


Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, IL 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum 39-15

TO: President Rick Zirk
Board of Trustees

FROM: Ray Keller, Village Administrator 

DATE: May 8, 2015

RE: Special Village Board Meeting – May 12, 2015

The following summary discusses the agenda items for the special Village Board meeting scheduled for May 12, 2015:

1. CALL TO ORDER

2. ROLL CALL / ESTABLISH QUORUM

3. PRESENTATION

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

Mr. Chris Lepley of Burns McDonnell, the corridor manager for the I-90 expansion project, will give an overview of and timeline for the reconstruction of the Route 72 bridge.

4. APPOINTMENTS/REAPPOINTMENTS

A. Motion to ratify the following appointments and reappointments by the Village President:

1. Reappointment of Chris Asher to the Board of Police Commissioners

Mr. Chris Asher would be reappointed to a new three-year term to the Board of Police Commissioners.

2. Reappointment of Kevin McHone to the Plan Commission and Zoning Board of Appeals

Kevin McHone would be reappointed to a new three-year term to the Plan Commission and Zoning Board of Appeals.

3. Reappointment of Sue Davidowski to the Plan Commission and Zoning Board of Appeals

Sue Davidowski would be reappointed to a new three-year term to the Plan Commission and Zoning Board of Appeals.

Public Works Facility
Finance & Building Departments
73 Industrial Drive, Gilberts, IL 60136
Ph. 847-428-4167 Fax: 847-551-3382

Police Department
86 Railroad St., Gilberts, IL 60136
Ph. 847-428-2954 Fax 847-428-4232

4. Reappointment of Susan Davidowski as Vice Chairperson of the Plan Commission and Zoning Board of Appeals

Sue Davidowski would be reappointed to one-year term as Vice-Chairperson of the Plan Commission and Zoning Board of Appeals.

5. Reappointment of Randy Mills as Chairperson of the Plan Commission and Zoning Board of Appeals

5. PUBLIC COMMENT

6. CONSENT AGENDA

A. Motion to approve Minutes from the April 28, 2015 Special Village Board Meeting

Please review the enclosed minutes from the April 28 Board meeting. Please contact Village Clerk Debra Meadows prior to the meeting with any corrections or questions. Staff recommend approval.

B. Motion to approve the April 2015 Treasurer's Report

Staff recommend approval of the April 2015 Treasurer's Report, which is provided for the Board's review. Please contact me or Finance Director Marlene Blocker prior to the meeting if you have any questions.

C. Motion to ratify Bills & Salaries dated May 12, 2015

Please refer to the enclosed spreadsheet, which lists the time-sensitive bills that had to be paid in the absence of the regular May 5 meeting. If you need additional information about any of these bills, please contact me or Finance Director Marlene Blocker prior to the meeting. Staff recommend approval.

D. Motion to approve Bills & Salaries dated May 12, 2015

Please refer to the enclosed spreadsheet, which lists the bills to be approved. If you need additional information about any of these bills, please contact me or Finance Director Marlene Blocker prior to the meeting. Staff recommend approval.

E. 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

Staff recommend approval of this proclamation recognizing the Village's 125th anniversary of its incorporation. Please contact Village Clerk Debra Meadows with any questions about this topic.

F. Motion to approve Proclamation 02-2015, a Proclamation proclaiming the month of May as Motorcycle Awareness Month

Staff recommend approval of this proclamation calling attention to motorcycle safety in traffic. Please contact Village Clerk Debra Meadows with any questions about this topic.

7. ITEMS FOR APPROVAL

A. Motion 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

Approval of this ordinance would rezone 62 parcels from the R-3 Urban Residence zoning district to the OT Old Town zoning district. These properties are located along Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street. The list of properties to be rezoned is attached as an exhibit to the provided ordinance.

The Village initiated this petition to implement the new zoning classification that was created by the Unified Development Ordinance (UDO). The new district establishes minimum lot sizes and setback requirements that more closely fit the existing conditions currently found in the Old Town area. The application of the area's current R-3 zoning classification, intended for "residential use in a suburban environment," renders most Old Town structures legal nonconforming and most lots unbuildable without variances.

Because most of the subject properties are built out, the application of new setback and lot size standards would not affect the area in a significant way in the short term, though it may allow some properties the flexibility to add a deck or small addition if there is sufficient space. The lot size, lot coverage, setback and height restrictions would most likely affect one of the few remaining unbuilt lots or the repair/replacement of a structure that were irrevocably damaged due to a fire or other disaster. In such a situation, a variance may still be required to rebuild an existing structure, but the degree to which zoning relief would be needed would be lessened.

The application of the Old Town zoning district would grant current owners greater flexibility with the future use of their properties. While still intended for single-family residential use, the Old Town district expands the list of permitted and special uses to include small retail, service and professional shops. These uses were included in the Old Town district because they would have minimal noise or traffic impacts on nearby residential uses, while providing greater long-term flexibility with the use of the existing structures that may not be as desirable as single-family residential structures. Any new nonresidential use would still need to address all applicable UDO requirements, including off street parking and building code updates, if required.

At their April 22 meeting, the Plan Commission conducted a public hearing on the request and recommended approval by a vote of 6-0 (1 absent). Supporting information about the rezoning petition is provided for the Board's reference. Please contact me with any questions or request for additional information that may be needed at the meeting.

B. 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

Approval of this ordinance rezones the property at 214 Galligan Road from "P" Conservancy to "I-1" General Industrial. Mr. Demitiri Stavropoulos, petitioner,

requested the rezoning to allow the use and/or development of the subject 1.78-acre property located on the west side Galligan Road, about one-quarter mile south of Koppie Drive and about 800 feet north of Willey Street.

The property is currently zoned P Park-Conservancy, an archaic zoning classification that was established by the 1971 Zoning Code, but was not included in the subsequent 1985 Zoning Code or the Unified Development Ordinance adopted in 2014. While the Conservancy District was intended to “preserve scenic and natural areas” and “to regulate development of marginal lands so as to prevent potential hazards to public and private property,” the classification also allowed “gravel or sand pits and quarries” as conditional uses. For many years, the property has been used intermittently as a contractor’s office/yard. In 2014, the site was the subject of an intense cleanup effort due to the Village’s code enforcement efforts. The property was subsequently sold to the petitioner, who in turn intends to resell the property upon its rezoning to I-1 General Industrial.

The proposed rezoning would remove an archaic classification from the zoning map and would apply the current UDO requirements to the future use and/or development of the subject property. The property has been used for industrial-oriented businesses for several years; rezoning the property to I-1 General Industrial would be consistent with the property’s past use. Because the preexisting contractor’s yard use has been discontinued for more than six months, the property’s legal nonconforming (“grandfathered”) status has expired. The use and/or development of the property would be required to with current UDO standards, such as fencing and screening around parking areas and site coverage limitations. The existing metal building would retain its legal nonconforming status and would not be required to upgrade its facade to comply with the UDO, but any changes to the building (e.g. replacement or expansion) would trigger the applicable UDO and building code requirements.

At their April 22 meeting, the Plan Commission conducted a public hearing on the request. Letters from the owner of the property at 260 Galligan who oppose the rezoning were entered into the public record; copies are provided for the Board’s consideration. At the conclusion of the hearing, the Plan Commission recommended approval by a vote of 6-0 (1 absent). Supporting information about the rezoning petition is provided for the Board’s reference. Please contact me with any questions or request for additional information that may be needed at the meeting.

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

Staff recommend approval of this ordinance adopting a weight limit schedule prohibiting truck traffic on all local Village streets, except those roadways noted in the ordinance, in accordance with Village Code Chapter 6-5-3. This ordinance was prompted by concerns about truck traffic using Old Town streets between Koppie Drive and Higgins Road. Staff are also concerned about construction traffic using Park Street during the Tollway/Route 72 bridge replacement project.

The ordinance would allow truck traffic on the local streets that are used in the Village’s industrial parks, as noted in the ordinance. The prohibition would not apply to IL Route 72/Higgins Road (IDOT jurisdiction) or to Tyrrell, Galligan or Big Timber

Roads under KDOT jurisdiction. The prohibition would also not apply to local deliveries, towing vehicles and other exceptions that are granted by state statute. If approved, Public Works will post signs at the entrances to the Windmill Meadows and Old Town neighborhoods to start, followed by additional signs at the entrances of other residential areas should truck traffic become an issue elsewhere. Please contact me with any questions or request for additional information that may be needed at the meeting.

D. 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

Staff recommend approval of this resolution revising the scope of work and cost of an agreement with Phoenix & Associates for road and drainage improvements in the Old Town neighborhood. The agreement that was approved at the November 4, 2014 Board meeting called for reconstructing Matteson, Turner, Willey and Union Streets with a rural cross-section with no curbs. The project also included storm sewer improvements and regrading of the adjacent parkway areas to ensure proper drainage. The project also included improvements to drainage outfalls from both Old Town and Windmill Meadows, which are necessary for the Old Town sewers to drain properly.

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.

As the Village does not have the \$350,000-\$400,000 in additional funding to add curbs and gutters, the Village Board directed Staff to amend the project agreement to revise the project scope to complete the drainage improvements but remove the road reconstruction elements. Phoenix & Associates, in consultation with Village Staff and engineers from Baxter & Woodman, revised the project scope to include the following improvements:

1. Complete the drainage system improvements, which include isolated storm sewer sections and some minimal re-grading of the existing ditches.
2. Because of its deteriorated condition due to heavy truck traffic, and in response from feedback from residents on Turner Street, Turner Street will be repaved and its ditches and swales restored to maintain proper drainage.
3. Willey, Matteson and Union Streets will be patched as necessary after the storm improvements are installed. No further repaving will occur on these streets.

By removing the street reconstruction elements, the total project cost will be reduced from \$583,000 to \$335,635, as reflected by the updated "Exhibit A" that would be amended into the authorizing resolution. Most of the offsite drainage work is complete; Phoenix would promptly begin work on the Old Town streets and sewers if the revised

project scope is approved. Staff anticipate that the project will still be completed by the November 1, 2015 deadline established in the original contract.

The approval of Resolution 43-2014 included a waiver of the competitive bidding process set forth in state statute due to the “design-build” nature of the project, requiring two-thirds Village Board approval. To amend the contract to attach the updated Exhibit A project scope and cost, approval of Resolution 24-2015 would also require two-thirds Board approval. A copy of the letter notifying the neighborhood of the change is provided for the Board’s reference.

Please contact me with any questions or requests for additional documentation that may be needed at the meeting.

E. 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

Staff recommend approval of the agreement authorizing the purchase of an illuminated monument sign to be installed at the entrance of Town Center Park from Meyer Signs & Graphics. The faux brick sign will be 12 feet-9 inches tall and eight feet wide (12.75’ x 8’) includes a six-line changeable message sign and will match the entrance signs at Memorial and Waitcus Parks. The sign cost of \$16,987 was planned for and included in the FY 2016 parks budget. Please contact me or Chief Building Inspector/Public Works Coordinator John Swedberg with any questions or requests for additional information that may be needed at the meeting.

8. ITEMS FOR DISCUSSION

A. Gas Station Concept Plan – Prairie Business Park

Representatives for the Glogovsky gas station, proposed for the Higgins Road (IL Route 72) frontage of the Prairie Business Park, will review their updated concept plan at the meeting. Based on the feedback received at the April 21 Board meeting, the development team consolidated the gas station and convenience store functions to the sliver lots 1-11 on the east side of Larkspur Drive, which would remain public right of way. The updated concept plan includes a diesel fuel island but eliminates the car wash, which was previously shown on the west side of Larkspur Drive.

To allow package liquor sales at the convenience store, the developer is requesting that the Board amend the Village Code to increase the number of available package liquor licenses. The developer is also requesting the Board’s creation of a liquor license that would allow them to obtain a video gaming license. By consolidating their proposed gas station to an area less than three acres in size, the site would no longer qualify as a “truck stop” and could not get a video gaming license without an appropriate “on premises consumption” liquor license. If the Board is amenable to allowing video gaming at a gas station, Staff will request the Board’s preferences for establishing a suitable liquor license that fulfills the statutory requirements.

If this approach is acceptable to the Board, Staff will work with the developer to assemble their final development plan application and support materials. The final plan would require a ministerial review by the Plan Commission and approval by the Village Board. There would be no public hearing and the approvals would focus only

on whether the conditions of the PUD are satisfied. The developer retains the option of applying for a special use permit for a “stand alone car wash” in the future, which would require a public hearing before the Plan Commission and eventual Board action on a separate ordinance. Staff would also prepare the ordinance(s) needed to accommodate the package liquor and/or video-gaming-related consumption liquor licenses.

A reduced version of the concept sketch is provided for the Board’s consideration. Due to the drawing’s size, a larger version will be exhibited at the meeting. Please contact me with any questions or request for additional information that may be needed at the meeting.

9. STAFF REPORTS

Staff will provide any updates at the meeting.

10. BOARD OF TRUSTEES REPORTS

11. PRESIDENT’S REPORT

12. EXECUTIVE SESSION

Please contact me about any current executive session topics.

13. ADJOURNMENT

**Special Meeting
Village Board of Trustees
Meeting Agenda
Village of Gilberts
87 GALLIGAN ROAD,
GILBERTS, ILLINOIS 60136
May 12, 2015
7:00 P.M.
A G E N D A**

ORDER OF BUSINESS

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. ROLL CALL / ESTABLISH QUORUM

3. PRESENTATION

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

4. APPOINTMENTS/REAPPOINTMENTS

A. A Motion to ratify the following reappointments 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

5. PUBLIC COMMENT

6. 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
- D. A Motion to approve Bills and Salaries dated May 12, 2015
- 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

7. ITEMS FOR APPROVAL

- A. 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
- B. 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
- C. A Motion to approve Ordinance 13-2015, an Ordinance adopting a Vehicle Weight Limit Schedule
- D. 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
- E. 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

8. ITEMS FOR DISCUSSION

A. Gas Station Concept – Prairie Business Park

9. STAFF REPORTS**10. BOARD OF TRUSTEE REPORTS****11. PRESIDENT'S REPORT****12. EXECUTIVE SESSION**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2(c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2(c) 21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters.

13. ADJOURNMENT

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Special Meeting
Village Board of Trustees
Meeting Minutes
April 28, 2015

NOT 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 Corbett, Zambetti, Farrell, Hacker and President Zirk. 2- Absent: Trustees LeClercq and Mierisch. Others present: Administrator Keller, Finance Director Blocker, Chief of Police Rossi, and Clerk Meadows. For members of the audience please see the attached sign-in sheet.

Recognition

Recognition of Trustee Patricia Mierisch's public service as a Village Trustee

President Zirk recognized Trustee Mierisch for her ten years of dedicated public service as a Board of Trustees Member. He acknowledged that Trustee Mierisch was unable to attend tonight's meeting. However, Village Clerk Meadows will deliver Trustee Mierisch's appreciation plaque at a time that is convenient for Trustee Mierisch.

Appointment

A Motion to concur with President Zirk's recommendation to appoint Ms. Rachel Roth to the Police Pension Board

President Zirk reported that resident Rachel Roth has graciously volunteered to serve on the Police Pension Board. He noted that he had shared her resume with the Board Members and had not received any comments. President Zirk commented on the fact that Ms. Roth had spoken with both the Chief of Police Rossi and the Lt. Joswick with respect to the Down State Police Pension Board training requirements and Ms. Roth understands statutory requirements of the appointment and is willing to fulfill her duties as a Police Pension Board Member.

There being no further discussion on the appointment, a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to concur with President Zirk's recommendation to appoint Ms. Rachel Roth to the Police Pension Board. Roll call: Vote: 4-ayes: Trustees Corbett, Zambetti, Farrell, and Hacker. 0-nays, 0-abstained. Motion carried. President Zirk along with the Board Members thanked Ms. Roth for volunteering to dedicate her time to serve on the Police Pension Board.

Public Comment

President Zirk asked if any member of the audience wished to address the Board. There were no comments from the audience.

Consent Agenda

- A. A Motion to approve Minutes from the April 21, 2015 Village Board Meeting**
- B. A Motion to approve the March Treasurer's Report**
- C. A Motion to approve Bills and Salaries dated April 28, 2015 as follows: General Fund \$25,504.49, Performance Bonds and Escrows \$1,414.00 and Water Fund \$15,510.38**
- D. A Motion to approve Resolution 22-2015, a Resolution approving an agreement with Metropolitan Alliance of Police Chapter #423**
- E. A Motion to approve Resolution 23-2015, a Resolution Committing Fund Balances**

President Zirk inquired if there were any items the Board Members would like removed from the consent agenda for separate consideration. The Board Members provided no comments on the removal of any of the consent agenda items. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the Consent Agenda items A-E as presented.** Roll call: Vote: 4-ayes: Trustee Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

Items for Approval

President Zirk reported that there were no items listed under "Items for Approval".

Items for Discussion

President Zirk noted that there were no items listed under "Items for Discussion".

Staff Reports

President Zirk commented on the fact that Administrator Keller had noted that he will defer offering any reports until the new Trustees are seated.

Board of Trustee Reports

The Board Members offered no comments at this time.

President's Report

President Zirk reported that he will also defer his comments until after the new Trustees are seated.

Adjournment Sine Die

There being no further business to discuss during this portion of the meeting, a Motion was made by Trustee Hacker and seconded by Trustee Farrell to adjourn from the first portion of the meeting at 7:08 p.m. Roll call: Vote: 4-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Order of Business (New Board)

Swearing in of the Newly Elected Village Board of Trustees

Village Clerk Meadows administered the Oath of Office to the newly elected Village Trustees Kojzarek, Corbett and Hacker. The Board Members welcomed the newly elected Trustees.

Call to Order

President Zirk called the meeting to order at 7:13 p.m.

