

**Village of Gilberts
87 Galligan Road
Gilberts, IL. 60136
Special Meeting
Village Board of Trustees
May 12, 2015
Meeting Minutes**

APPROVED MINUTES

Call to Order/Pledge of Allegiance

President Zirk called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

Roll Call/ Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Zambetti, Farrell, Hacker and President Zirk. 1-absent: Trustee LeClercq. Others present: Administrator Keller, Finance Director Blocker, Chief of Police Rossi and Village Clerk Meadows. For members of the audience please see the attached copy of the sign-in sheet.

Presentation

Illinois Tollway Reconstruction of the Rt. 72 Bridge over the Tollway

Administrator Keller reported that Engineer Chris Lepley of Burns McDonnell, the corridor manager for the I-90 expansion project, was in attendance and would be providing the Board Members and the audience with an overview and timeline for the reconstruction of the Route 72 Bridge.

Engineer Lepley discussed the Route 72 Bridge reconstruction project. He reported that the project is scheduled to begin on June 1st after the community's festival has concluded. He noted that by this time the Tyrrell Bridge reconstruction project will be completed.

Engineer Lepley discussed the project timeline. He reported that the bridge reconstruction project is scheduled to be completed in two phases. The first phase will involved the demolition of one side of the bridge reducing the bridge down to a single lane. The second phase will begin in August. This phase will involve demolishing the other side of the bridge and utilizing the new portion of the bridge for a single lane of traffic. The bridge reconstruction project is anticipated to be complete in mid November weather permitting. Engineer Lepley reported that they will keep the Village apprised on the status of the bridge reconstruction project.

Engineer Lepley reported that through the course of the reconstruction project the Tollway will require some nighttime construction work with the pile driving scheduled for mid June. However, they will make every attempt to keep the noise impact to the neighborhood at a minimal.

Engineer Lepley continued on to discuss the scope of the project. He reported that the reconstruction project included increasing the bridge pavement from 36 ½' to 60' with 10' shoulders.

Engineer Lepley reported that they will be utilizing a different and more reliable temporary signal system. He acknowledged the strain the Tyrrell Road Bridge signal system placed on the Village and Police Department due to several occasions when the signals malfunctioned.

Engineer Lepley asked if the Board Members had any questions or comments on the Bridge reconstruction project. Trustee Farrell questioned how the Tollway planned on providing continuous access to Park Street which is the only entrance into the Windmill Meadows Subdivision. Engineer Lepley reported that the Tollway would be striping the Park Street access point similar to the striping you see in front of Fire Stations and installing signage that states "Don't Block Intersection".

President Zirk commented on the past bridge reconstruction project which generated grid lock on Rt. 72. He discussed how painful the experience was for all motorists and the Windmill Meadows residents. President Zirk suggested creating a "T" intersection and utilizing three traffic signals one of the signals would be dedicated to Park Street.

Trustee Zambetti agreed with President Zirk's suggestion. He noted that motorists traveling along Rt. 72 do have alternate routes. However, resident located in Windmill Meadows only have one access to enter or exit their subdivision.

President Zirk inquired if the reconstruction project was going to be a symmetrical improvement. He questioned if the increase in roadway width from 36 ½' to 60' would create a grade change to the steep embankment on the Park Street cul-de-sac. Engineer Lepley reported that there would be no grade change and the project is engineered to be a symmetrical improvement. President Zirk inquired if the Tollway plans on constructing a retaining wall along the embankment. Engineer Lepley replied, that there were no plans to construct a retaining wall along the embankment.

President Zirk noted that no construction equipment is allowed to be parked in Windmill Meadows. Engineer Lepley stated that they have informed all the contractors and sub-contractors that parking in Windmill Meadows is prohibited. They will be parking and access the construction site via the West side of I-90.

Engineer Lepley reported that McCornack Road will be closed to through traffic until the project is completed. There will be detour signage posted. However, emergency vehicles will be allowed access as necessary. There is also emergency access via I-90.

