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

Accepted were:

Minutes/October 23	motion Marketti/second Hileman roll vote: ayes 4, nays 0
Financial Report/October	motion Hileman/second Serena roll vote: ayes 4, nays 0
Listing(s) of Bills (Current/Ratify)	motion Hileman/second Marketti roll vote: ayes 4, nays 0
Payment of Invoice from Rub Ford for truck repair	motion Hileman/second Serena roll vote: ayes 3, nays 0, pass 1 (Wise)

Comprehensive Plan (Agenda) It was first learned that the Planning & Zoning Board made no recommendation at their November 7 meeting and that the Grundy Economic Development Council, in their letter of November 6, stated their support of the current proposal. Village Planner Mike Hoffman feels this plan is a good balance of land uses. Biggest issues that came up were the amount of industrial/commercial space and conflicts with residential development; he then passed out a sheet illustrating the mix of uses at the I55 Bolingbrook area, noting approximately 1600 acres at each of these interchanges versus 1400 in Gardner. The Ordinance Approving And Adopting An Amendment To The Comprehensive Plan For The Village Of Gardner and Surrounding Territory (VG06-419) was then accepted (motion Marketti/second Hileman — roll vote: ayes 4, nays 0). It was suggested this Plan be reviewed periodically.

Comm. Hileman told that contrary to comments he has heard, the schools were involved in various meetings on fees and that he also met with some business people who feel that more rooftops are needed in order to save their businesses. To help with these concerns, Mike Hoffman suggested an annual workshop with the Planning & Zoning Board and that the Chairperson be part of the staff group when residential developments and commercial/industrial properties are discussed; the Chairperson can then take this knowledge back to the Planning & Zoning Board. P&Z Board Member Jeff Wright was in attendance and these concerns were briefly talked over with him.

Comm. Hileman updated he has had conversations with Village TIF Attorney Tom Jacob relative to the creation of a new TIF District; he has talked about this with both the grade and high school superintendents but not yet with the Fire District.

Attorney Belt presented two (2) draft ordinances for Council review, comment and consideration. The first would create M2 Manufacturing Zoning (the former Manufacturing Zoning will then be amended and referred to as M1). Permitted uses in M2 are the same as in M1, however, conditional permitted uses are limited to those considered as “unattractive uses” as listed. The second would create B3 Commercial District Zoning; again, the permitted uses would be the same as in the current B2 Commercial District, however, conditional permitted uses would regulate uses as listed, i.e., crematories and adult use establishments. Attorney Belt reminded that these ordinances would require individual public hearings before the Planning & Zoning Board and these draft ordinances will be provided to them also for review; he also separately commented on State regulations concerning crematories which preempt local zoning.

Lastly regarding zoning, he told he feels the Village should look into an R4 zoning category

which would regulate mobile home parks, noting that particular zoning cannot be excluded but can have regulations.

Regarding industrial growth, Attorney Belt told he has contacted and provided information to three (3) firms who do business nationally; the I80/I55 corridor is actively looked at, thus, Gardner is an attractive area for these uses. On the Bill Palmer development (Herrington Place), he told that Mr. Palmer is aware that decisions are awaiting finalization of impact fees, water/sewer development policy and engineering on feasible ways to get water/sewer across I55.

There was short discussion on expansion of the existing water treatment plant facility. The E.P.A. is no longer allowing lagoon systems, new or expansions, and it appears they will not grant any variances to this policy. There would then be higher costs for a new system to treat areas outside the current Village area; Larry Goode of Chamlin & Assoc. has done a detailed analysis for the Village relating to a new treatment plant, wells and watertower ($11,900 per acre). It was noted that because of the current capacity of the system, these figures may not need to start as high.

Concerning impact fees, Comm. Marketti feels those with the schools as well as the Village need to be finalized and that fees should start out more reasonably, to be adjusted as necessary. It was Comm. Hileman's feeling that with those being presented by the schools, a developer could not sell lots and that, in addition to other fees, water/sewer tap on fees need to be increased (radio read meters are approximately $700.00). It was suggested that Attorney Belt have conversation with the schools' attorney, conveying that the fees presented are unacceptable. The Council also felt it should be pushed to have fees in place by the first of the year.

The Council then agreed that boundary line agreements need to be completed with the surrounding communities as has been discussed at the previous meetings.

Comm. Hileman extended thanks to Joe Bexson for all he has done helping the Village with recent projects, along with his assistance to our maintenance employees. The Village appreciates his help with and knowledge of the operation of the water, sewer and drainage systems.

Mayor Wise

Noted that the Washington Street watermain replacement project was started today

As there is no girl scout troop currently in the Village, the cub scout troop has agreed to handle the annual Christmas tree lighting at the old jail area. (the Village will purchase the tree lights.)

A Village-owned street light outage is reported at Liberty and Division Streets

As there was no further business brought before the Council, a motion to adjourn was made at 8:20 p.m. by Comm. Marketti seconded by Comm. Hileman all present in agreement.

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Barbara S. Bexson, Clerk
Village of Gardner