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 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.

Public Comment

President Zirk inquired if any member of the audience wished to address the Board Members. There were no comments offered by anyone in the audience.

Consent Agenda

President Zirk noted that there were no items listed under "Consent Agenda".

Items for Approval

President commented on the fact that there were no items listed under "Items for Approval".

Items for Discussion

President Zirk noted that there were no items listed under "Items for Discussion".

Staff Reports

Administrator Keller reported that he will be participating in the Legislative Drive-Down to Springfield. There will be forty-five local Mayors, Village Mangers and Village Trustees participating in the drive-down. The main focus of their conversations will be with respect to keeping in tack the local revenue the municipalities receive from the Local Government Distributive Fund (LGDF).

Trustee Hacker asked Administrator Keller what was the status of the crack sealing quotes. Administrator Keller reported that the quotes received were higher than anticipated, so this year crack sealing will be done by the Public Works Department. He noted that the quote Trustee Hacker received did not include prevailing wage. Once prevailing wage is included in the quote the quote is also higher than what staff had budgeted.

Trustee Hacker inquired on the status of the Tyrrell Bridge temporary signals. Chief Rossi replied that since weather conditions have improved and after Staff met with the Tollway's engineers the temporary signals has been functioning properly. However, the Police Department continues to monitor the signals daily.

Board of Trustee Reports

President Zirk congratulated newly elected Trustee Kojzarek on her election victory. Trustee Kojzarek thanked President Zirk and stated that she was happy to serve the community.

President's Report

President Zirk noted that if Staff had any items that required Board action they could schedule the May 12th Committee of the Whole Meeting as a Special Village Board Meeting. In addition, President Zirk directed Staff to place the Police Commission and Plan Commission reappointments on the May 12th agenda.

President Zirk inquired if the petitioners for the truck stop had followed up with Staff. Administrator Keller replied that Staff is waiting for their amended plans.

President Zirk discussed his concerns with the Tollway's Rt. 72 Bridge reconstruction project. He commented on the traffic issues that had happened with the past bridge reconstruction project. Staff will continue to monitor the staging of the Rt.72 Bridge reconstruction project.

Executive Session

President Zirk asked if there was any reason to enter into an Executive Session. Administrator Keller stated that at this time an executive session is not warranted.

Adjournment

There being no further public business to discuss, a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to adjourn from the public meeting at 7:21 p.m. Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted, Debra Meadows

Village of Gilberts

87 Galligan Road

Gilberts, Illinois 60136

Special Meeting of the Village Board of Trustees

April 28, 2015

7:00 p.m.

Sign-in-Sheet

Name

Contact Information (Optional)

Tom Ward

Rachel + Jonathan Roth

847-582-3018

Dan Paq

Fund Summary

	Balance as of 4-30-15	Restricted / Designated Funds	Unrestricted / Undesignated Funds
Unrestricted - General Fund			606,028.22
Restricted - Total		6,140,009.82	
Committed - Designated Reserves		724,880.45	
- 2.6 Months Expenses	724,880.45		
Committed - Road Improvement		550,857.88	
- FY-07 and Prior	707,838.00		
- FY-08 Transfer (School Road)	(120,000.00)		
- FY-08	76,235.76		
- FY-09	75,968.38		
- FY-09 Transfer (Additional Salt & Snow Removal)	(78,469.37)		
- FY-09/FY10 Hennessy Bridge Work	(350,000.00)		
- FY-10	79,129.42		
- FY-11 (Road Study)	(10,000.00)		
- FY-11	77,944.57		
- FY-12	12,861.90		
- FY-13	8,493.36		
- FY-14	16,525.72		
- FY-14 Hennessy Bridge Grant	350,000.00		
- FY-14 Extra MFT Funds	15,731.35		
- FY-14 Kreuzer Road Repair	(15,000.00)		
- FY-15 Mason Road Engineering	(16,389.70)		
- FY-15 Old Town Engineering	(24,304.96)		
- FY-15 - Old Town Roadwork	(45,000.00)		
- FY-15	10,293.85		
- FY-15 - Mason Roadwork	(221,000.40)		
Committed - Infrastructure Fund		506,584.34	
- FY-12 (Transfer - Garbage)	108,047.92		
- FY-13 (Transfer - Garbage)	133,104.58		
- FY-14 (Transfer - Garbage)	124,341.65		
- FY-15 (Transfer - Garbage)	141,090.19		
Committed - Road Bond Repayment		226,578.45	
- FY-13 (1% Sales Tax)	159,422.43		
- FY-14 May Interest Payment	(27,062.50)		
- FY-14 (1% Sales Tax)	172,392.69		
- FY-14 December Principal & Interest Payment	(119,172.50)		
- FY-15 (1% Sales Tax)	190,023.33		
- FY-15 May Interest Payment	(25,312.50)		
- FY-15 December Principal & Interest Payment	(123,712.50)		
Restricted - Road Improvement MFT		491,959.55	
- Balance - Illinois Funds	361,546.04		
- Balance - Union Bank Money Market	130,413.51		
Committed - Capital Improvement		202,596.78	
- FY-05	81,596.76		
- FY-06	45,000.00		
- FY-08 Transfer (Wing Mower)	(41,751.00)		
- FY-11 P/W Truck Sale	31,000.00		
- FY-12 (Transfer - Garbage)	34,623.00		
- FY-13 (Salvage Receipts)	547.80		
- FY-13 (Transfer - Garbage)	25,349.02		
- FY-14 (Salvage Receipts)	419.68		
- FY-14 (New Squad Purchase)	(28,500.00)		
- FY-14 (Transfer - Garbage)	26,567.48		
- FY-15 (Transfer - Garbage)	27,744.04		
Committed - New Development Fees		40,911.43	
- FY-06 Municipal Impact Fee	261,250.00		
- FY-07 Municipal Impact Fee	382,250.00		
- FY-08 Municipal Impact Fee	286,000.00		
- FY-08/FY-09 Transfer (Salt Bin)	(185,701.50)		
- FY-09 Municipal Impact Fee	82,500.00		
- FY-07/08 Municipal Transistion Fee	8,000.00		
- FY-07/08 Municipal Police/Safety Transistion Fee	2,000.00		
- FY-09 Transfers Out	(127,256.51)		
- FY-10 Reimburse PGAV TIF Study from TIF	18,788.40		
- FY-10 Town Center Park Parking Lot	(201,112.76)		
- FY-10 Municipal Impact Fee	104,500.00		
- FY-11 Municipal Impact Fee	151,250.00		
- FY-11 Transfers (Road Study)	(13,000.00)		
- FY-12 Municipal Impact Fee	146,750.00		
- FY-13 Municipal Impact Fee	76,400.00		
- FY-14 Transfer Out-Partial Electric	(3,329.08)		
- FY-14 Transfer out-Partial Signs	(10,552.34)		
- FY-14 Transfer Out-Partial Electric	(68,665.00)		
- FY-14 Municipal Impact Fee	59,200.00		
- FY-15 Municipal Park Impact Fee-Shinning Moon	4,909.46		
- FY-15 Municipal Impact Fee-Town Center	11,198.19		
- FY-15 Municipal Utility Impact Fee-Conservancy	1,000.00		
- FY-15 Municipal Park Impact Fee-Conservancy	5,656.00		
- FY-15 Municipal Impact Fee-Conservancy	5,500.00		
- FY-15 Transfer out-Partial Signs	(7,600.00)		
- FY-15 Town Center Park Expenses	(949,023.43)		

Committed - Tree Replacement/Beautification		8,436.23		
- FY-09 Recycling Revenue	2,500.00			
- FY-10 Recycling Revenue	5,000.00			
- FY-10 Tree Replacements	(590.00)			
- FY-12 Recycling Revenue	10,026.40			
- FY-12 Tree Program	(727.50)			
- FY-13 Recycling Revenue	5,000.00			
- FY-14 Sidewalk Replacement	(660.00)			
- FY-14 Tree Program	(4,478.71)			
- FY-14 Recycling Revenue	2,500.00			
- FY-15 Sidewalk Progra.	(500.00)			
- FY-15 Tree Program	(17,984.27)			
- FY-15 AT&T	8,000.00			
- FY-15 Recycling Revenue	350.31			
Committed - EDUI Funds		23,817.02		
- FY-12 Balance	3,918.55			
- FY-13 Balance	13,710.91			
- FY-14 Balance	6,187.56			
Restricted - Drug Forfeiture		9,922.46		
- Balance	9,922.46			
Committed - Enterprise Fund (Water / Wastewater)		2,870,877.93		
- Balance	2,870,877.93			
Committed - Pass Thru/Escrows		482,587.30		
- Balance	482,587.30			
Total		6,140,009.82	606,028.22	6,746,038.04

General Fund Revenue Receivable			111,007.58
- State Income Tax Payments Delayed	111,007.58		

Total Unrestricted Funds including Receivables		717,035.80
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Additional Information

Pass Thru - Balance of Escrow		482,587.30
- TIF #1	40,113.26	
- TIF #2	83,534.78	
- Performance Bonds / Escrows	281,054.07	
- Building Permit-Town Center/Conservancy	11,021.37	
- Impact Fees - Library	50,463.82	
- Impact Fees - School		
- Impact Fees - Fire District		
- Transistion Fees - Fire	2,000.00	
- Transistion Fees - Library	400.00	
- Transistion Fees - School	14,000.00	

SSA #20 Loan from Water Department		574,724.39
- FY-08 Advances	341,194.63	
- FY-09 Advances	233,529.76	
Total Due Water/Sewer Fund		574,724.39

TREASURER'S STATEMENT AS OF APRIL 30, 2015

	MONTH	YEAR TO DATE		YEAR TO DATE
Beginning Bank Balance:			<u>6,114,600.42</u>	<u>6,892,430.00</u>
Credits:				
General Fund:	<u>515,103.31</u>	<u>4,921,806.21</u>		
Water Fund:	<u>908,466.81</u>	<u>2,647,609.44</u>		
Motor Fuel Tax (MFT):	<u>6,350.50</u>	<u>241,531.90</u>		
Performance Bonds/Escrow:	<u>13,576.00</u>	<u>604,047.03</u>		
TIF #1	<u>16.48</u>	<u>9,149.75</u>		
TIF #2	<u>34.32</u>	<u>83,534.78</u>		
Drug Forfeiture:	<u>203.00</u>	<u>3,864.28</u>		
Total Credits All Funds:	<u>1,443,750.42</u>	<u>8,511,543.39</u>	<u>1,443,750.42</u>	<u>8,511,543.39</u>
Expenses:				
General Fund:	<u>345,818.49</u>	<u>5,723,299.83</u>		
Water Fund:	<u>204,054.41</u>	<u>2,156,547.55</u>		
Motor Fuel Tax (MFT):	<u>211,706.46</u>	<u>211,706.46</u>		
Performance Bond/Escrow:	<u>50,733.44</u>	<u>564,879.01</u>		
TIF #1	<u>-</u>	<u>1,502.50</u>		
TIF #2	<u>-</u>	<u>-</u>		
Drug Forfeiture:	<u>-</u>	<u>-</u>		
Total Debits All Funds:	<u>812,312.80</u>	<u>8,657,935.35</u>	<u>812,312.80</u>	<u>8,657,935.35</u>
Ending Bank Balance:				
General Fund:	<u>2,890,690.80</u>			
Water Fund:	<u>2,870,877.93</u>			
Motor Fuel Tax (MFT):	<u>491,959.55</u>			
Performance Bond/Escrow:	<u>358,939.26</u>			
TIF #1	<u>40,113.26</u>			
TIF #2	<u>83,534.78</u>			
Drug Forfeiture:	<u>9,922.46</u>			
Total Debits All Funds:	<u>6,746,038.04</u>		<u>6,746,038.04</u>	<u>6,746,038.04</u>

TREASURER'S SIGNATURE:



DATE: MAY 4, 2015

GENERAL FUND MONEY MARKET
01-00-105

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	<u>201,320.38</u>	Previous YTD Credits:	<u>4,406,702.90</u>
			<u>130,961.26</u>
Deposits (Total):	<u>77,747.89</u>	Current Credits:	<u>422,435.59</u>
		Current YTD Credits:	<u>4,960,099.75</u>
Interest Income:		Previous YTD Debits:	<u>5,377,481.34</u>
(01-00-341) Money Market:	<u>80.48</u>		
(01-00-341) Checking:	<u>2.83</u>	Current Debits:	<u>345,818.49</u>
(01-00-342) Performance Bond:	<u>18.46</u>		
		Current YTD Debits:	<u>5,723,299.83</u>
Miscellaneous Income:	<u>29.00</u>		
Transfer From Illinois Funds	<u>250,000.00</u>		
SSA #24 Principal & Interest	<u>17,498.74</u>		
Transfer of Garbage Revenue	<u>77,058.19</u>		
CD Interest			
Subtotal:	<u>623,755.97</u>	McHenry Savings	<u>942,829.16</u>
		G/F MM Balance:	<u>277,937.48</u>
Checks Written (Total):	<u>345,818.49</u>	IL Funds Balance:	<u>675,125.96</u>
NSF Check		Barrington Bank CD's:	<u>993,798.20</u>
Transfer to P/B (Agency)		G/F CKG Balance:	<u>1,000.00</u>
		Total balance:	<u>2,890,690.80</u>
Ending Check Book Balance:	<u>277,937.48</u>		
Deposits in Transit:	<u>257.78</u>		
Outstanding Checks:			
Balance per Bank Statement:	<u>277,679.70</u>		

Expenditures/Transfers:

Date:	For:	
<u>4/7/2015</u>	Accounts Payable	<u>70,466.47</u>
<u>4/21/2015</u>	Accounts Payable	<u>127,889.68</u>
<u>4/28/2015</u>	Accounts Payable	<u>25,504.49</u>
<u>4/1/2015</u>	Health Insurance	<u>18,322.74</u>
<u>4/7/2015</u>	Payroll	<u>44,529.52</u>
<u>4/23/2015</u>	Payroll	<u>59,105.59</u>
	Total:	<u>345,818.49</u>

Deposits:	Deposits:	Direct Deposits	
<u>2,313.51</u>	<u>5.00</u>	T-Mobile	<u>1,983.75</u>
<u>211.00</u>	<u>5.00</u>	AT&T	<u>18,760.02</u>
<u>5,000.00</u>	<u>5.00</u>	Nicor	<u>15,861.46</u>
<u>20.00</u>	<u>80.00</u>	Exelon	<u>12,559.55</u>
<u>1,098.96</u>	<u>4,147.24</u>		
<u>2,160.00</u>	<u>125.00</u>		
<u>156.00</u>	<u>4,282.48</u>		
<u>212.00</u>	<u>424.00</u>		
<u>25.00</u>	<u>281.00</u>		
<u>231.00</u>	<u>15.00</u>		
<u>175.00</u>	<u>50.00</u>		
<u>281.00</u>	<u>50.00</u>		
<u>131.00</u>	<u>545.00</u>		
<u>231.00</u>	<u>181.00</u>		
<u>111.00</u>	<u>2,816.86</u>		
<u>2,484.06</u>	<u>80.00</u>		
	<u>650.00</u>		
Total Deposits	<u>28,583.11</u>	Total Direct Deposits	<u>49,164.78</u>
Total Deposits/Direct Deposits:	<u>77,747.89</u>		

GENERAL FUND CHECKING ACCT
01-00-103

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	1,000.00	Previous YTD Credits:	
Deposits (Total):	223,860.64	Current Credits:	
Voided Checks:		Current YTD Credits:	
Check# Vendor Name:		Previous YTD Debits:	
		Current Debits:	
Total Voided Checks:		Current YTD Debits:	
Subtotal:	224,860.64		
	223,860.64		
Checks Written (Total):			
Voided Checks (Total):			
Ending Check Book Balance:	1,000.00		
Deposits in Transit:			
Outstanding Checks:	29,770.84		
Balance per Bank Statement:	30,770.84		

Expenditures/Transfers:

For:	Amount:
4/7/2015 Accounts Payable	70,466.47
4/21/2015 Accounts Payable	127,889.68
4/28/2015 Accounts Payable	25,449.49
4/9/2015 Special Check	55.00
Total:	223,860.64

Outstanding Checks:
Check #:

Check #:	Amount:	Check #:	Amount:
15048	50.00		
16678	60.00		
22329	120.00		
23069	612.00		
23206	51.09		
23248	51.09		
23259	879.97		
23268	135.00		
23296	20.00		
23341	180.00		
23343	33.00		
23349	500.00		
23355	1,405.72		
23356	223.48		
23365	22.50		
23366	23.91		
23367	51.09		
23368	16,040.73		
23369	3,000.00		
23370	56.99		
23371	409.50		
23372	556.40		
23373	50.03		
23374	2,607.65		
23375	706.76		
23376	11.00		
23377	55.59		
23378	300.00		
23379	72.78		
23380	600.85		
23381	403.00		
23382	380.22		
23383	17.99		
23384	82.50		
		Total	29,770.84

**BARRINGTON BANK
CERTIFICATES OF DEPOSIT
01-00-106**

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	993,633.59	Previous YTD Credits:	
Deposits (Total):		Current Credits:	164.61
Interest:		Current YTD Credits:	
Savings Acct:	164.61	Previous YTD Debits:	
Transferred from CD's		Current Debits:	
		Current YTD Debits:	
Subtotal:	993,798.20		
Checks Written (Total):			
Transferred to CD's			
Ending Check Book Balance:	993,798.20		
Deposits in Transit:			
Outstanding Checks:			
Balance per Bank Statement:	993,798.20		

Expenditures/Transfers:

Date:	For:	Amount:
Total:		

Deposits:

Total Deposits:

