

**WORKSHOP MINUTES
VILLAGE BOARD OF TRUSTEES
DECEMBER 10, 2008**

PRESENT: Aimee Ingalls, Ed Graham, Nick Narduci, Representatives of Gas City

MANHATTAN LIBRARY UPDATE

Kim Ciuffini representing the Manhattan Library gave an update on the Library. Site plan drawing of the library was distributed to those in attendance. The existing library space is too small. There will be two (2) libraries, Manhattan and Elwood. The Elwood building will be 10,000 square feet with room for expansion. Manhattan working on getting land, we have a verbal agreement to donate the land. In April 2009 we will be going for a referendum, a total of seventeen million for both buildings. We are asking the Board to consider donating the land. The Building will not have a basement, will have a slab floor.

PRESENTATION – GAS CITY PROPOSAL

Chris Kalischefski a representative of Gas City presented a slide presentation of the proposed Gas City. William McEnery and Lyman Tieman from Gas City also present.

Aimee Ingalls – Gas City fund signalization, their contribution is different than what Staff is recommending. A letter was written supporting the right-in, right-out. Signalization is a condition with the Site Plan approval.

Ed Graham – there may be some changes in the ordinances after the meeting next week.

AN ORDINANCE APPROVING THE FINAL SITE PLAN FOR THE GAS CITY DEVELOPMENT LOCATED AT THE EAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND MISSISSIPPI AVENUE WITHIN THE ELWOOD TOWN CENTER SUBDIVISION

Ed Graham – the ordinance for the site plan has been drafted, may change.

AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR THE CONSTRUCTION AND OPERATION OF A CAR WASH, AN AUTOMOBILE SERVICE STATION AND A RESTAURANT WITH A DRIVE-THRU FACILITY WITHIN THE C-2 ZONING CLASSIFICATION FOR PROPERTY COMMONLY KNOWN AS THE GAS CITY DEVELOPMENT LOCATED AT THE EAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND MISSISSIPPI AVENUE WITHIN THE ELWOOD TOWN CENTER SUBDIVISION

Ed Graham – the C-2 zoning special use permit allows for a car wash, automobile service station and a restaurant with a drive-thru facility.

Trustee Wagner asked about the drive-thru.

Bill McEnery – there will be a drive-thru but do not know what will be there at this time. The drive-thru will be there when the Gas City opens. The facility will be a fast casual type.

Aimee Ingalls – will have a seating area.

AN ORDINANCE GRANTING A VARIANCE RELATED TO THE HEIGHT OF A BUILDING TO BE CONSTRUCTED UPON CERTAIN PROPERTY COMMONLY KNOWN AS THE GAS CITY DEVELOPMENT LOCATED AT THE EAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND MISSISSIPPI AVENUE WITHIN THE ELWOOD TOWN CENTER SUBDIVISION

AN ORDINANCE GRANTING CERTAIN VARIANCES RELATED TO THE ERECTION OF SIGNS FOR CERTAIN PROPERTY COMMONLY KNOWN AS

THE GAS CITY DEVELOPMENT LOCATED AT THE EAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND MISSISSIPPI AVENUE WITHIN THE ELWOOD TOWN CENTER SUBDIVISION

Ed Graham – the ordinance is in draft form and changes may have to be made for the height of the building, car wash and signs to be put on.

Trustee Matichak asked about the number of signs.

Chris explained why the three (3) signs are being requested, one for the car wash, one for the café and one by Route 53.

Trustee Wagner asked about the drive-thru, how many cars?

Chris – 48 spaces and we have 60. This includes also includes semi's. Will not be a twenty-four (24) hour facility.