Resident Rich Carlsen agreed with President Zirk's suggestion with respect to installing three traffic signals to manage traffic flow.

Engineer Lepley suggested the use of the electronic message board to convey the change in traffic patterns and informing motorists to not block the entrance to the Windmill Meadows Subdivision.

Resident John Gilbert also agreed with the use of three traffic signals to control traffic during the bridge reconstruction project. A lengthy discussion ensued with respect to school bus traffic in the Windmill Meadows Subdivision.

Resident Kay Kummerow questioned the status of the signal improvements at the intersection of Route 72 and Big Timber. Staff noted that is a KDOT/IDOT project and is scheduled to be completed during this year's construction season.

Resident Bill Lindoerfer inquired if there was a change in the number of piers. Engineer Lepley replied yes the number of piers would be reduced to two piers.

Several residents continued to comment on the bridge reconstruction project.

Engineer Lepley thanked everyone for their patience during the bridge reconstruction project and noted that they will continue to monitor the traffic pattern over the course of the project.

Appointment/Reappointments

A Motion to ratify the following reappointment by the Village President

- 1. Reappointment of Chris Asher to the Police Commission**
- 2. Reappointment of Kevin McHone to the Plan Commission and Zoning Board of Appeals**
- 3. Reappointment of Susan Davidowski to the Plan Commission and Zoning Board of Appeals**
- 4. Reappointment of Susan Davidowski as the Vice Chairman to the Plan Commission and Zoning Board of Appeals**
- 5. Reappointment of Randy Mills as Chairman to the Plan Commission and Zoning Board of Appeals**

President Zirk noted that only one single motion is required to affirm all five reappointments. In addition, President Zirk commented on the fact that he had personally spoken with all five Commissioners and they all expressed interest in being reappointed.

President Zirk reported that all the Commissioners have done an excellent job serving on their various Commissions. There being no further discussion on the motion, **a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to ratify the reappointments made by the Village President.**
Roll call: Vote: 5-ayes: Trustees Kojzarek, Corbett, Zambetti, Farrell and Hacker. 0-nays, 0-abstained.
Motion carried.

Public Comment

President Zirk asked if anyone in the audience wished to address the Board Members. There were no comments from the audience.

Consent Agenda

- A. **A Motion to approve Minutes from the April 28, 2015 Special Meeting of the Village Board**
- B. **A Motion to approve the April 2015 Treasurer's Report**
- C. **A Motion to ratify the Bills and Salaries dated May 12, 2015 as follows: General Fund \$25,686.10, Performance Bonds and Escrows \$4,966.90 and Water Fund \$7,945.32**
- D. **A Motion to approve Bills and Salaries dated May 12, 2015 as follows: General Fund \$143,177.83, Performance Bonds and Escrows \$9,637.27, Water Fund \$12,053.48 and Payroll \$54,741.52**
- E. **A Motion to approve Proclamation 01-2015, a Proclamation proclaiming 2015 as a year of celebration of the Village of Gilberts 125th Anniversary of its incorporation**
- F. **A Motion to approve Proclamation 02-2015, a Proclamation proclaiming the month of May as Motorcycle Awareness Month**

President Zirk asked if there was any item any of the Trustees would like removed from the consent agenda for separate consideration. There were no comments from the Board Members. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the Consent Agenda items A-F as presented.** Roll call: Vote: 5-ayes: Trustees Corbett, Zambetti, Farrell, Hacker and Kojzarek. 0-nays, 0-abstained. Motion carried.

Items for Approval

President Zirk commented that normally this meeting would have been a Committee of the Whole Meeting at which time the Board Members discuss topics prior to placing them on the Village Board Agenda. He noted that there were no items listed under "Items for Approval" that must be adopted tonight. The Board Member may prefer carrying some or all of the items over until the May 19th Village Board Meeting.