**Village of Gilberts
General Fund
Certificates of Deposit
April 30, 2015**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Barrington Bank	0940000423-1002	226,253.82	9 months	9/27/2015	.20 APY
Barrington Bank	0940000423-1004	266,334.77	18 months	9/27/2015	.30 APY
Barrington Bank	0940000423-1010	501,209.61	6 months	9/20/2015	.15 APY
 Barrington Bank CD's	 993,798.20				

**Village of Gilberts
General Fund
Certificates of Deposit
April 30, 2015**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
McHenry Savings Bank	1000040004	251,752.96	1 year	4/4/2016	.70APY
McHenry Savings Bank	1000040202	201,406.84	1 year	4/23/2016	.70APY
McHenry Savings Bank	1000042372	489,669.36	1 year	9/27/2015	.70APY
McHenry Savings Bank		942,829.16			

WATER FUND MONEY MARKET
20-00-105

Beginning Book Balance:	209,651.17	Previous YTD Credits:	1,739,142.63
			698,942.60
Deposits (Total):	191,849.29	Current Credits:	209,524.21
Interest Income:		Current YTD Credits:	2,647,609.44
(20-00-341) Money Market:	153.34		
(20-00-341) Checking:	1.68	Previous YTD Debits:	1,952,493.14
			155.00
SSA #24 Principal & Interest	17,498.75	Current Debits:	203,899.41
Miscellaneous Income:	21.15		
		Current YTD Debits:	2,156,547.55
Subtotal:	419,175.38		
		Barrington Bank:	58,515.66
Checks Written (Total):	126,611.72	Barrington Bank CD's:	503,274.10
Returned Checks	229.50	Union Bank CD's:	1,200,604.96
Transfer for Garbage	77,058.19	H2O MM Balance:	215,275.97
		H2O Illinois Funds	892,207.24
Ending Check Book Balance:	215,275.97	H2O CKG Balance:	1,000.00
Deposits in Transit:	100.00	Total balance:	2,870,877.93
Outstanding Transfers	257.78		
Balance per Bank Statement:	215,433.75		

Expenditures/Transfers:

Date:	For:	Amount:
4/7/2015	Accounts Payable	61,105.32
4/21/2015	Accounts Payable	25,077.05
4/28/2015	Accounts Payable	15,510.38
4/7/2015	Postage	97.92
4/7/2015	Payroll-Water	9,560.14
4/23/2015	Payroll-Water	11,057.12
4/1/2015	Health Insurance	4,203.79
	Total:	126,611.72

Deposits:		
11,063.44	380.10	
1,106.90	1,273.68	
14,062.09	1,173.55	
379.00	2,571.01	
286.32	556.60	
2,744.76	3,085.25	
23,847.40	162.10	
411.50	234.70	
1,072.00	55.00	
39,298.36	80.00	
261.82	1,839.05	
3,188.95	2,212.92	
877.00	2,318.90	
360.00	670.70	
2,247.93	894.70	
40.00	498.00	
195.85	633.35	
278.80	144.00	
237.20	357.40	
	100.00	
Total Deposits:	191,849.29	70,648.96

WATER FUND CHECKING ACCT
20-00-103

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	1,000.00	Previous YTD Credits:	
Deposits (Total):	101,790.67	Current Credits:	
Voided Checks:		Current YTD Credits:	
Check# Vendor Name:		Previous YTD Debits:	
		Current Debits:	
		Current YTD Debits:	
Total Voided Checks:			
Subtotal:	102,790.67		
Checks Written (Total):	101,790.67		
Ending Check Book Balance:	1,000.00		
Deposits in Transit:			
Outstanding Checks:	22,644.57		
Balance per Bank Statement:	23,644.57		

Expenditures/Transfers:

Date:	For:	
4/7/2015	Accounts Payable	61,203.24
4/21/2015	Accounts Payable	25,077.05
4/28/2015	Accounts Payable	15,510.38
	Postage	
	Total:	101,790.67

Outstanding Checks:

Check #:	Amount:	Check #:	Amount:
202350	4.18		
202365	1.19		
204208	8.40		
204630	4.50		
204798	5,925.00		
204804	1,162.00		
204805	28.92		
204814	935.00		
204815	3,250.00		
204816	5,863.01		
204817	220.12		
204818	581.85		
204819	402.00		
204820	211.39		
204821	2,221.22		
204822	40.01		
204823	122.00		
204824	1,663.78		
		TOTAL	22,644.57

WATER FUND MONEY MARKET
20-00-108

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	58,513.26	Previous YTD Credits:	
Deposits (Total):		Current Credits:	2.40
Interest:		Current YTD Credits:	
Savings Acct:	2.40	Previous YTD Debits:	
		Current Debits:	
		Current YTD Debits:	
Subtotal:	58,515.66		
Checks Written (Total):			
Voided Checks (Total):			
Ending Check Book Balance:	58,515.66		
Deposits in Transit:			
Outstanding Checks:			
Balance per Bank Statement:	58,515.66		

Expenditures/Transfers:	Date:	For:	Amount:
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>
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	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>
		Total:	<hr/>

Deposits:

Total Deposits: _____

**WATER FUND MONEY MARKET
CERTIFICATES OF DEPOSIT
BARRINGTON BANK
20-00-108**

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	<u>503,183.09</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u> </u>	Current Credits:	<u>91.01</u>
Interest:		Current YTD Credits:	<u> </u>
Savings Acct:	<u>91.01</u>	Previous YTD Debits:	<u> </u>
		Current Debits:	<u> </u>
		Current YTD Debits:	<u> </u>

Subtotal: 503,274.10

Checks Written (Total): _____
 Voided Checks (Total): _____

Ending Check Book Balance: 503,274.10

Deposits in Transit: _____

Outstanding Checks: _____

Balance per Bank Statement:	<u>503,274.10</u>
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Expenditures/Transfers:

Date:	For:	Amount:
	Total:	

Deposits:[illegible]

Total Deposits: _____

**Village of Gilberts
Water Fund
Certificates of Deposit
April 30, 2015**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Barrington Bank	0940000423-1009	100,557.53	9 months	6/27/2015	.20 APY
Barrington Bank	0940000423-1006	201,114.51	9 months	9/27/2015	.20 APY
Barrington Bank	0940000423-1007	201,602.06	12 months	9/27/2015	.25 APY
Barrington Bank CD's		503,274.10			

WATER FUND
20-00-107
Certificates of Deposit

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	<u>1,200,604.96</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u> </u>	Current Credits:	<u> </u>
Interest:	<u> </u>	Current YTD Credits:	<u> </u>
Savings Acct:	<u> </u>	Previous YTD Debits:	<u> </u>
		Current Debits:	<u> </u>
		Current YTD Debits:	<u> </u>

Subtotal: 1,200,604.96

Ending Check Book Balance: 1,200,604.96

Deposits in Transit:

Outstanding Checks:

Balance per Bank Statement: 1,200,604.96

Expenditures/Transfers:

Date:	For:	Amount:
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
	Total:	<u> </u>

Deposits:

Total Deposits:

**Village of Gilberts
Water Fund
Certificates of Deposit
April 30, 2015**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Union National Bank	4176509	391,315.36	12 months	10/12/2015	.56 APY
Union National Bank	4169371	258,179.58	9 months	7/15/2015	.52 APY
Union National Bank	4176517	374,349.47	12 months	10/23/2015	.56 APY
Union National Bank	4169389	176,760.55	12 months	5/21/2015	.56 APY
		1,200,604.96			
Union National CD's	1,200,604.96				

WATER FUND ILLINOIS FUNDS
20-00-104

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	193,513.05	Previous YTD Credits:	
Deposits (Total):	5,937.23	Current Credits:	698,849.19
		Current YTD Credits:	
(20-00-347) Illinois Funds:	11.96	Previous YTD Debits:	
IEPA Loan Receipts	692,900.00	Current Debits:	155.00
Total Voided Checks:		Current YTD Debits:	
Subtotal:	892,362.24		
Checks Written (Total):			
Returned Payments	155.00		
Ending Check Book Balance:	892,207.24		
Deposits in Transit:	110.00		
Outstanding Checks:	-		
Balance per Bank Statement:	892,097.24		

Expenditures/Transfers:

Date:	For:	
	Total:	-

Deposits:

79.99	374.35
262.00	144.10
252.95	155.00
262.00	104.50
481.30	55.00
645.00	160.50
167.00	183.70
77.00	262.60
1,125.44	433.00
110.00	164.00
	55.00
94.60	288.20

Total Deposits: 5,937.23

30-00-105

Month Closed: April, 2015

Balance per Bank Statement:	130,413.51
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Expenditures/Transfers:

Total: _____

Deposits:

ILLINOIS FIRST MFT MM
30-00-104

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	<u>566,902.00</u>	Previous YTD Credits:	<u>235,181.40</u>
Deposits (Total):	<u>6,339.80</u>	Current Credits:	<u>6,350.50</u>
Interest Income:		Current YTD Credits:	<u>241,531.90</u>
(30-00-347) Money Market:	<u>10.70</u>	Previous YTD Debits:	<u>-</u>
		Current Debits:	<u>211,706.46</u>
Miscellaneous Income:	<u></u>	Current YTD Debits:	<u>211,706.46</u>
Subtotal:	<u>573,252.50</u>	MFT MM Balance	<u>130,413.51</u>
Checks Written (Total):	<u></u>	IL Funds Balance:	<u>361,546.04</u>
Transfer to G/f	<u>211,706.46</u>	Total balance:	<u>491,959.55</u>
Ending Check Book Balance:	<u>361,546.04</u>		
Deposits in Transit:	<u></u>		
Outstanding Checks:	<u>-</u>		
Balance per Bank Statement:	<u>361,546.04</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
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<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
Total:		<u></u>

Deposits:

6,339.80

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Total Deposits:

PERFORMANCE BOND MONEY MARKET
31-00-105

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	<u>233,576.11</u>	Previous YTD Credits:	<u>590,471.03</u>
			-
Deposits (Total):	<u>13,576.00</u>	Current Credits:	<u>13,576.00</u>
Interest Income:		Current YTD Credits:	<u>604,047.03</u>
(31-00-341) Money Market:			-
		Previous YTD Debits:	<u>514,145.57</u>
			-
Transfer from G/F		Current Debits:	<u>33,213.54</u>
Miscellaneous Income:			
		Current YTD Debits:	<u>547,359.11</u>
Subtotal:	<u>247,152.11</u>		
Checks Written (Total):	<u>15,685.80</u>	P/Bond Balance	<u>196,418.67</u>
Transfer to General Fund	<u>17,527.74</u>	IL Funds Balance:	<u>162,520.59</u>
Transfer to Water Fund	<u>17,519.90</u>		
		Total balance:	<u>358,939.26</u>
Ending Check Book Balance:	<u>196,418.67</u>		
Deposits in Transit:			
Outstanding Checks:	<u>2,346.00</u>		
Balance per Bank Statement:	<u>198,764.67</u>		

Expenditures/Transfers:

Date:	For:	Amount:
4/7/2015	Accounts Payable	13,742.05
4/10/2011	Bond Release	58.00
4/28/2015	Accounts Payable	1,414.00
4/21/2014	Accounts Payable	471.75
	Bond Release	
	Bond Release	
	Total:	<u>15,685.80</u>

Deposits:		Outstanding Checks	
950.00	58.00	302544	135.00
10,000.00	58.00	302569	106.00
116.00	58.00	302755	117.00
58.00	58.00	303302	29.00
116.00	116.00	303324	58.00
58.00	58.00	303450	58.00
58.00	58.00	303696	29.00
232.00	221.00	303698	58.00
58.00	63.00	303705	110.00
1,066.00	58.00	303707	58.00
58.00		303708	58.00
	<u>13,576.00</u>	303709	58.00
		303710	58.00
		303711	1,240.00
		303712	58.00
		303713	58.00
		303714	58.00
		Total Outstanding Checks	2,346.00

PERFORMANCE BOND
ILLINOIS FUNDS MONEY MARKET
31-00-104

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	162,520.59	Previous YTD Credits:	-
Deposits (Total):		Current Credits:	-
Interest Income:		Current YTD Credits:	-
(31-00-341) Money Market:		Previous YTD Debits:	
		Current Debits:	-
Transfer from G/F (Impact Fees)		Current YTD Debits:	-
Miscellaneous Income:			
Subtotal:	162,520.59		
Checks Written (Total):			
Transfer to General Fund			
Ending Check Book Balance:	162,520.59		
Deposits in Transit:			
Balance per Bank Statement:	162,520.59		
Expenditures/Transfers:			
	Date:	For:	Amount:
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>
		Total:	-
Deposits:			
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<hr/>	<hr/>		
Total Deposits:	-		

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	<u>40,096.78</u>	Previous YTD Credits:	<u>9,133.27</u>
Deposits (Total):	<u></u>	Current Credits:	<u>16.48</u>
Interest Income:	<u>16.48</u>	Current YTD Credits:	<u>9,149.75</u>
(34-00-341) Money Market:	<u></u>	Previous YTD Debits:	<u>1,502.50</u>
		Current Debits:	<u>-</u>
Miscellaneous Income:	<u></u>	Current YTD Debits:	<u>1,502.50</u>
Subtotal:	<u>40,113.26</u>		
Checks Written (Total):	<u>-</u>		
Returned Checks (Total):	<u></u>		
Ending Check Book Balance:	<u>40,113.26</u>		
Deposits in Transit:	<u></u>		
Outstanding Checks:	<u>-</u>		
Balance per Bank Statement:	<u>40,113.26</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u></u>	Accounts Payable	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
	Total:	<u>-</u>

Deposits:

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Total Deposits: -

Village of Gilberts:
Month Closed: April, 2015

Beginning Book Balance:	83,500.46	Previous YTD Credits:	83,500.46
Deposits (Total):		Current Credits:	34.32
Interest Income:		Current YTD Credits:	83,534.78
(35-00-341) Money Market:	34.32	Previous YTD Debits:	-
		Current Debits:	-
Miscellaneous Income:		Current YTD Debits:	-
Subtotal:	83,534.78		
Checks Written (Total):			
Returned Checks (Total):			
Ending Check Book Balance:	83,534.78		
Deposits in Transit:			
Outstanding Checks:	-		
Balance per Bank Statement:	83,534.78		

Expenditures/Transfers:

Date:	For:	Amount:
	Accounts Payable	
Total:		-

Deposits:

Total Deposits:

Village of Gilberts:
Month Closed: April, 2015

Expenditures/Transfers:		
Date:	For:	Amount:
	Accounts Payable	
	Total:	-

Deposits:	
Total Deposits/Direct Deposits:	

Village of Gilberts:
Month Closed: April, 2015

Expenditures/Transfers:		
Date:	For:	
4/7/2015	Payroll	44,529.52
4/23/2015	Payroll	59,105.59
4/7/2015	Payroll-Water	9,560.14
4/23/2015	Payroll-Water	11,057.12
	Payroll	
	Total:	124,252.37

Outstanding Checks:			
Check #:	Amount:	Check#:	Amount:
18052	200.07		
18055	204.56		
18075	198.00	Flex Benefits	10,252.06
18076	108.28	Total:	10,962.97

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
3/31/2012	\$ 100.00	March Overweight	\$ 471,408.66
4/30/2012	\$ 100.00	April Overweight	\$ 471,508.66
4/30/2012	\$ 108,047.92	Transfer for Waste Hauling	\$ 579,556.58
5/31/2012	\$ 559.16	May Road & Bridge	\$ 580,115.74
6/30/2012	\$ 2,874.38	June Road & Bridge	\$ 582,990.12
7/31/2012	\$ 50.00	July Overweight	\$ 583,040.12
7/31/2012	\$ 69.94	July Road & Bridge	\$ 583,110.06
8/31/2012	\$ 465.25	August Road & Bridge	\$ 583,575.31
8/31/2012	\$ 50.00	August Overweight	\$ 583,625.31
9/12/2012	\$ 1,867.88	September Road & Bridge	\$ 585,493.19
10/10/2012	\$ 883.33	October Road & Bridge	\$ 586,376.52
10/31/2012	\$ 180.00	October Overweight	\$ 586,556.52
11/30/2012	\$ 173.42	November Road & Bridge	\$ 586,729.94
11/30/2012	\$ 450.00	November Overweight	\$ 587,179.94
12/31/2012	\$ 50.00	December Overweight	\$ 587,229.94
1/31/2013	\$ 150.00	January Overweight	\$ 587,379.94
2/28/2013	\$ 150.00	February Overweight	\$ 587,529.94
3/31/2013	\$ 470.00	March Overweight	\$ 587,999.94
4/30/2013	\$ 50.00	April Overweight	\$ 588,049.94
4/30/2013	\$ 133,104.58	Transfer for Waste Hauling	\$ 721,154.52
5/31/2013	\$ 720.08	May Road & Bridge	\$ 721,874.60
5/31/2013	\$ 200.00	May Overweight	\$ 722,074.60
6/30/2013	\$ 1,800.00	June Overweight	\$ 723,874.60
6/30/2013	\$ 2,818.65	June Road & Bridge	\$ 726,693.25
7/31/2013	\$ 85.88	July Road & Bridge	\$ 726,779.13
7/31/2013	\$ 2,040.00	July Overweight	\$ 728,819.13
8/31/2013	\$ (15,000.00)	Kruetzer Road Repairs	\$ 713,819.13
8/31/2013	\$ 405.77	August Road & Bridge	\$ 714,224.90
8/31/2013	\$ 1,280.00	August Overweight	\$ 715,504.90
9/30/2013	\$ 2,688.06	September Road & Bridge	\$ 718,192.96
10/31/2013	\$ 177.41	October Road & Bridge	\$ 718,370.37
10/31/2013	\$ 2,250.00	October Overweight	\$ 720,620.37
11/30/2013	\$ 150.00	November Overweight	\$ 720,770.37
11/30/2013	\$ 99.87	November Road & Bridge	\$ 720,870.24
12/31/2013	\$ 100.00	December Overweight	\$ 720,970.24
1/31/2014	\$ 200.00	January Overweight	\$ 721,170.24
2/28/2014	\$ 100.00	February Overweight	\$ 721,270.24
3/31/2014	\$ 700.00	March Overweight	\$ 721,970.24
4/30/2014	\$ 710.00	April Overweight	\$ 722,680.24
4/30/2014	\$ 124,341.65	Transfer for Waste Hauling	\$ 847,021.89
5/31/2014	\$ 15,731.35	MFT Funds not used	\$ 862,753.24
5/31/2014	\$ 350,000.00	Hennessy Bridge Grant	\$ 1,212,753.24
5/31/2014	\$ 1,003.97	May Road & Bridge	\$ 1,213,757.21
5/31/2014	\$ 50.00	May Overweight	\$ 1,213,807.21
6/30/2014	\$ 150.00	June Overweight	\$ 1,213,957.21
6/30/2014	\$ 2,429.05	June Road & Bridge	\$ 1,216,386.26

