD in the TIF Fund, a $75,000 6-month CD in the Sewer Fund, both at 4.5% and that $24,000 was transferred from checking to savings in the General Fund.

Comm. Hileman then referred to a map he had given to all Council Members, depicting a boundary agreement with the Village of Mazon. After review and basic agreement on the boundaries as shown, Atty. Belt explained that in order for this agreement to be put into effect, a public hearing is needed with a notice requirement of 90 to 120 days. Comm. Hileman motioned that the Village move forward to adopt, contingent upon adoption by the Village of Mazon also. Motion was seconded by Comm. Rankovich and all were in agreement.

Comm. Hileman lastly commented that as the Zoning Board Members are now paid for each meeting attended, it is very important and the responsibility of all members to arrive on time and stay through the completion of the meeting, noting that he understands circumstances may arise at times where a member cannot be present.

Comm. Rankovich brought up the need for speed limit signs at the south end of Jackson Street. It was agreed that the Clerk should first search for any ordinances that might exist on this, then inform both Atty. Belt and Comm. Rankovich so that, if needed, action can be taken to create these limits and post signage.

As there was no further business brought before the Council, a motion to adjourn was made at 9:15 p.m. by Comm. Hileman seconded by Comm. Rankovich, all in agreement.

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Barbara S. Bexson, Clerk
Village of Gardner