A Motion to approve Ordinance 11-2015, an Ordinance approving a zoning map amendment (rezoning) of property along Galligan Road, Railroad Street Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street from R-3 Urban Residence Zoning District to the OT Zoning District

Administrator Keller reported that Mr. Bret Coleman owner of the Pub 72 establishment had informed him that 26 Higgins Road is zoned C-1 (Commercial Zoning District). Administrator Keller noted that there are some discrepancies on the current zoning maps.

He did research Mr. Coleman's claim that 26 Higgins is zoned Commercial and confirmed that the property was originally zoned Commercial. This property will be removed from the amended zoning map.

President Zirk commented on the fact that the rezoning was a sensitive subject with the Old Town resident. However, after the Plan Commission held the Public Hearing and the Village hosted an open house the residents understood the reasons for the zoning change. The Old Town Zoning classification fits the character of the neighborhood which is unique to all of the other subdivisions.

Administrator Keller stated the reason why the Village initiated the petition to implement the new zoning classification that was created by the Unified Development Ordinance. The new district establishes minimum lot sizes and setback requirements that more closely fit the existing conditions currently found in the Old Town area.

President Zirk thanked the Plan Commission Members for all their hard work and for working closely with the Old Town residents.

A Motion was made by Trustee Zambetti and seconded by Trustee Hacker to approve Ordinance 11-2015, an Ordinance approving a zoning map amendment (rezoning) of property along Galligan Road, Railroad Street, Willey Street, and Union Street from R-3 Urban Residence Zoning District to the OT Zoning District.

Trustee Zambetti amended his motion to exempt 26 Higgins Road so this property may maintain the original C-1 zoning. Roll call: Vote: 5-ayes: Trustees Kojzarek, Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

A Motion to approve Ordinance 12-2015, an Ordinance approving a zoning map amendment (rezoning) of property commonly known as 214 Galligan Road from P Conservancy to I-1 General Industrial Zoning District

Administrator Keller reported that the petitioner has requested the Village consider rezoning the property so he can make the property marketable. The Plan Commission held a public hearing on April 22nd and recommended approval by a vote of 6-0.

Administrator Keller commented on the fact that the property has been used for industrial-oriented businesses for several years; rezoning the property would be consistent with the property's past use.

President Zirk questioned how Staff recommends limiting truck traffic. Administrator Keller reported that Staff recommends posting weight limit signs on Galligan and Tyrrell.

Trustee Farrell inquired on the types of uses currently allowed with an I-1 zoning district. Administrator Keller reported that the I-1 allows various industrial types of uses such as Landscape Companies, Trucking Companies or a company similar to what was once Kost (tress manufacturer). However, all these type of operations would be subject to the UDO standards, such as fencing and screening around parking areas and site coverage limitations. Administrator Keller noted that any changes to the existing building would trigger the applicable UDO and building code requirements.

The Board Members concurred they would prefer to push this Ordinance to the May 19th Village Board Meeting. No action was taken.

A Motion to approve Ordinance 13-2015, an Ordinance adopting a Vehicle Weight Limit Schedule

Administrator Keller reported that approval of this Ordinance would adopt a weight limit schedule prohibiting truck traffic on all local Village streets, except those roadways noted in the Ordinance. President Zirk questioned why draft an Ordinance for a problem that doesn't exist other than in Old Town. In addition, the Police Department would be inundated with overweight permit requests. Staff will amend the Ordinance to reflect only limiting truck traffic in Old Town. This Ordinance will be placed on the next Village Board agenda.

A Motion to approve Resolution 24-2015, a Resolution amending Resolution 43-2014, a Resolution waiving competitive bidding requirements and authorizing an agreement between the Village of Gilberts and Phoenix & Associates to provide professional services for designing and constructing Gilberts Old Town Roadway and Drainage improvements

Administrator Keller reported that at the April 21 Village Board meeting, Mr. Michael Doherty asked the Village to stop its Old Town project and proceed only if the project included new curbs and gutters instead of restoring the swales. Mr. Doherty presented a petition on the neighborhood's behalf stating that 12 of the 19 homeowners on those streets would prefer the Village not repave the roads if the project did not include curbs and gutters. They are content on waiting until there is TIF dollars available to complete the project to include curbs and gutters. Staff has revised the scope of work to include storm sewer and drainage improvements to Old Town and repaving Turner Street.

