

ZONING AND PLANNING BOARD
SEPTEMBER 27, 2011

The regular meeting of the Zoning and Planning Board was called to order Tuesday, September 27, 2011 at 7:00 PM. All board members present.

Meeting opened with Pledge to the Flag.

PRESENTATION OF MINUTES – August 23, 2011

Motion was made by Floyd Garrett to approve minutes of August 23, 2011 as presented. Motion was seconded by Stella Weisfus. All voted in favor of motion. Motion carried.

DISCUSSION – AN ORDINANCE APPROVING A ZONING ORDINANCE TEXT AMENDMENT TO VARIOUS SECTIONS OF THE VILLAGE OF ELWOOD ZONING ORDINANCE TO ESTABLISH A ZONING DISTRICT CLASSIFICATION FOR PUBLIC PARKS

Nick Narducci – just for discussion purposes, if you want to proceed with ordinance will need to have a public hearing. For the size of Elwood you have a lot of parks and they need to be designated on the zoning map, explained the Midewin bike trail. At the present time parks are designated as special use within a zoning district and they need their own zoning district. We have received an Oslad Grant, which is federal money to be used for parks. When there is new development need to transition around parks.

Max Bosso – when a PUD is presented park will be located centrally. In the future with growth of town, designate land for parks.

Nick Narducci – a lot of cities designate parks, no decision tonight.

Floyd Garrett asked about bike trail in park.

Max Bosso – in open space, district who owns land as park, easement stays as zoning is.

Nick Narducci – Midewin will start as soon as final approval, will start in April. Will be done in three phases, to connect we have to go through CenterPoint, private residential property, fire department and school for easements.

Lenoard Pulaski – with a large parcel of land and they change their mind, will that change for us.

Max Bosso – yes, only as an easement.

Floyd Garrett – designated park, what is someone gets hurt, who is responsible.

Nick Narducci – will be a liability.

Stella Weisfus – liability on your own part.

Dean Lowarance – do you increase liability?

No

Greg Hickey – question in Section 3.f. floor ratio, could you clarify.

Max Bosso – explained.

Nick Narducci – if you want to move forward on this ordinance, you will have to have a Public Hearing, will discuss further next month and then decide to move forward or not.

ANNEXATIONS

Nick Narducci – will be getting zoning districts from other municipalities. We have no boundary agreement with Wilmington, they are willing to work with us, will work out an agreement with Wilmington. We have a boundary agreement with Joliet, Manhattan and Channahon. Need to look at annexations on the east side of Brandon Road. Reviewed map from the Comprehensive Plan, Manhattan very aggressive. They want a five lane highway for semis down Manhattan Road and our plan is not to have the five lane highway. Manhattan wants Hoff Road to Route 53 for trucks they do not want the trucks on Route 52.

Need to move to make this comprehensive plan work.

A lease tax was just approved, railroad does not contribute to the Village, we need revenue from the intermodal and residents need to benefit from the intermodal.

The intermodal is a hub for Walmart.

BNSF has made a big commitment to be here.

Keep the town as what it is in the comprehensive plan. If we annex farms, they are still in Elwood and will help solidify our border. We need to make money on the intermodal.

Do you want to stay with comprehensive plan and control the intermodal? Jobs are not there and the EAV is not there. The strategy to annex is to do one parcel at a time.

Floyd Garrett – when is the TIF done?

Nick Narducci – TIF expires in 2023, Elwood gets 3% from the TIF. Abraham Cemetery will always be part of Elwood. Met with Route 66 and will be doing some advertising about the Village of Elwood.

Max Bosso – will be doing a study on Route 53 when they are done with the work, then we will find out if it is feasible for a traffic light.

Talked about attending the Ilana Corridor Task Force meetings, giving input as to where the highway should go, nothing set in stone. Will find the best location for highway, may go over the top of Route 53.

REVIEWING OF ZONING ORDINANCE – General Provision – Section 162.001 thru 162.005

Nick Narducci – will be reviewing the ordinance, will be working on definitions to start. Max has gone through the definitions and added items that need to be covered. Please review the list and next month we will start working on definitions.

OTHER BUSINESS

None

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

Pat Buchenau
Secretary