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
7/23/2014	\$ 95.18	July Road & Bridge	\$ 1,216,481.44
7/31/2014	\$ 350.00	July Overweight	\$ 1,216,831.44
8/31/2014	\$ 151.96	August Road & Bridge	\$ 1,216,983.40
9/17/2014	\$ 2,763.60	September Road & Bridge	\$ 1,219,747.00
10/31/2014	\$ 181.07	October Road & Bridge	\$ 1,219,928.07
10/31/2014	\$ 1,070.00	October Overweight	\$ 1,220,998.07
11/30/2014	\$ 400.00	November Overweight	\$ 1,221,398.07
11/30/2014	\$ 119.02	November Road & Bridge	\$ 1,221,517.09
12/31/2014	\$ 50.00	December Overweight	\$ 1,221,567.09
12/31/2014	\$ (8,885.39)	Mason Road Engineering	\$ 1,212,681.70
12/31/2014	\$ (6,840.88)	Old Town Engineering	\$ 1,205,840.82
1/31/2015	\$ 250.00	January Overweight	\$ 1,206,090.82
1/31/2015	\$ (3,287.69)	Mason Road Engineering	\$ 1,202,803.13
1/31/2015	\$ (221,000.40)	Mason Road Work	\$ 981,802.73
2/28/2015	\$ 600.00	February Overweight	\$ 982,402.73
2/28/2015	\$ (3,536.62)	Mason Road Engineering	\$ 978,866.11
2/28/2015	\$ (2,109.60)	Old Town Engineering	\$ 976,756.51
3/31/2015	\$ 130.00	March Overweight	\$ 976,886.51
4/30/2015	\$ (15,354.48)	Old Town Engineering	\$ 961,532.03
4/30/2015	\$ (45,000.00)	Old Town Project	\$ 916,532.03
4/30/2015	\$ (680.00)	Mason Road Engineering	\$ 915,852.03
4/30/2015	\$ 500.00	April Overweight	\$ 916,352.03
4/30/2015	\$ 141,090.19	Transfer for Waste Hauling	\$ 1,057,442.22

FY-15 BILLS TO BE RATIFIED

VENDOR ID	VENDOR	GRAND TOTAL	GENERAL FUND	DEVELOPER DONATIONS	PERMIT PASS THRU	PERFORMANCE BONDS AND ESCROWS	WATER FUND	PAYROLL
		38,598.32	25,686.10	-	-	4,966.90	7,945.32	-
ANCEL	ANCEL, GLINK, DIAMOND, BUSH,	3,720.00				3,720.00		
B&W001	BAXTER & WOODMAN, INC.	6,001.95	4,755.05			1,246.90		
BANKCARD	CARD SERVICES	1,690.46	733.40				957.06	
BEITHWM	WILLIAM BEITH	103.41	103.41					
BPC001	BENEFIT PLANNING CONSULTANTS,	100.00	100.00					
BUGMAN	THE BUG MAN, INC	85.00	85.00					
CERTRAN	CERTIFIED TRANSMISSION	2,089.00	2,089.00					
COM003	COMMONWEALTH EDISON	100.56	100.56					
CONSTELL	CONSTELLATION NEWENERGY, INC.	5,664.17					5,664.17	
CURTECH	CURRENT TECHNOLOGIES, INC.	30.00	30.00					
DEERE	JOHN DEERE LANDSCAPES	88.31	88.31					
IML001	ILLINOIS MUNICIPAL LEAGUE	20.00					20.00	
MANALY01	MCHENRY ANALYTICAL WATER	326.00					326.00	
MEN002	MENARDS - CARPENTERSVILLE	199.40	199.40					
METRO001	METRO WEST COUNCIL	30.00	30.00					
MEYSIGN	MEYER SIGNS, INC	165.00	165.00					
NAPA01	DUNDEE NAPA AUTO PARTS	486.72	486.72					
NEX001	NEXUS OFFICE SYSTEMS, INC.	140.23	140.23					
PAC001	PACES AUTO SERVICE	430.00	430.00					
SCUFF01	RICHARD SPINKER	770.00	770.00					
STAPLES	STAPLES	234.07	47.87				186.20	
SUBLAB01	SUBURBAN LABORATORIES	576.00					576.00	
T0001713	MARK BESTUL	190.00	190.00					
TAUSS01	DAVID TAUSSIG & ASSOCIATES	10,910.50	10,910.50					
THIRD01	THIRD MILLENNIUM ASSOCIATES	89.67					89.67	
UNION01	UNION NATIONAL BANK OF ELGIN	3,510.54	3,510.54					
UNION02	UNION NATIONAL BANK FOR PETTY	199.43	199.43					
VERIZ01	VERIZON WIRELESS	647.90	521.68				126.22	

VENDOR ID	VENDOR	GRAND TOTAL	GENERAL FUND	DEVELOPER DONATIONS	PERMIT PASS THRU	PERFORMANCE BONDS AND ESCROWS	WATER FUND	PAYROLL
		169,211.48	93,192.72	-	-	9,402.27	11,874.97	54,741.52
	Payroll 4/19 - 5/2	54,741.52						54,741.52
	Gallagher Health Insurance	22,526.53	18,322.74				4,203.79	
	Utility Billing Postage	746.49					746.49	
AMALBANK	AMALGAMATED BANK OF CHICAGO	23,512.50	23,512.50					
ANCEL	ANCEL, GLINK, DIAMOND, BUSH,	15,803.52	6,873.75			8,052.27	877.50	
AZAVAR01	AZAVAR AUDIT SOLUTIONS, INC.	51.09	51.09					
BATT001	BATTERIES PLUS	31.90					31.90	
CAN01	CANON FINANCIAL SERVICES, INC.	938.50	828.50				110.00	
CLARKE01	CLARKE AQUATIC SERVICES	3,694.00	3,694.00					
DIXON01	DIXON ENGINEERING, INC	1,350.00				1,350.00		
EASTERN	EASTERN ILLINOIS UNIVERSITY	70.00	70.00					
GFOA001	GOVT FINANCE OFFICERS ASSOC	170.00	170.00					
GIL001	U.S. POSTAL SERVICE	500.00	500.00					
HARRIS02	HARRIS	8,816.69	7,244.17				1,572.52	
IIMC	IIMC	180.00	180.00					
KANEFIN	KANE COUNTY FINANCE DEPT.	2,966.01	2,966.01					
MEN002	MENARDS - CARPENTERSVILLE	149.35	149.35					
METRO001	METRO WEST COUNCIL	3,500.00	3,500.00					
NAPA01	DUNDEE NAPA AUTO PARTS	171.02	171.02					
NWWS01	FERGUSON WATERWORKS #2516	3,287.22					3,287.22	
ORION001	ORION LWS, INC.	15,022.00	15,022.00					
PUR001	PURCHASE POWER	100.00	100.00					
RAO001	RAY O'HERRONS	3,495.59	3,495.59					
SES001	SMITH ECOLOGICAL SYSTEMS	335.50					335.50	
TESSEN	TESSENDORF MECHANICAL	2,922.00	2,922.00					
TOUS001	STEPHEN D. TOUSEY LAW OFFICE	300.00	300.00					
VIKING01	VIKING CHEMICAL CO	710.05					710.05	
WEBQA01	WEBQA, INC.	3,120.00	3,120.00					

01-2015



PROCLAMATION

VILLAGE OF GILBERTS 125TH ANNIVERSARY

WHEREAS, Village of Gilberts was incorporated on May 30, 1890, by a vote of people, and marks the 125th anniversary of its incorporation in 2015 with a year of celebrations and special events; and

WHEREAS, the Village of Gilberts honors the hard work of its early citizens and volunteers who loved their thriving community and organized the successful campaign which resulted in incorporation in 1890; and

WHEREAS, Village of Gilberts marks its 125th anniversary by celebrating its citizens, volunteers, elected officials and staff who strive to preserve and enhance the community of today; and

WHEREAS, the Village of Gilberts anticipates a future village that continues to appreciate the beauty of its natural environment, the livability of community, and its active and involved citizens; and

WHEREAS, the Village of Gilberts dedicates 2015 as a year of community-wide celebrations to honor our past, celebrate our present and embrace our future.

NOW THEREFORE, I Rick Zirk, President of the Village of Gilberts, the Board of Trustees concurring, do hereby proclaim 2015 as a year of celebration of the Village of Gilberts 125th Anniversary, and I urge all citizens to join in this celebration.

Village President, Rick Zirk

Attest: _____
Village Clerk, Debra Meadows

VILLAGE OF GILBERTS
PROCLAMATION

02-2015

BY THE VILLAGE PRESIDENT

WHEREAS, safety is the highest priority for the highways and streets of our Village and State, and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education and awareness; and

WHEREAS, motorcycles are a common and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizen of our Village and State be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, the members of A.B.A.T.E. of Illinois, Inc. (A Brotherhood Aimed Toward Education,) continually promote motorcycle safety, education and awareness in high school drivers' education programs and to the general public in our Village and State, presenting motorcycle awareness programs to over 102,000 participants in Illinois over the past five years; and

WHEREAS, all motorcyclists should join with A.B.A.T.E. of Illinois, Inc. in actively promoting the safe operation of motorcycles as well as promoting motorcycle safety, education, awareness and respect of the citizens of our Village and State; and

WHEREAS, the motorcyclists of Illinois have contributed extensive volunteerism and money to national and community charitable organizations for the enhancement and support of these organizations; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of the roadways within the Village of Gilberts, and throughout the great State of Illinois;

THEREFORE, I, President of the Village of Gilberts, in the great State of Illinois, in recognition of 29 years of A.B.A.T.E. of Illinois, Inc., and the over 638,000 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness, DO HEREBY PROCLAIM THE MONTH OF MAY, THIS YEAR 2015, AS

MOTORCYCLE AWARENESS MONTH

in the Village of Gilberts, and urge all motorists to join in an effort to improve safety and awareness on our roadways.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the Village of Gilberts, to be affixed this ____ day of _____, in the year Two Thousand Fifteen.

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

WHEREAS, the Village of Gilberts initiated a petition approving a zoning map amendment (rezoning) of 62 properties 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; and

WHEREAS, the Gilberts Plan Commission held a Public Hearing on April 22, 2015 and recommend approval of the request by a vote of 6-0; now

THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois as follows:

Section 1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

Section 2. Approval. The properties listed on the hereto attached Exhibit "A" is approved to be rezoned from R-3 Urban Residence Zoning District to OT Old Town Zoning District.

Section 3. Severability. In the event a court finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, that finding will not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict with this Ordinance are repealed; provided that nothing in this Ordinance will affect any rights, actions, or claims that may have accrued to the Village prior to the Ordinance's effective date.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its approval in the manner provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this ____ day of _____, 2015.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee David LeClercq	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2015

(SEAL)

Village President Rick Zirk

ATTEST: _____
Village Clerk, Debra Meadows

Published: _____

EXHIBIT “A”

Properties to be rezoned to OT Old Town zoning district:

PIN	PROPERTY ADDRESS
02-23-279-003	NORTH OF 10 WILLEY STREET
02-23-279-004	10 WILLEY STREET
02-23-278-002	130 GALLIGAN ROAD
02-23-278-011	NORTH OF 150 UNION STREET
02-23-278-006	150 UNION STREET
02-23-278-004	26-28 WILLEY STREET
02-23-278-005	22 WILLEY STREET
02-23-281-005	27 WILLEY STREET
02-23-281-006	25 WILLEY STREET
02-23-281-004	10 MATTESON ST
02-23-284-005	7 MATTESON ST
02-23-284-006	84 GALLIGAN ROAD
02-23-284-007	76 GALLIGAN ROAD
02-24-152-005	121 JACKSON STREET
02-24-152-006	11 JACKSON STREET
02-24-152-010	62 GALLIGAN ROAD
02-24-152-007	54 GALLIGAN ROAD
02-24-152-008	54 GALLIGAN ROAD
02-24-154-006	36 GALLIGAN ROAD
02-24-154-007	28 GALLIGAN ROAD
02-24-154-008	22 GALLIGAN ROAD
02-24-154-009	18 GALLIGAN ROAD
02-24-154-012	26 EAST HIGGINS RD
02-24-154-004	11 RAILROAD STREET
02-24-154-003	11 RAILROAD STREET
02-24-154-002	19 RAILROAD STREET
02-24-154-001	9 TURNER STREET
02-24-152-004	6 TURNER STREET
02-24-152-004	43 RAILROAD STREET
02-24-152-009	51 RAILROAD STREET
02-24-152-001	57 RAILROAD STREET
02-23-284-004	65 RAILROAD STREET
02-23-284-001	83 N. RAILROAD STREET
02-23-281-004	24 MATTESON STREET
02-23-281-003	24 MATTESON STREET
02-23-281-002	107 RAILROAD STREET
02-23-281-001	113 RAILROAD STREET

02-23-278-008	125 RAILROAD STREET
02-23-278-009	133 RAILROAD STREET
02-23-278-007	139 RAILROAD STREET
02-23-278-010	145 RAILROAD STREET
02-23-277-005	136 RAILROAD STREET
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02-23-280-003	98 RAILROAD STREET
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02-23-286-004	6 RAILROAD STREET
02-23-286-003	6 RAILROAD STREET
02-24-153-004	NORTHEAST CORNER OF GALLIGAN ROAD AND ROLLYN L. ANDERSON LANE
02-24-153-003	55 GALLIGAN ROAD
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Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

VILLAGE OF GILBERTS STAFF REPORT April 17, 2015

TO: Village of Gilberts Plan Commission

RE: Zoning Map Amendment – Old Town

I. GENERAL INFORMATION

- | | | |
|----|----------------------------------|---|
| A. | Purpose | To rezone property from R-3 Urban Residential to OT Old Town |
| B. | Location | Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street |
| C. | Access | Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street |
| D. | Size | variable |
| E. | Existing Zoning | R-3 Urban Residential |
| F. | Proposed Zoning | OT Old Town |
| G. | Surrounding Zoning and Land Uses | North: R-3 Residential, I-1 Industrial
South: C-1, commercial uses
East: R-3/R-4/PUD, residential
West: R-2, Residential |
| H. | Floodplain | Zone X (not in floodplain zones) |
| I. | Comprehensive Plan Designation | Old Town Center |

II. APPLICANT'S REQUEST

The Village of Gilberts proposes to rezone 62 parcels from the R-3 Urban Residence zoning district to the OT Old Town zoning district. These properties are located along Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street. Please refer to the attached legal notice for the list of parcel numbers and addresses of the properties to be rezoned.

III. CHARACTERISTICS OF SUBJECT PROPERTY AND SURROUNDING LAND USES AND ZONING CLASSIFICATIONS

The subject properties are zoned R-3 Urban Residential and constitute the originally platted core of the Village of Gilberts. The area is predominantly residential in character, interspersed with a few public uses (Village Hall, Police Station) and legal nonconforming commercial uses (Drift Inn, Advance Design). The subject area is almost entirely built out, with 6 lots that could theoretically be developed independently if served by infrastructure and/or disconnected from the residential uses to which they are now attached. The subject properties are all legal nonconforming, as their lot dimensions predate and do not conform to the minimum 12,000-14,000 square foot lot size requirements for R-3 zoned properties.

IV. DISCUSSION

The Unified Development Ordinance established a new "Old Town" classification that would apply zoning standards that more closely fit the existing conditions currently found in the Old Town area. The R-3 zoning classification, intended for "residential use in a suburban environment," requires 12,000 square foot minimum lots (14,000 s.f. for corner lots) with 30-foot front and rear-yard setbacks. As Old Town was primarily platted with 132 x 166-foot (8,712 square feet) lots, the application of the R-3 setbacks would render most Old Town lots unbuildable without variances.

The application of the Old Town zoning would reduce the minimum lot size to 8,712, with minimum front and rear yard setbacks of 15 feet and 10-foot side-yard setbacks. The Old Town zoning establishes that even smaller lots of record platted before 1960 are "buildable nonconforming lots," allowing a lot to be used so long as the setback requirements are met and the lots are not reduced further. The Old Town district also provides a variable front-yard setback that can be reduced further so long as it is no closer to the right of way than half of the buildings within 100 feet of it. For example, a lot's front yard setback could be reduced to 10 feet if its neighboring house already had a 10 foot setback from the right of way.

Because most of the subject properties are built out, the application of new setback and lot size standards would not affect the area in a significant way in the short term, though it may allow some properties the flexibility to add a deck or small addition if there is sufficient space. The lot size, lot coverage, setback and height restrictions would most likely affect one of the few remaining unbuilt lots or the repair/replacement of a structure that were irrevocably damaged due to a fire or other disaster. In such a situation, a variance may still be required to rebuild an existing structure, but the degree to which zoning relief would be needed would be lessened.