Administrator Keller reported that approval of Resolution 24-2015, includes a waiver of the competitive bidding process set forth in state statute due to the "design-build" nature of the project, which will require a two-thirds Village Board approval.

A Motion was made by Trustee Zambetti and seconded by Trustee Hacker to approve Resolution 24-2015, a Resolution amending Resolution 43-2014 waiving competitive bidding requirements and authorizing an agreement between the Village of Gilberts and Phoenix & Associates to provide professional services for designing and constructing Gilberts Old Town Roadway and Drainage improvements. Roll call: Vote: 5-ayes: Trustee Farrell, Hacker, Kojzarek, Corbett and Zambetti. 0-nays, 0-abstained. Motion carried.

A Motion to approve Resolution 25-2015, a Resolution authorizing the purchase agreement between the Village of Gilberts and Meyer Signs & Graphics for the construction of the Town Center Electric Monument Sign

President Zirk inquired about the cost of an electronic message board. Administrator Keller reported that the electric message board was cost prohibited this year. However, the proposed monument sign is designed to be modified to support an electronic message board system.

There being no further discussion on the motion, A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Resolution 25-2015, a Resolution authorizing the purchase agreement between the Village of Gilberts and Meyer Signs & Graphics for the construction of the Town Center Electric Monument Sign. Roll call: Vote: 5-ayes: Trustees Hacker, Kojzarek, Corbett, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

Items for Discussion

Gas Station Concept Plan-Prairie Business Park

Administrator Keller reported that after the representative for the Glogovsky gas station received negative feedback from the Board Members with respect to their proposed "Truck Stop" concept plan. The development team revised their concept plan and consolidated the gas station and convenience store functions to the sliver lots 1-11 on the east side of Larkspur Drive, which would remain a public right of way. The updated concept plan includes a diesel fuel island but eliminated the car wash.

Administrator Keller noted that the elimination of the "Truck Stop" also prohibits them from acquiring a video gaming license unless the Board Members are in favor of amending the Village Code and adding an additional "on premises consumption" liquor license. In addition, they are asking for a package liquor license to permit the sale of package liquor.

Architect Kalischefski provided the Board Members with a brief overview of the amended concept plan. He commented on the façade of the proposed gas station/convenience store. Architect Kalischefski reported that their Business plan reflects offering video gambling 24/7. However, in order to do so the liquor license would also have to allow the serving of alcohol 24/7.

A lengthy discussion ensued with respect to allowing Mr. Glogovsky to serve and sell alcohol 24/7. The Board Members noted that the current hours for serving liquor are Monday- Thursday is 6:00 a.m.-1:00 a.m., Friday and Saturday 6:00 a.m.-2:00 a.m. and Sunday 9:00 a.m.-1:00 a.m. After careful consideration and deliberation the Board Members concurred that they were not in favor of allowing the sale or the serving of alcohol 24/7. Mr. Glogovsky thanked the Board Members for their time.

Staff Reports

Staff Members offered no updates or reports.

Board of Trustee Reports

The Board of Trustees offered no reports.

President's Report

President Zirk noted that a resident had submitted written comments on the Illinois Tollway's reconstruction project of the Rt. 72 Bridge.. He directed staff to forward the comments on to the Tollway.

Executive Session

President Zirk asked if anyone had any items they wished to discuss in executive session. There was no response from the Board Members or Staff.

Adjournment

There being no further business to discuss, **a Motion was made by Trustee Zambetti and seconded by Trustee Corbett to adjourn from the public meeting at 9:20 p.m. Roll call: Vote: 5-ayes by unanimous voice vote.** 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows