



Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Committee of the Whole
Meeting Minutes
February 14, 2017

*approved
2/21/17*

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. Others present: Administrator Sakas, Assistant Administrator Beith and Chief Building Inspector Swedberg. For members of the audience please see the attached copy of the sign-in sheet.

Public Comment

President Zirk asked if anyone in attendance had any questions or comments for the Board Members. There were no comments or questions offered by anyone in attendance.

Items for Discussion

Minutes from the February 7, 2017 Special Village Board Meeting

President Zirk asked the Board Members if they had any questions on the February 7, 2017 Special Village Board Meeting Minutes. The Board Members offered no comments. This matter will be placed on the next consent agenda.

Conservancy Park Workshop

Administrator Sakas commented on his memo dated January 11, 2017. He reported that his memo provided an overview of Rolf Campbell's park plan analysis for the Conservancy Development. Administrator Sakas noted that Gilberts LLC has committed to dedicating 25 acres of regional park space.

Administrator Sakas commented on the fact that there are three proposed park concept plans that Staff is looking for Board direction. The first concept park plan is an immediate need due to the fact that the park space is located in neighborhood two, and the development is currently using real world dollars to pay for the engineering of that neighborhood. The second concept park plan is important and will be developed in the near future and is the most intensive park space use, and the third concept park plan will be developed many years from now.

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Administrator Sakas continued on to report that Gilberts LLC has currently paid \$212,000 in park impact fees and next year Staff anticipates receiving additional impact fee revenue bringing the estimated park impact fee fund balance to \$276,000.00. These funds can be used at the Board's discretion to purchase park amenities.

President Zirk noted that it is important that the Board Member articulate what they want as far as active park space. Once the Board Members have identified the park locations and future park amenities as in the past recommended by Trustee Zambetti, install signage notifying potential property owners that these areas are slated to be an active park space.

Administrator Sakas introduced Rolf Campbell & Associates representatives Planner Heinen and Planner Maiden who will provide the Board Members with optional concept plans for the three neighborhood parks.

Planner Heinen noted that currently the Village is at the national average for park and open space per capita. He noted that they reviewed the current park amenities prior to drafting their optional park plans. Planner Heinen continued on to discuss the proposed options for neighborhood 2.

Planner Heinen discussed the current concept park plan for neighborhood 2. He reported that the current plan consists of approximately 19 acres of park and open space. However, the current plan only offers approximately 3 or 4 acres of useable Village park space.

Planner Heinen discussed their first proposed park plan option. He noted that the conceptual site plan extends the current cul-de-sac to the northeast and will relocate Lots 70-75 to the extension of the cul-de-sac. Additionally, it may be possible to incorporate one additional lot into the design. The proposed plan would consist of approximately 8 acres of useable park land and would offer 1 pony league baseball field, a playground, and 2 gazebos, a fishing pier, 2 parking lots and a trail system.

Planner Heinen discussed their second proposed park plan for neighborhood 2. He noted that this plan incorporates the same location of the parking lot, fishing pier, and gazebo as indicated in Option 1. The playground would be relocated next to the parking lot and the trail system would remain the same as in the proposed original plan. At this time Planner Heinen asked the Board Members for input on the proposed options for neighborhood 2's park plan.

Trustee Zambetti expressed his concerns with all of the proposed options. He stated that he was not in favor of any of the options.

He noted that the property owners adjacent to the proposed parking lot paid premium prices for their lots and in his opinion the Village would be making a big mistake with constructing a parking lot in the proposed area. He reported that he has already heard from some of those residents and they weren't happy with the proposed park plan. In addition, the proposed plan offers no visible exposure of the park from the through fairs. Residents interested in accessing the park would have to travel through the residential neighborhoods. Trustee Farrell also expressed her disappointment with the park concept plans for the same reasons as Trustee Zambetti stated. Trustee Zambetti went on to question the proposed construction of additional ball fields when the Village has Waitcus Park ball field which is never utilized.