The application of the Old Town zoning district would grant current owners greater flexibility with the future use of their properties. While still intended for single-family residential use, the Old Town district expands the list of permitted and special uses to include small retail, service and professional shops. These uses were included in the Old Town district because they would have minimal noise or traffic impacts on nearby residential uses, while providing greater long-term flexibility with the use of the existing structures that may not be as desirable as single-family residential structures. Any new nonresidential use would still need to address all applicable UDO requirements, including off street parking and building code updates, if required.

Two commercial properties – the Drift Inn (77 Railroad) and Advance Design (30 Railroad) were not included in the rezoning application as proposed Old Town zoning district would not fit their structures or businesses any better than their current R-3 classifications. Staff anticipate that a future petition may be initiated by the Village to rezone these properties to G-1 General Commercial to more closely fit their current uses and structures. The multi-unit residential building at 153 Railroad Street was also left out of the rezoning petition as the Old Town district does not accommodate multi-family residential; the use and structure remain legal nonconforming under the property's R-3 zoning classification. Village Hall and the Police Station were included in the Old Town rezoning petition for continuity with the surrounding area; public uses remain "permitted" in any zoning district.

V. STANDARDS OF REZONING

The following information addresses the "Standards for (Map) Amendments" as set forth by UDO Section 10-11-9, Paragraph E:

a. Identification of the existing uses of property within the general area of the affected property.

The subject properties are built out, with lot dimensions and structures that predate the current UDO requirements. The subject properties would be brought into or closer to conformity with the Old Town zoning regulations as set forth in the UDO.

b. Identification of the zoning classification of property within the general area of the affected property.

The area is zoned R-3 "Urban Residential," a classification that does not fit the existing "Old Town" lot dimensions, structures or character. Nearby properties zoned for C-1 Commercial or R-2 Rural Residence would not be adversely affected by the rezoning of the subject properties to the Old Town classification.

c. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district.

The subject properties are almost entirely built out, with legally nonconforming lot dimensions and structures that predate the UDO or the previous 1985 Zoning Code. The application of the

Old Town zoning regulations would bring the existing lots and structures into closer conformity with the UDO, while providing greater long-term flexibility of uses for the existing structures.

- d. The trend of development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district.**

There is not a clear “trend of development” for the subject properties or the surrounding area, as the area was built out many years ago. The rezoning of the subject area to the Old Town classification would encourage the reinvestment in and/or reuse of existing structures, possibly as repurposed low-impact commercial and service businesses

- e. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan.**

The 2003 Comprehensive Plan designated the property for “Old Town Center,” with the plan intending the area to be primarily “commercial and public use.” As the Old Town neighborhood is predominantly residential in character, the proposed Old Town district reduces lot size, setback and other building envelope regulations to better fit the existing lot sizes. The proposed rezoning also supports long-term reuse of existing structures for low-impact commercial and service businesses.

- f. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property.**

The subject properties are built out, except for six lots that are remain developable and/or are currently attached as a larger front or back yard to an existing residential use. The proposed rezoning would provide greater flexibility for the future use of the unbuilt lots, within the context of the Old Town character and zoning regulations.

- g. The extent to which property values are diminished, if at all, by particular zoning restrictions.**

The subject property values will not be diminished by the proposed rezoning. The current R-3 zoning classification renders the entire area nonconforming, limiting owners’ options to reinvest, expand or reuse the existing structures. The proposed rezoning would allow property owners greater flexibility to add decks or small additions, if sufficient space is available, or reuse their residential structures for low-impact commercial uses.

VI. CITIZEN INPUT

To date, the Village has not received any written comments regarding the proposed rezoning. The Village held an open house meeting on March 23 at which 5 residents came to ask questions about the proposed rezoning and the Village’s upcoming road reconstruction project.

VII. CONCLUSIONS AND RECOMMENDATIONS

The Village of Gilberts proposes to rezone 62 parcels from the R-3 Urban Residence zoning district to the OT Old Town zoning district. These properties are located along Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street. The Old Town zoning classification was established by the UDO with the intent of preserving the character of the neighborhood, by apply zoning regulations that more closely fit existing conditions and support continued use as either residential or low-impact commercial uses. The proposed rezoning would bring the existing properties and structures into closer conformity with the UDO. Therefore, Staff recommend approval of the proposed rezoning of the subject properties to the OT Old Town zoning district.

Respectfully Submitted,

BY: Ray Keller, ICMA-CM, AICP
Village Administrator



LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the Gilberts Plan Commission at their meeting on April 22, 2015, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, on a petition by the Village of Gilberts to rezone properties 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 Old Town zoning district as set forth in Chapter 7 of the Village of Gilberts Unified Development Ordinance.

The properties to be rezoned are:

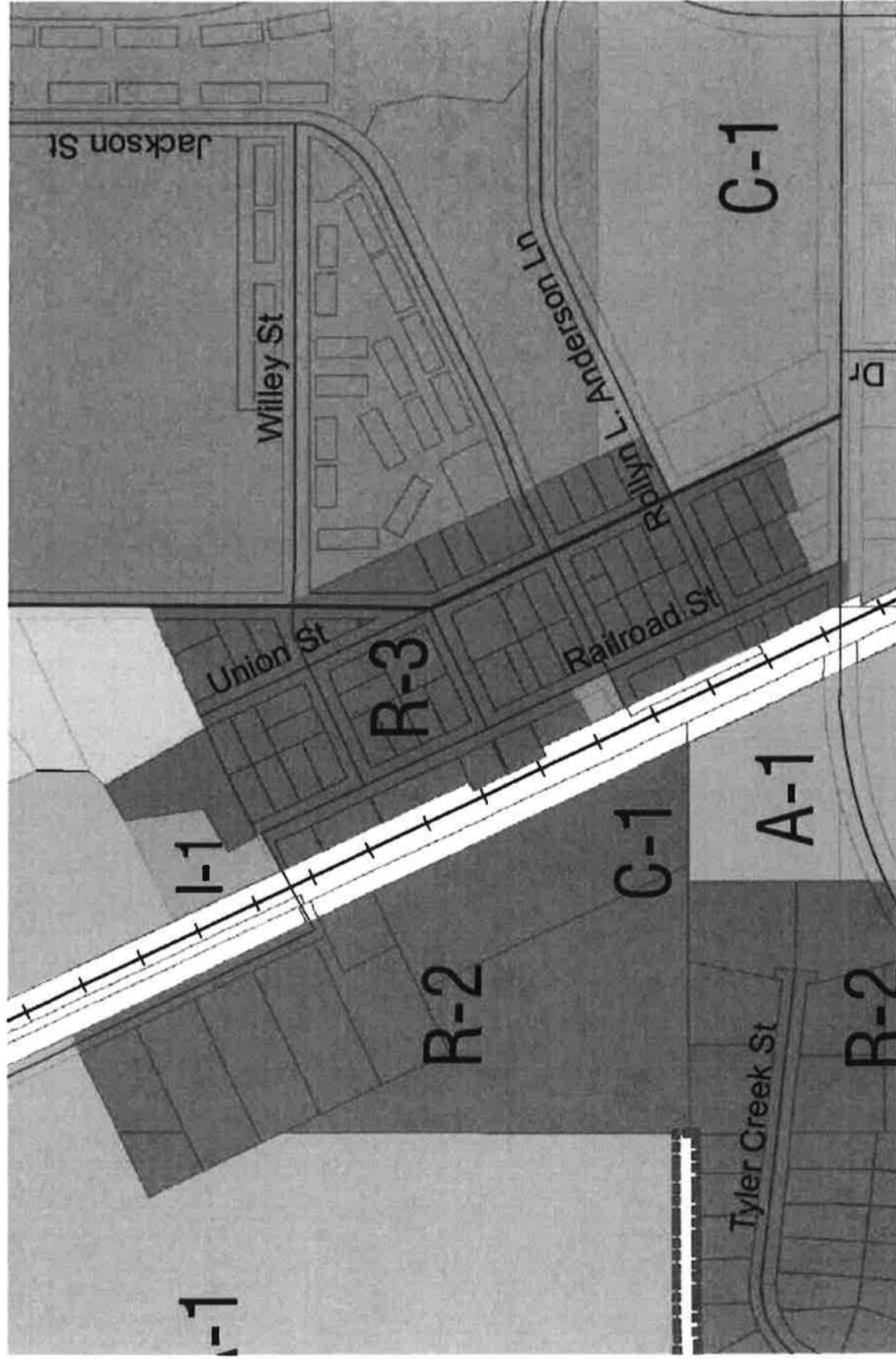
PIN	PROPERTY ADDRESS
02-23-279-003	NORTH OF 10 WILLEY STREET
02-23-279-004	10 WILLEY STREET
02-23-278-002	130 GALLIGAN ROAD
02-23-278-011	NORTH OF 150 UNION STREET
02-23-278-006	150 UNION STREET
02-23-278-004	26-28 WILLEY STREET
02-23-278-005	22 WILLEY STREET
02-23-281-005	27 WILLEY STREET
02-23-281-006	25 WILLEY STREET
02-23-281-004	10 MATTESON ST
02-23-284-005	7 MATTESON ST
02-23-284-006	84 GALLIGAN ROAD
02-23-284-007	76 GALLIGAN ROAD
02-24-152-005	121 JACKSON STREET
02-24-152-006	11 JACKSON STREET
02-24-152-010	62 GALLIGAN ROAD
02-24-152-007	54 GALLIGAN ROAD
02-24-152-008	54 GALLIGAN ROAD
02-24-154-006	36 GALLIGAN ROAD
02-24-154-007	28 GALLIGAN ROAD
02-24-154-008	22 GALLIGAN ROAD
02-24-154-009	18 GALLIGAN ROAD
02-24-154-012	26 EAST HIGGINS RD
02-24-154-004	11 RAILROAD STREET
02-24-154-003	11 RAILROAD STREET
02-24-154-002	19 RAILROAD STREET
02-24-154-001	9 TURNER STREET
02-24-152-004	6 TURNER STREET
02-24-152-004	43 RAILROAD STREET
02-24-152-009	51 RAILROAD STREET
02-24-152-001	57 RAILROAD STREET

02-23-284-004	65 RAILROAD STREET
02-23-284-001	83 N. RAILROAD STREET
02-23-281-004	24 MATTESON STREET
02-23-281-003	24 MATTESON STREET
02-23-281-002	107 RAILROAD STREET
02-23-281-001	113 RAILROAD STREET
02-23-278-008	125 RAILROAD STREET
02-23-278-009	133 RAILROAD STREET
02-23-278-007	139 RAILROAD STREET
02-23-278-010	145 RAILROAD STREET
02-23-277-005	136 RAILROAD STREET
02-23-277-004	124 RAILROAD STREET
02-23-280-003	98 RAILROAD STREET
02-23-280-007	94 RAILROAD STREET
02-23-280-008	86 RAILROAD STREET
02-23-283-005	86 RAILROAD STREET
02-23-283-002	70 RAILROAD STREET
02-23-283-003	60 RAILROAD STREET
02-23-285-007	50 RAILROAD STREET
02-23-285-008	30 RAILROAD STREET
02-23-286-005	24 RAILROAD STREET
02-23-286-004	6 RAILROAD STREET
02-23-286-003	6 RAILROAD STREET
	NORTHEAST CORNER OF GALLIGAN ROAD AND ROLLYN L. ANDERSON LANE
02-24-153-004	
02-24-153-003	55 GALLIGAN ROAD
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02-24-151-003	93 GALLIGAN ROAD
02-24-151-002	99 GALLIGAN ROAD
02-24-151-005	105 GALLIGAN ROAD

All interested persons are invited to appear and be heard at the time and place listed above. Additional information about the proposed rezoning and the public hearing are available from the Village of Gilberts at (847) 428-2861. The hearing may be continued by the Plan Commission without further publication of notice.

Randy Mills, Chairman
Gilberts Plan Commission
Village of Gilberts

Old Town area – Zoning Map excerpt



OLD TOWN



CHAPTER 7**OLD TOWN (OT) DISTRICT****10-7-1 PURPOSE**

The Old Town (OT) district regulations are intended to provide a suitable setting for the comingling of single-family residential uses with a variety of low-intensity commercial services, small offices and retail shopping within a neighborhood setting. The regulations of the district are designed to accommodate small retail, office and service commercial uses that are compatible in intensity and appearance with the residential uses also present in the district.

10-7-2 PERMITTED USES

The following uses and no other are permitted as of right in the OT district:

1. Residential Uses
 - a. Single family detached dwellings.
2. Retail Business Uses
 - a. Antique shops
 - b. Art and school supplies
 - c. Art sales and studios
 - d. Bicycle sales and service
 - e. Bookstores
 - f. Camera shops/photography studios, including film developing
 - g. Candy shops
 - h. Cigar, cigarette, and tobacco stores
 - i. Florists
 - j. Gift and novelty shops
 - k. Hobby/crafts shops
 - l. Jewelry stores
 - m. Lawn mower sales and service
 - n. Newspaper and magazine stores
 - o. Shoe sales and repair
3. Service Uses
 - a. Barber and beauty shops
 - b. Blue printing, copying, and small duplicating establishments
 - c. Employment agencies
 - d. Furniture cleaning, upholstery and repair shops
 - e. Glass cutting and glazing services
 - f. Travel agencies
 - g. Service uses, general, except as noted elsewhere

4. Office and Professional Uses
 - a. Political organization offices
 - b. Real estate sales and brokerage offices
 - c. Office and professional uses, general, except as noted elsewhere
5. Public and Utility Uses
 - a. Village uses, buildings, and facilities, subject to section 10-1-3.
6. Cultural, Recreational, and Entertainment Uses
 - a. Libraries
 - b. Parks and playgrounds
 - c. Open space
7. Agriculture uses, buildings, and facilities lawfully existing as of the effective date of this code, subject to the nonconformity regulations of chapter 10 and the regulations contained in section 10-8-6.
8. Similar and Compatible Uses. Other uses that are similar and compatible to those allowed as permitted uses in the OT District, as determined by the Zoning Administrator.

10-7-3 SPECIAL USES

The following uses may be permitted in the OT district, subject to the issuance of a special use permit as provided in section 10-11-11 of this code and subject to the additional standards set forth in this section.

1. Planned unit developments, but only subject to the special procedures and standards set forth in section 10-11-12 of this code.
2. Retail Business Uses
 - a. Pet shops
 - b. Building materials and garden supply stores
3. Service Uses
 - a. Laundromats / dry-cleaning, without on-site processing
 - b. Hotels and motels
 - c. Funeral homes
 - d. Parcel pick-up and delivery services
4. Health, Medical, and Care Facilities
 - a. Convalescent homes, day care facilities, and nursing homes
 - b. Nursery schools
 - c. Medical laboratories
 - d. Health treatment centers

- e. Medical offices
- 5. Public and Utility Uses, except those uses exempt under section 10-1-3
 - a. Fire stations
 - b. Government offices
 - c. Police stations
 - d. Post offices
 - e. Forest preserves, nature preserves and sanctuaries
 - f. Radio and television broadcasting facilities
 - g. Railroad stations
 - h. Utility substations
 - i. Sewage treatment and distribution facilities
 - j. Water treatment and distribution facilities
 - k. Water wells, reservoirs, towers, and storage facilities
- 6. Educational Uses
 - a. Barber and beauty schools
 - b. Business and technical schools
 - c. Personnel training centers
 - d. Trade and vocational schools
 - e. Colleges and universities
- 7. Cultural, Recreational, and Entertainment Uses
 - a. Clubs, lodges, and fraternal organizations
 - b. Dance halls and studios
- 8. Assembly uses pursuant to section 10-8-5 of this code.
- 9. Similar and Compatible Uses. Other uses that are similar and compatible to those allowed as special uses in the OT District, as determined by the Zoning Administrator.

10-7-4 USE LIMITATIONS

- A. Site Plan Review. Any exterior construction of a non-residential use, change in a nonresidential use, or increase in the intensity of an existing nonresidential use in the OT District, excluding normal repair and maintenance activities, shall require site plan review in accordance with section 10-11-14 of this code.
- B. Operation within an Enclosed Structure. All business, service, storage, and display of goods shall be conducted within completely enclosed structures, except for the following:
 - 1. Agricultural uses subject to section 10-8-6 of this code.
 - 2. Off-street parking and loading.

3. Temporary outdoor seating areas accessory to bars, restaurants, and taverns, subject to a temporary use permit, and permanent outdoor seating areas accessory to bars, restaurants, and taverns pursuant to a special use permit.
 4. Refuse disposal area, subject to section 10-8-1 of this code.
 5. Sale or display of merchandise sold or offered for sale through vending machines, provided the machines do not occupy an aggregate ground area of more than 16 square feet.
 6. Accessory uses, subject to section 10-8-1 of this code.
 7. Temporary uses, subject to section 10-8-3 of this code.
- C. Exterior of Buildings. No exterior wall of any building in the OT District shall be constructed using any of the following materials: wrinkled aluminum, flat concrete masonry, masonry cinder block, or plastic or similar materials.

10-7-5 DISTRICT REGULATIONS

- A. Accessory Structures and Uses. Accessory structures and uses are subject to the provisions of section 10-8-1 of this code.
- B. Temporary Uses. Temporary uses are subject to the provisions of section 10-8-3 of this code.
- C. Home Occupations. Home occupations are subject to the provisions of section 10-8-2 of this code.
- D. Antennas and Support Structures. Antennas and support structures are subject to the provisions of section 10-8-7 of this code.
- E. Site Development Regulations. The site development regulations applicable in the OT district, including parking, signs, fencing, landscaping, trees, lighting, storm water, utilities, access ways, and performance standards are set forth in chapters 8 and 9 of this title, and in the Village Code.
- F. Agricultural Uses. Agricultural uses are subject to the provisions of section 10-8-6 of this code.

