

ZONING AND PLANNING BOARD  
AUGUST 23, 2011

The regular meeting of the Zoning and Planning Board was called to order Tuesday, August 23, 2011 at 7:00 PM. All board members present.

Meeting opened with Pledge to the Flag.

PRESENTATION OF MINUTES – July 5, 2011

Motion was made by Stella Weisfus to approve minutes of July 5, 2011 as presented. Motion was seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

PUBLIC HEARING

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

An Ordinance Approving a Zoning Ordinance Text Amendment to Section 162.071 I-4 Large-Scale Industrial Planned Development District of the Village of Elwood Zoning Ordinance

Nick Narducci – changes in ordinance are due to negotiating the DCEO Agreement with CenterPoint.

Barry Comin attorney representing CenterPoint – thanked the board for approving the terms of the ordinance.

UP-DATE ZONING MAP

Nick Narducci – reviewed the zoning map, highlighted the Army Annexation and the extend the property goes. The white area belongs

to Midewin, planning for a bike path to go through the area. Part of the Oslad, will join the bike path along Mississippi and the Deer Run Park. Working on easement where school is to make use of the land for school programs. Will enter the bike path by the cemetery, Midewin has agreed for bike path to go under Baseline Road. Abraham National Cemetery has been annexed to the Village. There are odd pieces of property that need to be annexed, if we surround that property, they cannot annex to anyone else.

Greg Hickey – left out the proposed golf course.

Nick Narducci – they wanted that left out, we own ten acres of property across from Lloyd Erickson Park, proposed for walking trails. The Village has a good park system for this size of town.

Question was asked if the Sheriff's department still planning on using the property, the southwest corner property.

Nick Narducci – has been tabled, no longer interested.

Nick Narducci explained what will be going in on the Army property, will be a training center for a four (4) state area.

Floyd Garrett asked about the heavy equipment going in out at the army property.

Nick Narducci explained the Joliet boundary agreement and the Manhattan boundary agreement. We want residential and no inter-modal. Need to be aggressive on annexations. Work on boundary closer to Joliet, annex along those lines. Heinz Sewing working with Village regarding his property along Arsenal Road and Route 53.

Floyd Garrett asked about Hartz.

Nick Narducci – will be meeting with them in two weeks. No inter-modal, will give us some ideas for mixed use on the parcel.

Nick Narducci – letters have been sent to those property owners in the last annexation to see if they are still interested in annexing to the Village.

Wes Winkler – are we concerned with farm land.

Nick Narducci – yes, want to keep the farm land.

Wes Winkler – concerned with the Deer Run Park being zoned I-4.

Floyd Garrett – was Gas City sold.

Nick Narducci – was purchased by BP. Heartland Bank took over the Bank of Shorewood, will be better for the Village, we want the bank to stay open.

Nick Narducci at your next meeting will review the Zoning Ordinance and boundary agreements.

Motion was made by Leonard Pulaski to recommend to Village Board the approval of the Zoning Map and to check into the Park Area designation. Motion was seconded by Floyd Garrett. All voted in favor of motion. Motion carried.

Motion was made by Floyd Garrett to adjourn meeting. Motion was seconded by Stella Weisfus. All voted in favor of motion. Motion carried.

Pat Buchenau, Secretary