Trustee Zambetti reported that a few months back he had provided the Board Members with a park plan which included a water feature and other amenities, and he received no comments. A lively debate ensued with respect to the proposed park concept plans.

President Zirk commented on the fact that at this time the Board Members are just carving out park space and approving the space as a regional park eligible to receive park impact fee credits. Administrator Sakas agreed. He noted the park space was flexible, and the amenities offered could be discussed at a later date. The Board Members concurred neighborhood 2 option 1 was the best use of park space.

Planner Heinen went on to discuss neighborhood 5 park plan. He reported that the current plan consists of approximately 20 to 21 acres of proposed usable and some passive open space areas. The amenities would include 5 ballfields, a parking lot, trail system, gazebo, isolated wetland, open space areas and the Village's water tower.

Planner Heinen noted that neighborhood 5 park plan option 1 removes several of the proposed ball fields and incorporates a mix of a variety of ball fields which would be located along the designated southern park property line and would be setback approximately 55 feet to create a substantial buffer. The plan also includes soccer fields along with a trail system which would provide for a defined separation in the amenities.

Planner Heinen discussed neighborhood 5 park plan option 2. He noted that this plan may require some types of mitigation of an isolated wetland that is located just south of the existing water tower. This area would provide a perfect area for a Frisbee golf course. President Zirk noted that there are available detention credits. There was some discussion regarding the detention credit cost per unit and if the developer would be willing to waive the fees in lieu of some other negotiated terms.

YMCA Community Outreach Director Alberts commented on the YMCA's need for additional multi-use ball fields, soccer fields, basket ball courts and a possible tennis court. The Board Members discussed her suggestion in length. The Board Members were in favor of Director Alberts suggestions and thanked her for her input.

President Zirk commented on the fact that the UDO does require certain development standards to qualify as an eligible park impact fee credit.

Trustee Zambetti commented on the fact that he would rather have the park located on the Casciaro property. Developer Mertz reported that at this time he has not acquired the property. However, he may in the future. Trustee Zambetti suggested the Board Members consider swapping neighborhood 5 for the Casciaro property if the opportunity was to arise. Developer Mertz concurred with Trustee Zambetti's suggestion. Staff will draft language memorializing the possibility of a later land trade.

The Board Members continued to discuss the park amenity options. Administrator Sakas noted that all of the park space was flexible. At this time the Board is just trying to achieve the location of the park land.

Planner Heinen discussed the concept plan for neighborhood 11. He noted this park space is approximately 10.5 acres and offers 2 soccer/football fields, a practice area, parking lot, wetland and open space. This park is not foreseen to be developed for the next twenty years. There was some discussion about the location of the park being at the very far end of town. Trustee Kojzarek reported that she currently transports her children to Hampshire to participate in programs. She does not see an issue with the location of the park.

The Board Members thanked Planners Heinen and Planner Maiden for their time.

Staff Reports

January 2017 Treasurer's Report

President Zirk asked the Board Members if they had any questions or comments on the January 2017 Treasurer's Report. The Board Members offered no comments. This matter will be placed on the next consent agenda.

Administrator Sakas reported that the February 21st agenda is heavy. However, most of the items are housekeeping matters.

Trustees' Reports

Trustee Corbett asked Chief Building Inspector Swedberg if knew the Memorial Park basketball hoop was in need of repair. Chief Building Inspector replied yes. Staff has ordered the necessary parts to repair the hoop.

President's Report

President Zirk acknowledged and thanked Finance Director Blocker and Staff for once again obtaining the GFOA award for Achievement of Excellence in Financial Reporting. He noted that this is the sixth year the Village has been awarded the certificate. He went on to report that Finance Director Blocker will be retiring in May after 30 years of service. He thanked Finance Director Blocker for her dedicated public service and noted that she will be missed.

Executive Session

President Zirk asked if the Board Members or Staff had any reason to enter into executive session. Neither the Board Members nor Staff offered any comments.

Adjournment

There being no further public business to discuss, a Motion was made by Trustee Corbett and seconded by Trustee Kojzarek to adjourn from the public meeting at 8:05 p.m. Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows