

SPECIAL  
ZONING AND PLANNING BOARD  
July 5, 2011  
7:00 PM

Special Meeting of the Zoning and Planning Board was called to order Tuesday, July 5, 2011 at 7:00 PM.

Motion was made by Leonard Pulaski to appoint Floyd Garrett as Chairman Pro Tem. Motion was seconded by Stella Weisfus. All voted in favor of motion. Motion carried.

Meeting opened with Pledge to Flag.

PUBLIC HEARING

Public Hearing minutes were taken by Court Reporter LeAnn Hibler. Minutes are attached.

Motion was made by Leonard Pulaski to adjourn meeting. Motion was seconded by Wesley Winkler. All voted in favor of motion. Motion carried.

Pat Buchenau  
Secretary

1 STATE OF ILLINOIS )

2 COUNTY OF W I L L )

3 BEFORE THE VILLAGE OF ELWOOD ZONING AND PLANNING BOARD  
4 ELWOOD, ILLINOIS

5 IN RE: )

6 MEDITERRANEAN SHIPPING SPECIAL USE PERMITS; )

7 PROPOSED ANNEXATION AGREEMENTS; )

8 ZONING MAP AMENDMENTS; )

9 ZONING TEXT AMENDMENT. )

10 REPORT OF PROCEEDINGS had in the above-entitled  
11 matter, at the village Hall of the village of Elwood,  
12 401 East Mississippi Avenue, Elwood, Illinois, on the  
13 5th day of July, 2011, at 7:00 p.m.

14

15 BOARD COMMISSIONERS PRESENT:

16 MR. FLOYD GARRETT - CHAIRMAN PRO TEM

17 MR. GREG HICKEY

18 MR. LEN PULASKI

19 MR. DEAN LOWRANCE

20 MR. WES WINKLER

21 MS. STELLA WEISFUS

22 STAFF PRESENT:

23 MS. PATRICIA BUCHENAU - VILLAGE CLERK

24 MR. NICK NARDUCCI - VILLAGE ADMINISTRATOR

1           COMMISSIONER GARRETT: First thing we need to do  
2 is appoint a chairman for tonight's meeting.

3           COMMISSIONER PULASKI: I nominate Floyd to be  
4 temporary chairman for tonight.

5           COMMISSIONER WEISFUS: I'll second.

6           COMMISSIONER GARRETT: Everybody in favor?

7           (All say "aye".)

8           CHAIRMAN PRO TEM GARRETT: Okay. Well the first  
9 thing we do is call to order and the roll call.

10          MS. BUCHENAU: Everybody is here.

11          CHAIRMAN PRO TEM GARRETT: Everybody is here. So  
12 that's a switch considering we haven't done it for a  
13 long time.

14                         All right. First thing we'll do is  
15 say a "Pledge of Allegiance to the Flag."

16                                 (Whereupon, "Pledge of  
17 Allegiance" is recited)

18          CHAIRMAN PRO TEM GARRETT: Okay. We need a  
19 public hearing. You want to get that started, Nick?

20          MR. NARDUCCI: Yeah. We advertised for public  
21 hearing for several items and we would like to open up  
22 that public hearing and we'll need a motion.

23          COMMISSIONER WINKLER: I make a motion to open  
24 the public hearing.

1 COMMISSIONER PULASKI: I'll second that.

2 CHAIRMAN PRO TEM GARRETT: Everybody in favor?

3 (All say "aye".)

4 MR. NARDUCCI: Okay. First we have one item that  
5 Larry Lohmar would like to speak to.

6 State your name and address.

7 MR. LARRY LOHMAR: Larry Lohmar, 25719 South  
8 Chicago Road, Elwood, Illinois.

9 I'm here to ask for an annexation  
10 into the village of Elwood for the purpose of running a  
11 gun shop. We were going to ask for a shooting range,  
12 but at this time we decided to drop it.

13 Thank you.

14 MR. NARDUCCI: Okay. So that item is off the  
15 agenda.

16 In addition to that, we did have  
17 several items open for discussion: The proposed  
18 annexation agreements between the village of Elwood and  
19 Larry Lohmar, Vicki Lohmar, Gary Lohmar, Brian Marek,  
20 Michelle Marek, Paul Attaway, Patricia Attaway, the  
21 Elwood Fire Protection District, Dennis Attaway, Larry  
22 and Katherine Coldwater, North Star, Heinz Sewing, and  
23 Coldwater Farms. And there were a couple items for the  
24 zoning changes as we just mentioned. We would like to

1 table those annexations.