10-7-6 BULK, SPACE, AND YARD REQUIREMENTS

- A. Requirements. The building height, lot area, setback, lot coverage, lot width, and floor area ratio (FAR) requirements applicable in the OT District are set forth in the table on the following page. Where the Village has approved specific bulk, space, and yard requirements for developments existing as of the date of approval of this code that are different than the otherwise applicable district requirements, those special requirements will apply. Thus, owners of land subject to special zoning or annexation approvals or private covenants, conditions, or restrictions should consult these approvals to determine whether

supplemental or more restrictive regulations will apply. Footnote references appear in subsection B of this section at the end of the table.

	OT
Minimum District Area	1 acre
Minimum Lot Area <i>(note 1)</i>	8,712 s.f.
Minimum Lot Width at frontage (feet) <i>(note 1)</i>	66
Minimum Lot Depth (feet) <i>(note 1)</i>	132
Maximum Lot Coverage for all buildings	40% of lot area
Maximum Floor Area Ratio for all buildings	40% of lot area
Maximum Principal Building Height (feet) <i>(note 2)</i>	35
Maximum Accessory Building Height (feet) <i>(note 2)</i>	20
Minimum Front and Corner Side Yard Setback (feet) <i>(note 3)</i>	15 (buildings) 10 feet (off street parking and loading)
Minimum Interior Side Yard Setback (feet) <i>(note 4)</i>	10 feet (buildings) 5 feet (off street parking and loading or accessory structure)
Minimum Rear Yard Setback (feet) <i>(note 4)</i>	15 feet (buildings) 5 feet (off street parking and loading or accessory structure)

B. Notes.

1. Minimum Lot Size. Existing lots that are less than 8,712 square feet in area or do not meet the minimum lot width and/or depth requirements and were platted before 1960 are buildable nonconforming lots of record, provided that said lots are not reduced in size or altered to increase their nonconformity. Nonconforming lots of record may be built in compliance with all other bulk, space and yard requirements.
2. Height Exceptions. Agricultural buildings and religious steeples and towers may exceed the maximum permitted height as set forth in section 10-8-6 (agricultural buildings) and section 10-8-5 (assembly uses) of this code.
3. Front Yard Setback Exception in the OT District. Where fifty (50) percent or more of the lots on one side of a street between two intersecting streets are developed with buildings that do not conform to the required front yard setback; the required building setback may be adjusted as follows:
 - a. Where a building is to be erected on a parcel of land that is within one-hundred (100) feet of existing buildings on both sides, the minimum required front yard building setback shall be a straight line

drawn between the two closest front corners of the adjacent buildings on the two sides, or

- b. Where a building is to be erected on a parcel of land that is within one-hundred (100) feet of an existing building on one side only, such building may be erected at the same or greater setback as the existing adjacent building.
4. Special Setback Abutting Residential District. Where a lot line abuts a Residential Zoning District, the off-street parking and loading areas shall be setback a minimum of 10 feet from the abutting lot line.

ORDINANCE 12-2015

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT (REZONING) OF PROPERTY COMMONLY KNOWN AS 214 GALLIGAN ROAD

WHEREAS, Mr. Demitiri Stavropoulos, petitioner, has requested a zoning map amendment (rezoning) for his property at 214 Galligan Road, Gilberts, IL from “P” Conservancy to “I-1” General Industrial; and

WHEREAS, the Gilberts Plan Commission held a Public Hearing on April 22, 2015 and recommend approval of the request by a vote of 6-0; now

THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois as follows:

Section 1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

Section 2. Approval. The property commonly known as 214 Galligan Road, Gilberts, IL (PIN 02-23-227-003) is hereby rezoned from “P” Conservancy zoning district to “I-1” General Industrial zoning district.

Section 3. Severability. In the event a court finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, that finding will not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict with this Ordinance are repealed; provided that nothing in this Ordinance will affect any rights, actions, or claims that may have accrued to the Village prior to the Ordinance’s effective date.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its approval in the manner provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this ____ day of _____, 2015.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee David LeClerc	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2015

(SEAL)

Village President Rick Zirk

ATTEST: _____
Village Clerk, Debra Meadows

Published: _____

Since we can not attend the public hearing of April 22, 2015 we request that this letter be read into the public record.

Village of Gilberts Planning commission members,

We are writing to you to express our opposition to the rezoning of 214 Galligan road from conservancy to industrial. There are a number of reasons for this. First we do not feel this is appropriate zoning given the close proximity to numerous residential properties and the villages desire to have a mixed residential/ comercial area for old town. At this time we would like to point out a mistake in the village of Gilberts staff report dated April 17, 2015. In sectiion 4 it is stated that the "property appears to have been used as a contractor's office/yard for the "clay hole" excavation". In fact it is common knowledge that the property was the town dump prior to the construction of the building. The building and adjacent fuel oil storage tanks were built for a oil storage and delivery business. At that time the area behind the building was a swamp and steel drums were dumped in this area and were easily seen floating in the weeds. Additionally for several years plaster molds and broken pottery from Haeger pottery in Dundee were dumped in the swamp. We believe the conservancy zoning at the time was approrpriate since well and septic was never allowed on the property thereby preventing potential hazards resulting from excavations on the property. Also at the time the existing swamp was clearly marginal land. It is unclear as to what industrial business would be permitted to exist without sewer and water. We were informed that we could not do anything with our property without submitting to the subdivision ordinance. We feel that any change to this property from conservancy to another zoning should comply fully with the subdivision ordinance to enhance the community and protect the investments of the surrounding residential properties.

Sincerely,

Marilyn Geier

Kenton Geier

Handwritten signatures of Marilyn Geier and Kenton Geier. The signature for Marilyn Geier is written in a cursive script, and the signature for Kenton Geier is also in cursive, appearing below the first signature.

260 Galligan Road

To the Members of the Village of Gilberts Plan Commission,

I am writing this letter to express my concerns regarding the proposed rezoning of 214 Galligan Road from P Park-Conservancy to I-1 General Industrial Zoning District. I believe that it would be inappropriate to grant the petitioners request for the following reasons:

1. The proposed rezoning is inconsistent with the surrounding property uses. While I understand that the P Conservancy classification is considered out-dated, that does not impact the actual use of the adjacent and nearby properties. When considering the actual uses, all non-vacant lots have buildings that are of residential use and character. There are two multi-family buildings (one to the north and one to the west), the Old Town single family residences across the "clay hole" to the south and attached residential structures in Gilberts Town Center to the east.

Please see UDO section 10-2-1

The purposes of this code related to land use patterns are to:

1. *Preserve the rational pattern of land uses that has been established in the Village* and encourage the most appropriate and consistent use of individual lots in and around the Village; and
4. *Provide for the gradual elimination of nonconforming uses* that adversely affect the character and value of permitted development;

2. The request is inconsistent with the stated objectives of the UDO which states in 10-1-2 that truck traffic is to be discouraged on Village streets. The list of approved I-1 uses include many that would necessitate large trucks which will continue the deterioration of the northern portion of Galligan Road.

See UDO Section 10-1-2 D. Public Infrastructure. The purposes of this code related to public infrastructure are to:

2. *Protect Village streets from degradation by non-residential traffic;*

3. The proposed rezoning is incompatible with the proposed changes for Old Town. In order to preserve the character and encourage appropriate development in Old Town, the Village itself is proposing to amend the Old Town Zoning District. By allowing a potentially impactful industrial use in close proximity, within approximately 2 blocks of Old Town the character of Old Town could be negatively affected. Additionally, the residential building just to the north is of historical significance to the Village having been an original (and last official) school house (and my childhood home). While not included in the proposed Old Town Zoning district, it does in fact serve as the northern anchor of original Village of Gilberts and provides a transition to the Commercial zoning district extending north along the west side of Galligan Road.

4. If granted it would suggest the appearance of a case of single parcel zoning (AKA spot zoning). The staff recommendation does not appear to address case law on spot zoning. Although courts may differ in their specific approaches when reviewing spot zoning claims, the majority consider:

- 1.the size of the parcel subject to rezoning; [see note on district size below]
- 2.the zoning both prior to and after the local government's decision; [P Park-Conservancy]
- 3.the existing zoning *and use of the adjacent properties*; [All residential]
- 4.the benefits and detriments to the landowner, neighboring property owners, and the community resulting from the rezoning; and
- 5.the relationship between the zoning change and the local government's stated land use policies (the official Comprehensive Plan).

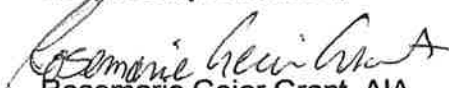
The UDO indicates the I-1 uses are limited to districts of a minimum of 4 acres. The proposed parcel is only 1.78 acres, and so too small to qualify as a district, additionally it is not adjacent to another I-1 lot to form an I-1 district, further adding to the appearance of spot zoning.

The American Planning Association considers the municipal comprehensive plan the guiding policy document for development. The zoning ordinance and the UDO are the tools to implement the comprehensive plan. To remove the existing comprehensive plan from consideration in this rezoning request without addressing that underlying policy through amendment is not considered normal practice.

Again, I urge you to deny the request for rezoning of the property. The current petitioner acquired the property with a non-conforming use in the P Park-Conservancy district with no guarantees that the non-conforming industrial use would not, as indicated in the UDO, be phased out at an appropriate juncture, such as the abandonment of the use. The P Park-Conservancy district has allowable uses that the property owner can leverage to his advantage, he is not without options.

Please note that due to the funeral of a close family member I am unable to attend this meeting and answer your questions, but stand ready to respond at a future date.

Respectfully submitted,


Rosemarie Geier Grant, AIA
8834 N 3000 East Road
Ellsworth, IL 61737
309-724-8723

Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

VILLAGE OF GILBERTS STAFF REPORT April 17, 2015

TO: Village of Gilberts Plan Commission

RE: Zoning Map Amendment – 214 Galligan Road

I. GENERAL INFORMATION

- | | | |
|----|----------------------------------|--|
| A. | Purpose | To rezone property from P Conservancy to I-1 General Industrial |
| B. | Location | 214 Galligan Road |
| C. | Access | Galligan Road |
| D. | Size | 1.78 acres |
| E. | Existing Zoning | P Conservancy (1971 Code) |
| F. | Proposed Zoning | I-1 General Industrial |
| G. | Surrounding Zoning and Land Uses | North: I-1, agricultural
South: A-1, agricultural
East: I-1, agricultural
West: Kane County Forest Preserve |
| H. | Floodplain | Zone X (not in floodplain zones) |
| I. | Comprehensive Plan Designation | Old Town Center |

II. APPLICANT'S REQUEST

Mr. Demitiri Stavropoulos, petitioner, has requested a zoning map amendment (rezoning) for his property at 214 Galligan Road, Gilberts, IL from "P" Conservancy to "I-1" General Industrial.

III. CHARACTERISTICS OF SUBJECT PROPERTY AND SURROUNDING LAND USES AND ZONING CLASSIFICATIONS

The subject property is 1.78 acres in size and is located on the west side of Galligan Road, about one-quarter mile south of Koppie Drive and about 800 feet north of Willey Street. The property is currently zoned P Park-Conservancy, a zoning classification from the 1971 Zoning Ordinance that has since been repealed by later zoning regulations. The property is unpaved and undeveloped, except for a 4,000 square foot (100x40) metal building. The property is surrounded on all sides by undeveloped property, including long-standing retention/detention area to the south and wetlands and retention areas the east.

IV. DISCUSSION

The property is currently zoned P Park-Conservancy, an archaic zoning classification that was established by the 1971 Zoning Code, but was not included in the subsequent 1985 Zoning Code or the Unified Development Ordinance adopted in 2014.

According to the 1971 Zoning Code, the P zoning district intended to “preserve scenic and natural areas in the Village and to regulate development of marginal lands so as to prevent potential hazards to public and private property.” However, the P zoning district also allowed “gravel or sand pits and quarries” as conditional uses. The subject property appears to have been used as the contractor’s office/yard for the “clay hole” excavation immediately to the south of the subject property. Since then, the property has been intermittently used as a contractor’s yard. In 2014, the site had become a de facto scrap/junk yard and was the subject of an intense cleanup effort due to the Village’s code enforcement efforts. The property was subsequently sold to the petitioner, who in turn intends to resell the property upon its rezoning to I-1 General Industrial.

The proposed rezoning would remove an archaic classification from the zoning map and would apply the current UDO requirements to the future use and/or development of the subject property. The property has been used for industrial-oriented businesses for several years; rezoning the property to I-1 General Industrial would be consistent with the property’s past use. Because the preexisting contractor’s yard use has been discontinued for more than six months, the property’s legal nonconforming (“grandfathered”) status has expired as set forth by Section 10-10-2 of the UDO. The use and/or development of the property would be required to comply with all applicable UDO standards, such as fencing and screening around parking areas and site coverage limitations. The existing metal building would retain its legal nonconforming status and would not be required to upgrade its facade to comply with the UDO, but any changes to the building (e.g. replacement or expansion) would trigger the applicable UDO and building code requirements.

The property was designated as “Old Town Center” as an intended future land use by the 2003 Comprehensive Plan, though the subject property is roughly 800 feet away from the “Old Town” residential area and is buffered by the “clay hole” retention/detention area. To minimize the traffic and noise impacts of the property on the nearby Old Town area, Village staff is recommending the Board’s approval of an ordinance prohibiting heavy truck traffic on all Old Town streets, starting on Galligan Road just south of the subject property. The petitioner has already been advised so that truck traffic from the subject property would be required to head

north to Koppie Drive to access Tyrrell/Galligan Roads. This truck restriction ordinance is independent of the rezoning request, but will be prepared for the Board's consideration parallel to the ordinance approving the rezoning of the subject property.

V. STANDARDS OF REZONING

The following information addresses the "Standards for (Map) Amendments" as set forth by UDO Section 10-11-9, Paragraph E:

a. Identification of the existing uses of property within the general area of the affected property.

The subject property is surrounded by undeveloped land, including historic detention/retention area to the south and wetland and retention areas to the east. The property is approximately 800 feet away from the closest residential use and about 1,200 feet from industrial uses located along Koppie Drive to the north.

b. Identification of the zoning classification of property within the general area of the affected property.

The immediately adjacent properties are zoned P Conservancy (1971 Zoning Code), A-1 Agricultural and R-4/PUD (Town Center PUD). Properties zoned I-1 General Industrial and R-3 Urban Residential can be found 800+ feet away from the subject property.

c. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district.

The subject property has been used intermittently as a contractor's office and yard, which is a permitted use in the property I-1 General Industrial zoning district. Any further use or development of the property would be subject to the regulations set forth by the UDO.

d. The trend of development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district.

The adjacent properties that are currently zoned P Conservancy and A-1 Agricultural have not been developed since the property's first use as a contractor's office/yard or the property's Conservancy zoning. The property to the east was preserved as a natural wetland/retention area for the Town Center residential development and will remain undeveloped. Other than the future use of the subject property, there is not a clear "trend of development" for the surrounding area.

e. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan.

The 2003 Comprehensive Plan designated the property for "Old Town Center," though the subject property is well removed from the rest of the "Old Town" residential area and is more

similar to the industrial-zoned properties to the north. The Comprehensive Plan does not reflect many current conditions, such as the realignment of Tyrrell Road or the development of the Town Center area as a residential development, and therefore does not closely match the current or likely future uses of the subject or nearby properties. The proposed property would likely be used again as a contractor's office/yard or a small manufacturing use, as permitted in the I-1 General Industrial zoning district.

f. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property.

The property has been intermittently used as a contractor office/yard as a nonconforming use, particularly as the property has been zoned for a classification that has not been in effect since 1985. Claims to any preexisting legal nonconforming use(s) have expired as set forth by UDO Section 10-10-2, leaving the property undevelopable or unusable until a new zoning classification is applied to the property.

g. The extent to which property values are diminished, if at all, by particular zoning restrictions.

The property's value will not be diminished by the proposed rezoning. The current zoning classification is no longer in effect and the previous nonconforming use as a contractor's office/yard has expired. The rezoning of the subject property will implement an updated list of permitted and special uses, which will be conditional upon the satisfaction of other development requirements as set forth by the UDO. The proposed rezoning would enable the future use and/or development of the property, giving the property potential value as usable property.

VI. CITIZEN INPUT

To date, the Village has not received any written comments regarding the proposed rezoning.

VII. CONCLUSIONS AND RECOMMENDATIONS

Mr. Demitiri Stavropoulos, petitioner, has requested a zoning map amendment (rezoning) for his property at 214 Galligan Road, Gilberts, IL from "P" Conservancy to "I-1" General Industrial. The Conservancy zoning district is an archaic classification that was established by the 1971 Zoning Code but eliminated from the 1985 Zoning Code and the 2014 Unified Development Ordinance. The proposed rezoning to I-1 General Commercial would remove the Conservancy district from the zoning map and establish an updated list of permitted and special uses for the property, which would be allowed subject to the requirements found in the UDO. The future use and/or development of the property for industrial use allowed by the rezoning would be consistent with the property's historic uses. Therefore, Staff recommend approval of the proposed rezoning to I-1 General Industrial.