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A PACKAGE LIQUOR STORE, BANQUET FACILITY AND AN ANIMAL HOSPITAL WITHIN THE C-2 ZONING CLASSIFICATION FOR PROPERTY COMMONLY KNOWN AS THE SHOPPES OF ELWOOD AND GENERALLY LOCATED NEAR THE INTERSECTION OF ILLINOIS ROUTE 53 AND MISSISSIPPI AVENUE WITHIN THE ELWOOD TOWN CENTER SUBDIVISION

Bill Bolker – certain classifications are in the C-2 zoning, some of the classifications we are asking for require a special use permit. We do not want to come back each time to get a special use permit.

AN ORDINANCE GRANTING CERTAIN VARIANCES RELATED TO THE ERECTION OF SIGNS FOR CERTAIN PROPERTY COMMONLY KNOWN AS THE SHOPPES OF ELWOOD WITHIN THE ELWOOD TOWN CENTER SUBDIVISION

Bill Bolker – the 42x42 sign not big enough to be seen. We are requesting the sign for 18 months, and may have to ask for additional time.

Aimee Ingalls – two (2) signs for units in the building.

Bill Bolker – the special use permit for a liquor store, wants to get the zoning in place, this is a zoning matter.

Ed Graham – there are two (2) ordinances, one for special use and one for variance. These ordinances may or may not be changed.

Bill Bolker – Obama making up a wish list for projects, the Village should contact Larry Walsh and get on the wish list.

Bill Bolker – sign is needed for people coming out of town.

AN ORDINANCE LEVYING AND EXTENDING A SPECIAL TAX IN THE VILLAGE OF ELWOOD SPECIAL SERVICE AREA NUMBER 1 FOR TAX YEAR 2008

Ed Graham – standard ordinance to assist in levying tax for SSA. The SSA was explained.

Nick Narduci – the SSA is used to help pay for police, salaries, snow plowing. The businesses out there are billed directly and not through the county.

Aimee Ingalls – ordinance to authorize the collection of revenue, the money will be spent when you approve the budget.

Nick Narduci – will bill for this fiscal year.

Ed Graham – the owners of the parcels at the intermodal are billed for the SSA.

RESOLUTION FOR THE ADOPTION OF A SCHEDULE OF REGULAR MEETINGS FOR CALENDAR YEAR 2009

The meeting dates for the year must be published yearly.

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF CERTAIN BANKING DOCUMENTS WITH THE BANK OF ELWOOD, A BRANCH OF BANK OF SHOREWOOD

Nick Narduci – agreement with Bank of Elwood to handle funds. Village has to approve documents. Authorize depositors, master re-purchase agreement (all accounts go to a sweep account), funds are not left idle. Collateral agreement, had a meeting with Bank of Elwood and our money is secured, bank has to secure rates.

Aimee Ingalls – this must be reviewed on a yearly basis.

PURCHASE OF FITNESS EQUIPMENT – Park Committee

Trustee LaPaglia explained the equipment. Will be putting the equipment in the basement and will have to develop a monitoring system.

President Strawn – feel the fees should be lower.

Aimee Ingalls – when the park survey went out, 64% requested fitness opportunity. We have the opportunity to purchase equipment, want to purchase right now and then work out the details. Will go in the basement and stay in one place. This is for adults and not kids.

FINAL PAY REQUEST – D Construction

Lloyd Erickson Park Parking Lot Improvements

Aimee Ingalls – the parking lot at the gazebo at Lloyd Erickson Park was paved and made accessible.

FINAL PAY REQUEST – D Construction

2008 MFT Street Improvement Program

Aimee Ingalls – this was for the overlay on streets.

FY 2010 – FY 2015 CAPITAL IMPROVEMENT PLAN

Nick Narduci – this is just for your information. Looking for ideas from the Board, fill out and get back by December 31st. We will prioritize the suggestions.

President Strawn – talked to Tom Thannis, Attorney for Joliet.

Boundary agreement was discussed. Baseline Road Extension was discussed.

Draft proposal from CenterPoint will have to be executed shortly.

Aimee Ingalls – working with T-Mobile on a lease agreement to put an antenna at the old sewer plant, will come to you in January.