2 we'll pull them off the agenda at  
3 this time and we'll go through the whole process again  
4 notifying everybody again. Found some issues with those  
5 where we had to table those items, so we're not going to  
6 continue this public hearing. We'll start the whole  
7 process again notifying all the property owners. And  
8 also doing all the advertisings.

9 CHAIRMAN PRO TEM GARRETT: would somebody like to  
10 make a motion that we table this?

11 COMMISSIONER PULASKI: I'll make a motion to  
12 table this.

13 COMMISSIONER LOWRANCE: I'll second.

14 CHAIRMAN PRO TEM GARRETT: Everybody in favor?

15 (All say "aye.")

16 MR. NARDUCCI: The only remaining items for  
17 discussion for the public hearing is the Mediterranean  
18 Shipping, and the Mediterranean Shipping special use to  
19 permit industrial warehouse and distribution facilities,  
20 including container storage, stacking of up to five  
21 containers.

22 The first order would be that text  
23 amendment, and the text amendment in the ordinance -- if  
24 you could turn to your ordinance under Section 1, you'll

1 note that there is a Section C. This use requires a  
2 special use during in the I-3 zoning. And the special  
3 land uses permitted is -- all those items are listed  
4 there and it does not include, currently, the industrial  
5 warehouse use for stacking containers.

6 And I'm glad CenterPoint showed up.  
7 The first -- we're covering the first text amendment.

8 And what it will do is it will add an  
9 item 11, and item 11 is listed there as industrial  
10 warehouse and distribution facilities including  
11 container storage, stacking up to five high.

12 So our first item of discussion is to  
13 allow that special use under the I-3 zoning.

14 And if you do allow that, everyone  
15 who wanted a special use would have to come to the plan  
16 commission or come to the board and ask for it. It is  
17 not automatically allowed in I-3. It is allowed under  
18 the special use, so we would have to have this same type  
19 of meeting if in fact someone wanted that somewhere  
20 else.

21 So I would like to open that up for  
22 discussion. If you have any questions, CenterPoint is  
23 here.

24 CHAIRMAN PRO TEM GARRETT: This will be on the

1 text amendment. The changes, this is allowing five high  
2 container storage instead of the normal three.

3 COMMISSIONER LOWRANCE: I would have a question.  
4 what are the restrictions on stacking five high? I  
5 mean, how unstable is that? what safeguards would there  
6 be to prevent a stack of five containers from falling  
7 over?

8 MR. NARDUCCI: You want to cover how you stack  
9 them now?

10 MR. ERIC GILBERT: Sure.

11 CHAIRMAN PRO TEM GARRETT: We'll have CenterPoint  
12 answer this.

13 MR. ERIC GILBERT: Eric Gilbert with CenterPoint.

14 Five high, you know, it is all  
15 performed by the same lift equipment that the yard  
16 currently uses, so there is no special technique to  
17 stacking five high. It is an accepted industry standard  
18 five high. You'll see them six and seven high in the  
19 city. But five high is generally what a standard piece  
20 of lift equipment can lift the containers stacked  
21 safely. So we endorse five high. I think five high is  
22 what you'll see in most industrial applications.

23 COMMISSIONER LOWRANCE: My concern was with  
24 stability of the stack. Is it going to be on the ground

1 grade? Or on concrete pad?

2 MR. ERIC GILBERT: The stacking areas could be on  
3 concrete or on stone. Generally speaking, the stone  
4 grade is less than two percent sloped, so that if there  
5 is a high wind type day, that even on two percent grade,  
6 five high stacking according to our experts is stable.

7 COMMISSIONER LOWRANCE: Thank you.

8 MR. ERIC GILBERT: Thank you.

9 CHAIRMAN PRO TEM GARRETT: We in the past have  
10 had them higher than that over at the repair yard.  
11 Right?

12 MR. ERIC GILBERT: Yes.

13 CHAIRMAN PRO TEM GARRETT: Anybody else got any  
14 questions on this?

15 Let's see. We'll have to approve  
16 this number 11.

17 MR. NARDUCCI: Text amendment, yes.

18 CHAIRMAN PRO TEM GARRETT: Which is the --

19 MR. NARDUCCI: Pardon me. The ordinance  
20 approving the zoning ordinance text amendment to  
21 Section 162.070 I-3, Heavy Industrial District of the  
22 village of Elwood zoning ordinance to establish a  
23 special use for the industrial warehouse and  
24 distribution facilities.