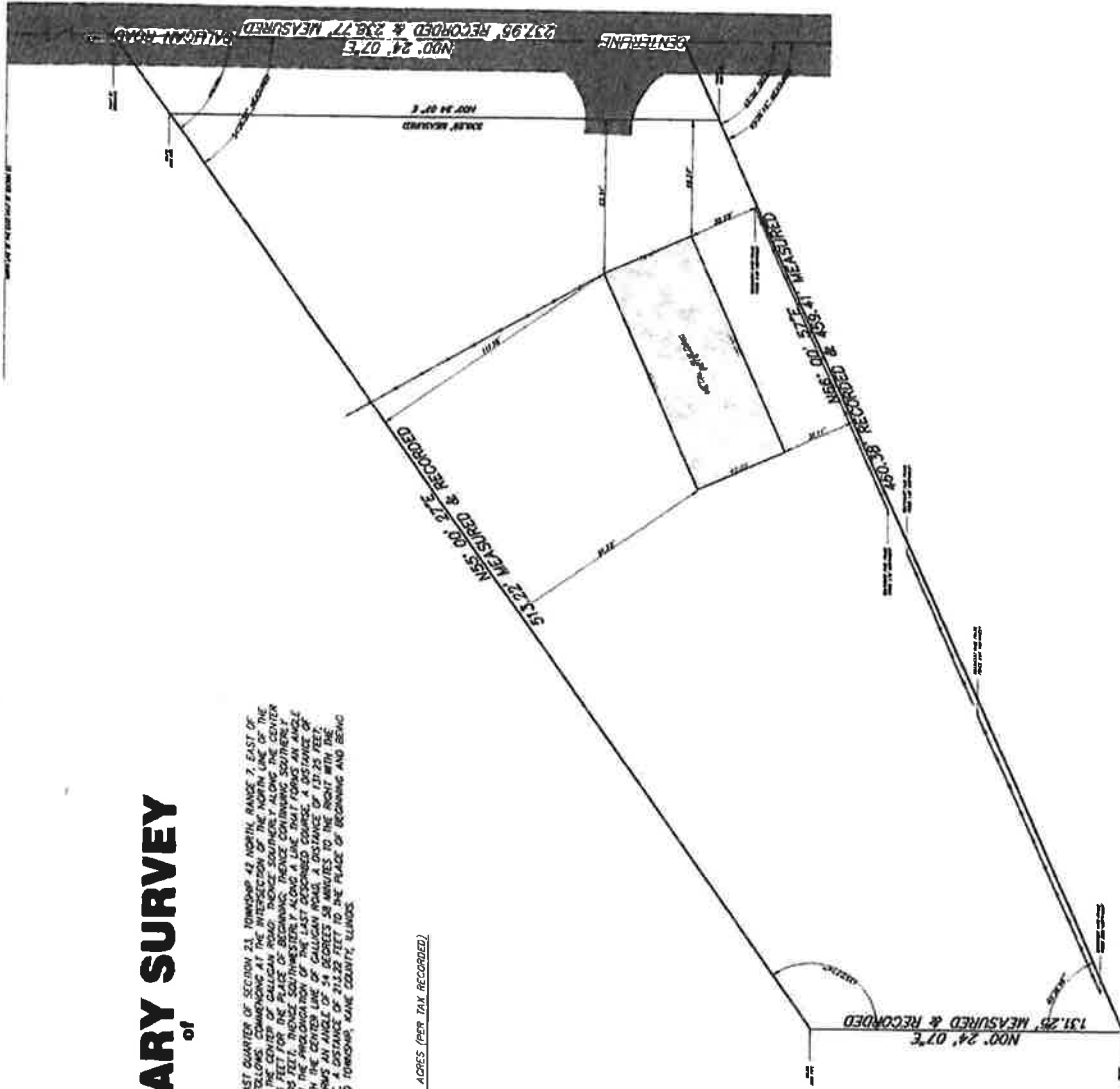
Respectfully Submitted,

BY: Ray Keller, ICMA-CM, AICP
Village Administrator



— 4 —

±1.78 ACRES (PER TAX RECORDED)



EDMUND P. WANDERLING
ATTORNEY AT LAW

1. The first step is to identify the problem.
 2. The second step is to define the problem.
 3. The third step is to analyze the problem.
 4. The fourth step is to develop a solution.
 5. The fifth step is to implement the solution.
 6. The sixth step is to evaluate the solution.
 7. The seventh step is to monitor the solution.
 8. The eighth step is to maintain the solution.
 9. The ninth step is to improve the solution.
 10. The tenth step is to document the solution.

DESIGN FIRM: #184-002898

ADDRESS: 214 GALLIGAN ROAD

PIN# 02-23-227-003-0000



PYRAMID LAND SURVEYORS

15 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS 60010
PHONE 630-492-1412 FAX 630-28-6419

FIELD WORK COMPLETED: JAN. 24, 2015
DRAWN BY: G.V.S. | SCALE: 1"=30'

BOOK NUMBER: 1501-25

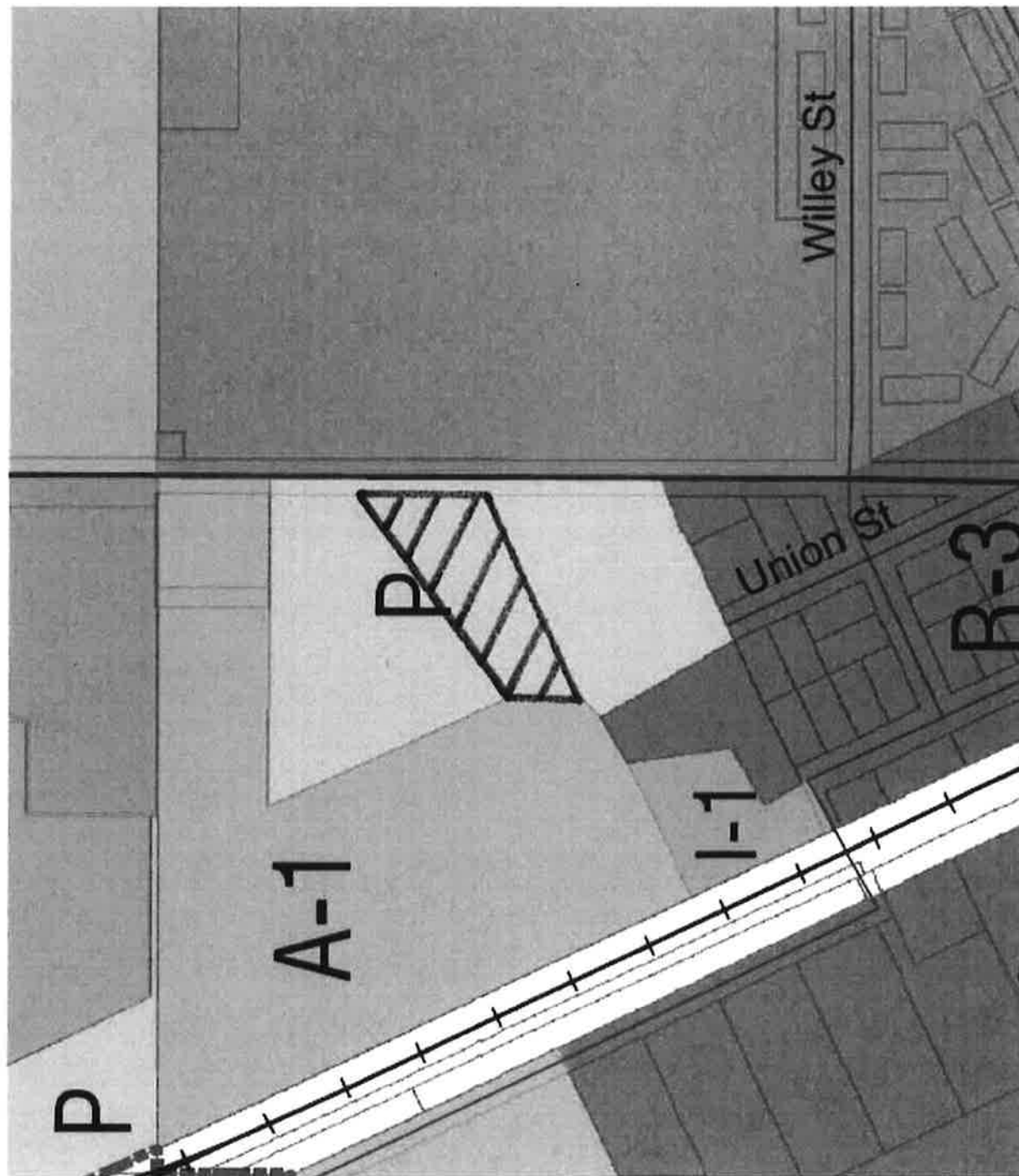
PHONE NUMBER: 117-150
pyramids@yahoo.com

STATE OF ILLINOIS) C.C.
COUNTY OF COOK)

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED
 PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE
 SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS
 PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
 MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF
 JANUARY 2015

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2016

214 Galligan Road – Zoning Map Excerpt



LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the Gilberts Plan Commission at their meeting on April 22, 2015, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, on a proposal by Mr. Demitri Stavropoulos to rezone property to I-1 General Industrial zoning district. The subject property is commonly known as 214 Galligan Road, Gilberts, Illinois. PIN: 02-23-227-003.

All interested persons are invited to appear and be heard at the time and place listed above. Additional information about the proposed rezoning and the public hearing are available from the Village of Gilberts at (847) 428-2861. The hearing may be continued by the Plan Commission without further publication of notice.

Randy Mills, Chairman
Gilberts Plan Commission
Village of Gilberts

APPLICATION FOR
REZONING

Case #: 201-2015
Revision #1: _____
Revision #2: _____
Revision #3: _____
For office use only

Development Name: 214 GALLIGAN RD Date of Submission: 3/16/2015

I. APPLICANT:

Demitri Stavropoulos 123 Properties Inc.
Name Corporation
123 Twin Oaks Drive
Street
Oak Brook IL 60523
City State Zip Code
Demitri Stavropoulos (708) 705-0066 demitristav@msn.
Contact Person Telephone Number ~~Fax Number~~ email com
Owner
Relationship of Applicant to subject Property (e.g. Owner, Developer, Contract Purchaser, etc.)

II. ACTION REQUESTED (Check applicable boxes):

- ☐ Rezoning from PCONSERVANCY to I-1 Industrial
☐ Special Use for _____

Any additional requests, which are being processed with the Rezoning (i.e. variances, subdivision, etc.):

Is this development within the Village limits?

- ☒ Yes.
☐ No, requesting annexation.
☐ Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: _____ Telephone Number: _____ Fax Number _____
Builder: _____ Telephone Number: _____ Fax Number _____
Developer: _____ Telephone Number: _____ Fax Number _____
Engineer: _____ Telephone Number: _____ Fax Number _____

IV. PROJECT DATA:

1. General Location: 214 GALLIGAN RD.

a. County: KANE

b. Township: ~~GILBERT~~ RUTLAND

c. PIN#(s): 02-23-2277003-0000

2. General description of the site: Approx 1.78 Acres, Fenced in lot with 4,000 sf pole barn.

3. Existing zoning on the site: Pconservancy

4. Acreage of the site: 1.78

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North				
South				
East				
West				

6. List Controlling Ordinances (zoning, annexation agreements, site plans, etc.): _____

DISCLOSURE OF BENEFICIARIES

Name _____

Address _____

2) Nature of Benefit sought: _____

3) Nature of Applicant: (please check one)

_____ a. Natural Person

_____ b. Corporation

_____ c. Land Trust/Trustee

_____ d. Trust/Trustee

_____ e. Partnership

_____ f. Joint Venture

4) If applicant is an entity other than described above, briefly state the nature and characteristics of applicant:

5) If in your answer to Section 3 you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____

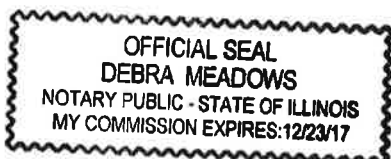
6) Name, address and capacity of person making this disclosure on behalf of the applicant:

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, _____ being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and Sworn to before me this) 6th day of March 2015



Debora Meadows
Notary Public

- 5) The proposed Rezoning meets the requirements for granting a Rezoning because:
- (a) The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and Official Land Use Plan and other official plans of the Village.
 - (b) The trend of development in the area of the subject property is consistent with the requested amendment.
 - (c) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.
 - (d) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.
 - (e) The subject property has not been utilized under the existing zoning classification for a substantial period of time.
 - (f) The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
- 6) Granting the Rezoning described above is appropriate because:

[List factors that demonstrate why the Rezoning is appropriate]

WHEREFORE, the Petitioner requests that with respect to the Subject Property, the Village Board and the Zoning Board take action in accordance the Gilberts Municipal Code to approve an ordinance granting a Rezoning in accordance with Exhibit "-" to Rezone the Subject property to the:

[repeat the description of the zoning designation as requested in the Recital Section]

Respectfully Submitted,

By: 

[Type in name of signatory under signature block]

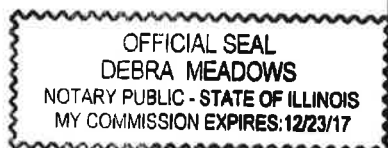
[Type in title or nature of individual (i.e. applicant)]

STATE OF ILLINOIS
COUNTY OF _____)

The foregoing petition was acknowledged before me by _____
on the 16th day of March, 2015 A.D.

By: 

[Type in name of signatory under signature block]
[Type in title of person notarizing] and Notary Public



CHAPTER 6

INDUSTRIAL DISTRICTS

10-6-1 PURPOSES

The I-1 General Industrial District is intended to provide opportunities within certain specified areas of the village for a range of manufacturing, wholesaling, warehousing, and administrative uses. The regulations of this district are designed to permit the operation of most industrial and ancillary uses in a clean and quiet manner while simultaneously providing adequate protection for uses allowed in adjacent zoning districts. Typically, the I-1 District is situated only in those locations which have direct access to an existing or proposed arterial roadway, offer potential rail connection, and are compatible with adjacent land uses.

10-6-2 PERMITTED USES

The following uses and no other are permitted as of right in the I-1 district:

1. Industrial and Manufacturing Uses
 - a. Construction and contractor's offices and yards
 - b. Facilities for manufacturing, processing, assembly, and packaging of:
 1. Advertising, trade show and product displays
 2. Apparel and other finished products made from fabric and similar products
 3. Electrical and electronic machinery, equipment, and supplies
 4. Fabricated metal products
 5. Food and kindred products
 6. Furniture and fixtures
 7. Jewelry, silverware, and plated ware
 8. Lead pencils, crayons, and artists materials
 9. Leather and leather products
 10. Lumber and wood products
 11. Machinery
 12. Musical instruments
 13. Paper and allied products
 14. Primary metal products
 15. Rubber and plastics products
 16. Stone, clay and glass products
 17. Textile mill products
 18. Tobacco products
 19. Toys and amusement, sporting, and athletic goods
 20. Transportation equipment
2. Office and Professional Uses
 - a. Office and professional uses, general, except as noted elsewhere

3. Retail Business Uses

- a. Agriculture implement sales and service
- b. Air condition sales and service
- c. Appliance sales and service
- d. Bicycle sales and service
- e. Building materials and garden supply stores
- f. Business machine sales and service
- g. Electrical supply and equipment stores
- h. Farm supply stores
- i. Feed and grain stores
- j. Lawn mower sales and service
- k. Plumbing appliance and equipment stores
- l. Tire, battery, and accessory sales and service
- m. Tool sales and service

4. Service Uses

- a. Ambulance services
- b. Automobile body shops
- c. Automobile repair and service
- d. Blue printing, copying, and small duplicating establishments
- e. Diaper, linen, and towel services
- f. Equipment rental and leasing
- g. Exterminating and fumigating services
- h. Furniture cleaning, upholstery and repair shops
- i. Glass cutting and glazing services
- j. Kennels
- k. Motor vehicle rental agencies
- l. Motor vehicle towing services
- m. Parcel pick-up and delivery services
- n. Sewer and septic cleaning and rodding services

5. Health, Medical, and Care Facilities

- a. Health treatment centers
- b. Hospitals
- c. Medical laboratories
- d. Medical offices

6. Public and Utility Uses

- a. Fire stations
- b. Government offices
- c. Police stations
- d. Post offices
- e. Radio and television broadcasting facilities
- f. Railroad stations
- g. Sewage treatment and distribution facilities
- h. Utility substations
- i. Utility yards

- j. Water treatment and distribution facilities
 - k. Water wells, reservoirs, towers, and storage facilities
 - l. Village uses, buildings, and facilities, subject to section 10-1-3.
7. Cultural, Recreational, and Entertainment Uses
- a. Athletic fields
 - b. Parks and playgrounds
8. Educational Uses
- a. Business and technical schools
 - b. Barber and beauty colleges
 - c. Personnel training centers
 - d. Trade and vocational schools
9. Agriculture uses, buildings, and facilities lawfully existing as of the effective date of this code, subject to the nonconformity regulations of chapter 10 and the regulations contained in section 10-8-6.
10. Similar and Compatible Uses. Other uses that are similar and compatible to those allowed as permitted uses in the I-1 District, as determined by the Zoning Administrator.

10-6-3 SPECIAL USES

The following uses may be permitted in the I-1 District, subject to the issuance of a special use permit as provided in section 10-11-11 of this code and subject to the additional standards set forth in this section.

