VILLAGE BOARD MEETING
July 10, 2017

Monday, July 10, 2017, at 7:00 p.m., Mayor Mike Serena called to order the regular meeting of the Gardner Village Board in the Village Hall Council Chambers. Roll call – Commissioners Dick Hileman, James Riley, Rob Wolf, Terry Jensen and Mayor Mike Serena. Also present were Village Engineer Guy Christensen and Village Attorney Scott Belt. All stood for the Pledge of Allegiance

The minutes of June 26, 2017 were presented. Comm. Riley made motion to approve the minutes, second by Jensen. Roll call – Ayes: Comm. Hileman, Riley, Jensen, Mayor Serena. Pass: Wolf. Nays: none. Motion carried.

A list of current bills was presented. Comm. Hileman moved to approve the payment of the bills as printed, second by Wolf. Roll call – Ayes: Comm. Hileman, Riley, Wolf, Jensen, Mayor Serena. Nays: none. Motion carried.

The Treasurers Report was presented. Comm. Hileman moved to approve the Treasurers Report, second by Wolf. Roll call – Ayes: Comm. Hileman, Riley, Wolf, Jensen, Mayor Serena. Nays: none. Motion carried.

Public Comments –

Resident Don Phillips thanked the Board and Comm. Jensen for getting fences placed around the trenches at the storm sewer construction site. The Village churches provided desserts for the tractor ride and each received a donation of $250.00.

A representative from Grundy County Sheriff's office presented a report for the month of June.

Agenda –

Comm. Jensen made motion to approve the modification to Intergovernmental Cooperation Contract (IMLRMA), second by Riley. Roll call – Ayes: Comm. Hileman, Riley, Wolf, Jensen, Mayor Serena. Nays: none. Motion carried.

Pamela Coughlin addressed the Board regarding a building permit she applied for 45 days ago, but still has not received the permit. She stated that she has provided everything the building inspector has requested including having a structural engineer inspect the property. Zoning variance issues have also been brought up. She requested the Village to respond, in writing, as to a list of items needing to be done.

She had written a letter to the Mayor on July and asked why he has not replied. The Mayor has been in contact with the Village Attorney regarding issues related to the amount of damage to the home. Comm. Jensen stated that he would like the Board to go into executive session to talk about this.

Attorney Scott Belt commented that the permit applications that were submitted appeared to not have enough information to allow a building inspector to make an informed decision as to whether or not the improvements that are planned to be made will comply with the code and additional information regarding improvements she is proposing might need to be submitted. He read the section from the code that tells what needs to be submitted. Ms. Coughlin stated that they intend to build a closet for the washer/dryer with a bi-fold door to hide the laundry area.

He further commented on the issue of the variance; we have a "60% rule". In this case, there was a $60,000 cost estimate for restoration of the home and they paid $45,000. When a structure is in non-compliance with the building code and is damaged beyond 60% of its value, which is the case here, then if it has legally non-conforming status which this one did

have until it was damaged, now the re-build has to comply with all the codes that are in effect today. There would be two variances that would be required; one for the side yard variance and a 30 foot requirement at the front because there has to be greater visibility on the corner. The owner would need to come before the Planning & Zoning Board to ask for a zoning variance.

The Mayor agreed to respond to Ms. Coughlin within 48 hours. Belt added that the home is owned in trust and the Village will require written authorization from the two signatures of the trustees.

Unfinished Business: No unfinished business was presented.

Reports –

Atty. Belt – Nothing to report

Comm. Hileman – Dirt from the storm sewer project has been placed near the grain bins on Depot Street on the site of the former Nielsen property and dirt has been taken from that location.

Comm. Jensen – As mentioned previously, the snow fences have been taken care of by the construction company.

Comm. Riley – Howland Road is bumpy and required cold patch.

Comm. Wolf – Waiting for a quote from the water tower cleaning company, and hopes that it will still be doable this year.

Engineer Christensen – The storm sewer project is ¾ completed.

Clerk Malinowski – Nothing to report.

Mayor Serena – Some complaints were received regarding the storm sewer project as far as cleaning the roads.

At 7:52 p.m. Comm. Jensen made motion to enter into executive session pursuant to 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11) of The Open Meetings Act, second by Riley. Roll call – Ayes: Comm. Hileman, Riley, Wolf, Jensen, Mayor Serena. Nays: none. Motion carried.

At 10:15 p.m. Comm. Jensen made motion to reconvene, second by Riley. Roll call – Ayes: Comm. Hileman, Riley, Wolf, Jensen, Mayor Serena. Nays: none. Motion carried.

As there was no further business brought before the council, a motion to adjourn was made by Comm. Jensen, second by Riley. Roll call – Ayes: Comm. Hileman, Riley, Wolf, Jensen, Mayor Serena. Nays: none. Motion carried. Meeting was adjourned at 10:15 p.m.

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Pat Malinowski, Clerk
Village of Gardner