1 CHAIRMAN PRO TEM GARRETT: Anybody want to make a  
2 motion we accept that?

3 COMMISSIONER LOWRANCE: I make the motion that we  
4 accept that added text.

5 COMMISSIONER WINKLER: Second that.

6 CHAIRMAN PRO TEM GARRETT: Everybody in favor?  
7 Anybody opposed?

8 Everybody in favor?

9 (All say "aye".)

10 CHAIRMAN PRO TEM GARRETT: Okay. Now we got --  
11 so now we'll have to vote on the allowing them to stack  
12 it five feet.

13 MR. NARDUCCI: The next ordinance is for the  
14 ordinance approving special use permit for CenterPoint  
15 Joliet Terminal Railroad, LLC property. That that  
16 approves the special use at that site.

17 CHAIRMAN PRO TEM GARRETT: That will be number 2  
18 on the sheet here for the Mediterranean Shipping.

19 If somebody would want to call that  
20 out so she can get it down right. Somebody want to make  
21 a motion on that?

22 MR. NARDUCCI: It would be for -- the motion  
23 would be for an ordinance approving special use permit  
24 for CenterPoint Joliet Terminal Railroad, LLC property.

1 COMMISSIONER LOWRANCE: I'll make such a motion.

2 COMMISSIONER HICKEY: I'll second that.

3 CHAIRMAN PRO TEM GARRETT: Anybody opposed to  
4 that? Everybody in favor of that?

5 (All say "aye.")

6 CHAIRMAN PRO TEM GARRETT: Motion carried.

7 MR. NARDUCCI: You'll have to close the public  
8 hearing.

9 COMMISSIONER WINKLER: I'll make a motion to  
10 close the public hearing.

11 COMMISSIONER PULASKI: I'll second that.

12 CHAIRMAN PRO TEM GARRETT: Everybody in favor of  
13 that?

14 (All say "aye.")

15 CHAIRMAN PRO TEM GARRETT: Motion carried.

16 MR. NARDUCCI: Okay. The next item on the agenda  
17 we would like to table, also. That's the update to the  
18 zoning map. We will get that out to you so you have  
19 plenty of time to review it.

20 And the next item is other business.  
21 If there is any other business we can bring before the  
22 committee.

23 Anyone have anything?

24 CHAIRMAN PRO TEM GARRETT: Anybody have any

1 objections?

2 COMMISSIONER LOWRANCE: No.

3 CHAIRMAN PRO TEM GARRETT: All right. Somebody  
4 want to make a motion?

5 COMMISSIONER PULASKI: I'll make a motion to  
6 adjourn.

7 COMMISSIONER WINKLER: I'll second.

8 CHAIRMAN PRO TEM GARRETT: Everybody in favor of  
9 that?

10 (All say "aye.")

11 CHAIRMAN PRO TEM GARRETT: There it is. We will  
12 have this hearing in another later date when we have  
13 everything all straightened up. Get all the annexations  
14 in line.

15 Anybody have any questions?

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1 STATE OF ILLINOIS )

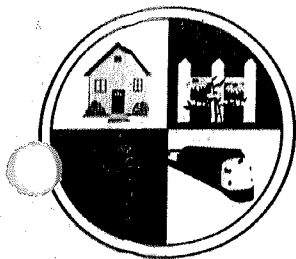
2 COUNTY OF W I L L )

3  
4 I, LeANN M. HIBLER, a Certified Shorthand  
5 Reporter of the State of Illinois, do hereby certify  
6 that I reported in shorthand the proceedings had at the  
7 meeting aforesaid, and that the foregoing is a true,  
8 complete, and correct transcript of the proceedings of  
9 said meeting as appears from my stenographic notes so  
10 taken and transcribed by me.

11  
12  
13 

14 LeANN M. HIBLER, CSR, RMR, CRR

15 IL CSR #084 003148  
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## **Village of Elwood**

• Established 1889 •

*Proud of our past, Building our future.*

401 E. Mississippi Ave., P.O. Box 435, Elwood, IL 60421 • (815) 423-5011 • Fax: (815) 423-6861

June 27, 2011

Zoning and Planning Board Members:

A Special Meeting of the Zoning and Planning Board has been scheduled for Tuesday, July 5, 2011 at 7:00 PM at the Village Hall, 401 E. Mississippi Avenue, Elwood, Illinois.

Purpose of meeting proposed annexation to the Village of Elwood.

A handwritten signature in cursive script, appearing to read "Pat".

Patricia Buchenau  
Village Clerk