The regular meeting of the Gardner Village Board was called to order at 7:00 p.m. Monday, June 11, 2007 in the Village Hall Council Chambers with all members present: Comms. Cox, Serena, Hileman, Gerrish and Mayor Wise. (*Also in attendance: Barb Bexson/Clerk, Scott Belt/Attorney,)* All then stood for reciting of The Pledge of Allegiance.

Minutes of the May 23, 2007 meeting were tabled.

Accepted were:

Listing of Bills (current)	motion Hileman/second Serena roll vote: ayes 5, nays 0
VG07-429, An Ordinance Regarding Illinois Prevailing Wage Act	motion Hileman/second Serena roll vote: ayes 5, nays 0

AGENDA

Dave Zazworsky Jr. addressed the Council on his proposed Eagle Scout project at the scout cabin on Liberty Street, consisting of redoing the sidewalk area, installing a rear patio up to the existing firepit, installing benches and doing miscellaneous cosmetic work. He told he would be organizing the labor and is requesting funding assistance from the Village for concrete (approximately 5 cu. yds.) and materials for benches. With his feeling that this is a great project, Comm. Serena motioned to assume Village funding up to $1000.00, seconded by Comm. Gerrish; roll vote: ayes 5, nays 0.

Attorney Belt

Told the Village currently has B1/Business and B2/Commercial Zoning Districts and wishes now to create a B3 Commercial District to accommodate a range of specialized commercial uses not otherwise compatible with those set forth under either B1 or B2. Permitted and conditional permitted uses were reviewed and discussed; Atty. Belt told the Village cannot zone completely against particular uses and that an area would need to be created, but at this time, the Village is only creating text. At the June 5 public hearing before the Planning & Zoning Board, there were no objections, no one appeared and there was unanimous decision to recommend acceptance by the Council. After Comm. Cox asked if member changes had been made to the Planning & Zoning Board, Mayor Wise responded that he had made changes. Comm. Cox then questioned how this could be done without Council vote; Atty. Belt stated he felt five (5) were approved by the Council. VG07-430, Ordinance Adopting B3 Zoning Regulations and Amending Zoning Code Definitions Regarding Same was accepted [motion Hileman/second Serena; roll vote: ayes 4, nays 1(Cox)].

Told the Village currently has one Manufacturing Zoning District category; the ordinance being presented renames this existing ordinance as M1 and also creates the M2 Manufacturing District. Atty. Belt pointed out that permitted uses in M2 are also those permitted in M1 and then summarized a number of the conditional permitted uses listed, M1 vs. M2. Again at the June 5 public hearing before the Planning & Zoning Board, there were no objections, no one appeared and there was unanimous decision to recommend acceptance by the Council. VG07-431, Ordinance Adopting M2 Zoning Regulations and Amending Former "Manufacturing" Zoning Regulations Consistent Therewith was accepted [motion Hileman/second Serena; roll vote: ayes 4, nays 1 (Cox)].

Comm. Hileman

Reported paint has been ordered to re-stripe Depot Street, adding additional handicapped parking at the ramp near the drug store.

Reminded that work hours had been cut for the office assistant and she had then resigned in January; asked Members to think about possibly hiring part-time office help.

Comm. Gerrish

Told that the watermain replacement project is being readied to be put out to bid.

Told that the former Gardner Chronicle building, to be reopened an antique shop, is in need of water service. Short discussion followed on the water line previously servicing this building. Further research and solutions will be looked at.

Comm. Serena

Concerning the Motor Fuel Tax street maintenance for 2007, updated that information has been provided to IDOT for review; once complete, the project will be placed for bid.

Comm. Cox

Asked status on the generator for S Jackson Street. Comm. Hileman told that information had been provided to Patten and NICOR and that he had been told this process could take a few months. As he has not seen the specifications, Comm. Cox asked if these can be provided for his review.

Voiced concern over ruts in the parkway area at the Gardner Commons senior housing. Mayor Wise told he had talked with Brent Newman of the Housing Authority who had not yet gotten proposals to have work done here. Conversation followed on this area being blacktopped, on the Planning & Zoning Board's recommendation to not allow parking in this area, on the Village's assistance with the blacktopping and snowplowing in the resident parking area in the alleyway, on concerns for safety with school bus routes on this street and consideration of a dropoff area only on Pine Street.

Told he would like to establish a committee to look into what to do for improvements with our parks. Responding to comments on set asides in subdivisions for parks and the need for more parks, Comm. Hileman explained that Village employees many times spend 2 hours a day cleaning up, picking up garbage and removing graffiti in the existing parks. Comm. Cox said this type committee would help by getting assistance, involvement and ideas from others in the community.

Would also like to establish a committee to re-evaluate building permits and codes and feels there needs to be updates and clarifications. Mayor Wise said that this would be looked at and asked Comm. Cox to provide him with a list of persons he feels would be qualified for this committee. From the audience, Dave Zazworsky asked to be considered.

Comm. Hileman began conversation concerning the May 29 talks held only with property owners who would be located within the proposed new Industrial TIF District, explaining that this was neither a public nor special meeting which would have been open to the public and which would then require a quorum of the Village Council to be in attendance. He noted too that a Joint Review Board meeting of the taxing bodies had been held this date and was reconvened to June 21. A number of residents both in and around the proposed area were in attendance to speak of their displeasure on not being allowed attendance on May 29, concerns with the formation of a new TIF district, any potential tax losses to other taxing bodies and questions/comments regarding TIF in general. Council Members attempted to address these concerns and questions.

Mayor Wise

Recognized Provena St. Joseph Medical Center on their 125th anniversary.

As there was no further business brought before the Council, a motion to adjourn at 9:30 p.m. was made by Comm. Hileman, seconded by Comm. Serena, with unanimous roll vote.

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Barbara S. Bexson, Clerk
Village of Gardner