- 1. Planned unit developments, but only subject to the special procedures and standards set forth in section 10-11-12 of this code.
- 2. Industrial and Manufacturing Uses
 - a. Facilities for manufacturing, processing, assembly, and packaging of:
 - 1. Chemicals and allied products
 - 2. Petroleum refining and related industries
 - b. Motor freight terminals
 - c. Motor vehicle wrecking and salvage yards
 - d. Plants for asphalt, cement, concrete, and similar products
 - e. Recycling centers
- 3. Retail and Service Uses
 - a. Any drive-through accessory to a bank, pharmacy, dry cleaner, restaurant, or other use
 - b. Automobile, motorcycle, and truck sales and services
 - c. Boat, snowmobile and other motorized vehicle/equipment sales and service
 - d. Taxicab offices and storage

4. Public and Utility Uses, except as exempt under section 10-1-3
 - a. Airports
 - b. Forest preserves, nature preserves and sanctuaries
 - c. Railroad stations
5. Cultural, Recreational, and Entertainment Uses
 - a. Amusement parks, indoor only
 - b. Auditoriums, private
 - c. Gymnasiums, school and park
 - d. Health clubs
 - e. Ice skating rinks, indoor
 - f. Race tracks
 - g. Stables and riding academies
 - h. Swimming clubs and pools
 - i. Tennis, racquetball, handball, and other private recreational clubs
6. Adult uses, subject to section 10-8-4 of this code.
7. New agricultural uses, buildings, and facilities established after the effective date of this code, subject to the regulations contained in section 10-8-6.
8. Similar and Compatible Uses. Other uses that are similar and compatible to those allowed as special uses in the I-1 District, as determined by the Zoning Administrator.

10-6-4 USE LIMITATIONS

- A. Site Plan Review. Any exterior construction, change in use, or increase in the intensity of an existing use in the I-1 District, excluding normal repair and maintenance activities, shall require site plan review in accordance with section 10-11-14 of this code.
- B. Operation within an Enclosed Structure. All business, service, storage, and display of goods shall be conducted within completely enclosed structures, except for the following:
 1. Agricultural uses subject to section 10-8-6 of this code
 2. Automobile service stations
 3. Motor vehicle sales
 4. Off-street parking and storage
 5. Outdoor storage, when associated with and ancillary to a permitted or special use and provided the storage does not consist of uncontained bulk material

6. Sale or display of merchandise sold or offered for sale through vending machines, provided the machines do not occupy an aggregate ground area of more than 16 square feet.
 7. Accessory uses, subject to section 10-8-1 of this code.
 8. Temporary uses, subject to section 10-8-3 of this code.
- C. Outdoor Storage. Outdoor storage areas allowed in the I-1 District shall be effectively screened and enclosed to a minimum height of six feet by a reasonably secured solid fence, wall, or other comparable barrier to conceal the areas from adjacent zoning lots and from public rights of way. All such areas shall be graded to prevent the accumulation of surface water and be provided with a permanent, durable, dustless surface.
- D. Exterior of Buildings.
1. No exterior wall facing any road or street of any building in the I-1 District shall be constructed using any of the following materials: wrinkled aluminum, flat concrete masonry, masonry cinder block, wood, vinyl, or plastic or similar materials.
 2. Not more than 65% of the square foot area of any side of the exterior wall of any building, other than a wall facing a road or street as described in section 1, shall be constructed of the following materials: wrinkled aluminum, flat concrete masonry, masonry cinder block, wood, vinyl, or plastic or similar materials.

10-6-5 DISTRICT REGULATIONS

- A. Accessory Structures and Uses. Accessory structures and uses are subject to the provisions of section 10-8-1 of this code.
- B. Temporary Uses. Temporary uses are subject to the provisions of section 10-8-3 of this code.
- C. Antennas and Support Structures. Antennas and support structures are subject to the provisions of section 10-8-7 of this code.
- D. Adult Uses. Adult uses are subject to the provisions of section 10-8-4 of this code.
- E. Site Development Regulations. The site development regulations applicable in the industrial district, including parking, signs, fencing, landscaping, trees, lighting, storm water, utilities, access ways, and performance standards are set forth in chapter 9 of this code.
- F. Agricultural Uses. Agricultural uses are subject to the provisions of section 10-8-6 of this code.

10-6-6 BULK, SPACE, AND YARD REQUIREMENTS

- A. **Requirements.** The building height, lot area, setback, lot coverage, lot width, and floor area ratio (FAR) requirements applicable in the I-1 District are set forth in the table on the following page. Where the Village has approved specific bulk, space, and yard requirements for subdivisions existing as of the date of approval of this code that are different than the otherwise applicable district requirements, those special requirements will apply. Thus, owners of land subject to special zoning or annexation approvals or private covenants, conditions, or restrictions should consult these approvals to determine whether supplemental or more restrictive regulations will apply. Footnote references appear in subsection B of this section at the end of the table.

	I-1
Minimum District Area (<i>note 1</i>)	4 acres
Minimum Lot Area (<i>note 2</i>)	N/A
Minimum Lot Width (feet)	100
Maximum Lot Coverage for all buildings	45% of lot area
Maximum Floor Area Ratio for all buildings	60% of lot area
Maximum Building Height (feet) (<i>note 3</i>)	45
Minimum Front and Corner Side Yard Setback (feet) (<i>note 2</i>)(<i>note 4</i>)	30 (buildings) 25 feet (off street parking and loading)
Minimum Interior Side Yard Setback (feet) (<i>note 5</i>)	15 feet (buildings) 0 feet (off street parking and loading)
Minimum Rear Yard Setback (feet) (<i>note 5</i>)	15 feet (buildings) 0 feet (off street parking and loading)

B. **Notes.**

1. **Lot Area Combined.** A property owner may combine land it owns in the O-1 or C-1 District that is immediately abutting property zoned in the I-1 District to meet the minimum lot area requirement.
2. **Nonconforming Lots.** See section 10-10-5 of this code for lot requirements with respect to legal nonconforming lots of record.
3. **Height Exceptions.** Agricultural buildings may exceed the maximum permitted height as set forth in section 10-8-6 (agricultural buildings).
4. **Special Front and Corner Side Yard Setback.** The front and corner side yard setback for buildings shall be increased by one foot for each foot that a building exceeds 16 feet in height.
5. **Special Setback Abutting Residential District.** Where a lot line abuts a Residential Zoning District, the off-street parking and loading areas shall be setback a minimum of 10 feet from the abutting lot line.

ORDINANCE NO. 13-2015

AN ORDINANCE ADOPTING A VEHICLE WEIGHT LIMIT SCHEDULE

WHEREAS, pursuant to state statute, the Village Board has the authority to establish restrictions on vehicle weights and classifications on the use of public streets and roadways; and

WHEREAS, Village Code Chapter 6-5-3 authorizes the Village Board to file with the Village Clerk a schedule of the temporary, seasonal and permanent safe gross weight limitations for each street and roadway; and

WHEREAS, the Village Board has determined that it is in the best interests of the Village to restrict the weights of vehicles using Village roads as set forth in this Ordinance.

THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

Section 2. Approval. The Vehicle weight limit schedule attached hereto as Exhibit "A" is hereby approved pursuant to Village Code Chapter 6-5-3 "Schedule Filed."

Section 3. Severability. In the event a court finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, that finding will not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict with this Ordinance are repealed; provided that nothing in this Ordinance will affect any rights, actions, or claims that may have accrued to the Village prior to the Ordinance's effective date.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its approval in the manner provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this ____ day of ____, 2015.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee David LeClercq	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2015

(SEAL)

Village President Rick Zirk

ATTEST:

Village Clerk, Debra Meadows

Published: _____

EXHBIT "A"

A. Permanent Weight Limits:

Vehicles with a gross weight exceeding 10,000 pounds are prohibited on all local streets except for the following roadways:

1. Galligan Road (Village of Gilberts jurisdiction), from Koppie Drive to 100 feet north of Willey Street.
2. Koppie Drive
3. Industrial Drive
4. West End Drive
5. Center Drive
6. East End Drive
7. Sola Drive
8. Arrowhead Drive
9. Riemer Way
10. Phoenix Road
11. Prairie Parkway
12. Trillium Drive
13. Larkspur Drive

Chapter 5

VEHICLE WEIGHT LIMITS

6-5-1: DEFINITION:

For the purpose of this chapter, a "highway" is defined as the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel. (2006 Code § 11.5.1)

6-5-2: WEIGHT LIMITS ESTABLISHED:

- A. Permanent Weight Limits: Weight limits applicable to all highways within the village are established by 625 Illinois Compiled Statutes 5/15-111, which is adopted by reference in section 6-2-1 of this title. (2006 Code § 11.5.1; amd. 2010 Code)
- B. Temporary Weight Limits: The village board may, by resolution, place temporary seasonal gross weight operating limitations upon designated highways in the village based upon foundation, base, materials, type of construction, seasonal weather conditions, seasonal frost levels, groundwater tables and general ground conditions, and other factors involved in the construction and maintenance of streets and roadways. (2006 Code § 11.5.1)

6-5-3: SCHEDULE FILED:

The village board shall file with the village clerk a schedule of the temporary seasonal and permanent safe gross weight limitations for each street and roadway as may be determined. (2006 Code § 11.5.2)

6-5-4: SIGNS POSTED:

The village shall cause said seasonal and permanent gross weight limitations to be posted in prominent places along the streets and roadways of the village. Each so designated street

and roadway in the village shall be restricted to vehicular traffic, including passenger cars, motor trucks, and all other types of vehicles, which shall have a gross weight not exceeding the applicable seasonal or permanent maximum safe gross weight limit for such designated street or roadway as posted along the street or roadway, as herein set forth. (2006 Code § 11.5.3)

6-5-5: SPECIAL PERMIT PROVISIONS:

- A. Permit Required: The village may, upon application to the chief of police on forms provided by the village and on good cause being shown therefor, issue a special permit authorizing the applicant to operate or move a vehicle or combination of vehicles of weight or load exceeding the maximum specified in this chapter.
- B. Application For Permit: The applicant shall furnish the following information in the special permit application:
1. Name and address of the owner or lessee of the vehicle.
 2. Applicant's name.
 3. Type of permit request; whether it be for a single trip, round trip, or multiple routing.
 4. Description and registration of the power unit.
 5. Description of the object or vehicle to be moved.
 6. Number of axles of the vehicle or combination of vehicles.
 7. Axle weights of all single, tandem or series axles.
 8. Gross weight of the vehicle.
 9. Width, length and height of the vehicle and load.
 10. Specific origin of the load (whether within or without the state of Illinois); copies of all county and/or state permits must be attached to the application prior to approval and issuance of a village special permit.
 11. Requested routing over village streets and to the specific location. (2006 Code § 11.5.10)
- C. Fees; Effect Of Permit: The owner or owner's agent shall submit an application fee as provided in section 2-4-11-1 of this code. Permits are valid only for the dates specified on

the permit and for the specific vehicle, load and routing as established by the chief of police. No substitution of vehicle, load or routing is permitted without express written permission by the chief of police and carried in the vehicle to which the permit applies. (2006 Code § 11.5.10; amd. 2010 Code)

- D. Approval And Issuance Of Permit; Contents: The chief of police is authorized to approve the application for approved routes. Upon approval and payment of all required fees, the chief of police shall issue a permit allowing passage of the overweight vehicles over village streets. The permit shall be specific and contain:
1. Permit number.
 2. Dates the permit is valid.
 3. Whether the permit is for single, round trip or multiple routing.
 4. Description of the object or vehicle to be moved.
 5. Authorized gross weight, axle weights, width, length and height.
 6. Authorized routing over village streets including the origin and termination points within the village.
 7. Fee paid.
 8. Date and signature of the chief of police.
 9. In addition, the permit will specify general conditions with which the permittee must comply that are consistent and reasonable for the protection of the general public and village streets.
- E. Responsibility Of Permittee: It is the duty of the permittee to read and be familiar with the permit provisions. Undertaking of the move authorized by the permit is deemed to constitute acceptance of the provisions of the permit and that:
1. The permittee is in compliance with all operation requirements;
 2. All weight limitations specified in the permit shall not be exceeded;
 3. There has been compliance with all operation, registration and license requirements;
 4. All financial responsibilities, obligations and other legal requirements have been met; and
 5. The permittee assumes all responsibility for injury or damage to persons or to the public or private property, including his or her own, or to the object being transported, caused directly or indirectly by the transportation or movement of vehicles and objects

authorized under the permit. The permittee agrees to hold the village harmless from all suits, claims, damages, or proceedings of any kind and to indemnify the village for any claim it may be required to pay arising from the movement.

6. The permit shall be carried in the vehicle to which the permit applies at all times while operating on streets within the village and shall be exhibited upon demand to any enforcement officer, police officer or other authorized official of the village. (2006 Code § 11.5.10)

6-5-6: AUTHORITY TO WEIGH VEHICLES:

Any police officer having reason to believe that the weight of a vehicle and load is unlawful shall require the driver to stop and submit to a weighing of the vehicle. The vehicle shall be driven to the nearest convenient state of Illinois certified public or private scale. (2006 Code § 11.5.6)

6-5-7: EXEMPTIONS:

- A. The terms of this chapter do not apply to Industrial West End, Sola, Center and East End Drives nor to the following vehicles when engaged and being used in the ordinary course of business:
 1. Residential furniture moving vehicles.
 2. Nonconstruction residential delivery vehicles.
 3. Government owned vehicles.
 4. Emergency vehicles.
 5. Refuse removal vehicles. (2006 Code § 11.5.8)
- B. Any vehicle being used for farming purposes and displaying a farm class license plate, and all municipal or fire district vehicles are exempt from compliance with this chapter. (2006 Code § 11.5.9; amd. 2010 Code)

6-5-8: VIOLATIONS:

- A. It shall be unlawful for any vehicle, whether passenger car or motor truck or any other type of vehicle, having a gross weight of more than the applicable seasonal or permanent maximum safe gross weight limit for any designated street or roadway in the village, as herein determined, to come upon, traverse, or travel over or upon any such designated street or roadway in the village. (2006 Code § 11.5.4)
- B. Every separate entry upon any designated street or roadway by the driver of a vehicle having a gross weight in excess of the maximum temporary seasonal or permanent gross weight limit permitted upon such street or roadway shall be deemed to be a separate offense by such driver. (2006 Code § 11.5.5)

6-5-9: PENALTIES:

Any driver of any vehicle which is of a gross weight in excess of the applicable seasonal or permanent maximum safe gross weight limit permitted upon any street and roadway, who shall drive the vehicle over and upon or shall cause such vehicle to come upon, traverse, or travel over or upon any such street and roadway in the village shall be, upon conviction, subject to a fine as outlined by the Illinois statutory fine chart. (2006 Code § 11.5.7; amd. 2010 Code)

**RESOLUTION
VILLAGE OF GILBERTS**

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

Now, be it resolved by the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois that:

Section 1:

The Village of Gilberts hereby affirms its waiver of the competitive bidding requirements for this “public works” project and any related elements that may be subject to the requirements set forth by state statute 65 ILCS 5/8-9.

Section 2:

The Village of Gilberts hereby amends Resolution 43-2014 by replacing the attachments referenced as Exhibit A. Resolution 43-2014 remains in full force and effect except as expressly amended herein.”

Section 3:

This resolution shall be in full force and in effect from and after its passage and approval pursuant to law.

Passed this _____ day of _____, 2015 by a roll call vote as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee David LeClerc	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

Village President, Rick Zirk

(SEAL)

ATTEST: _____
Village Clerk, Debra Meadows

Exhibit A
Old Town Work
Amended 5/5/15

1. FIELD REVIEW- Complete a field review with engineer to determine the best means and methods to provide a finished product desired by Owner. Assist in the design of roadway cross sections as well as drainage work as may be required.
2. UNDERGROUND IMPROVEMENTS-Construct drainage improvements within roadway and parkway to best utilize existing utilities and providing for future use if curb and gutter are installed later
3. ~~ROADWAY RECONSTRUCTION~~ — ~~Widen pavement to 24' rural cross section with no curbs, install 1 foot aggregate shoulder each side of roads, keep existing parking areas, and provide for total base reconstruction including an approximate 1.5' — 2.5' cut and removal of existing material as applicable, and import, placement, and compaction of an approximate 1' of base aggregate.~~
3. ROADWAY RECONSTRUCTION & REPAIRS:
 - A. Turner Street: Widen pavement to 24' rural cross section with no curbs, install 1 foot aggregate shoulder each side of roads, keep existing parking areas, and provide for total base reconstruction including an approximate 1.5' — 2.5' cut and removal of existing material as applicable, and import, placement, and compaction of an approximate 1' of base aggregate.
 - B. Union, Willey and Matteson Streets: Patch road surfaces with 4-6 inches of base and surface course asphalt and restore minor aggregate shoulder work, as required by the Village Engineer, to restore disturbances specific to drainage work.
4. WINDMILL MEADOWS DRAINAGE – Contractor, at their expense, has previously facilitated much of the drainage improvements needed for the Old Town/Windmill Meadows subdivision: \$275,000 value. Contractor shall now provide final repairs needed inclusive of repair and replacement of resident drain tiles as needed near the Tyler Creek drainage easement area, finalize ~500' of swale as required, and provide repair/replacement of an approximate 180' of 18" pipe with applicable flared end section. The above shall take place within historic and existing drainage easement.
5. PROJECT CLOSEOUT AND RECORD DRAWINGS – Provide Engineer with field changes/marked up drawings for their use in generating final record drawings.
6. PROJECT COST – Not to exceed \$335,635.00.

OPTION B Widen pavement width to (24') and include 1' agg. Shoulder each side. Rural cross section

PHOENIX BUDGET PROPOSAL		qty	unit	unit price	Cost	UPDATED COSTS 5.5.15
I	Staging and mobilization/ traffic control					
1	Staging and mobilization	1	LS	LS	\$ 8,360.00	\$ 8,360.00
Subtotal staging and mobilization					\$ 8,360.00	\$ 8,360.00
II	Underground improvements					
1	Per design by B&W		LS	LS	\$ 115,000.00	\$ 115,000.00
Subtotal underground					\$ 115,000.00	\$ 115,000.00
III	Roadway reconstruction - per design by B&W					
1	Matteson Street- \$301/FT	1	LS	\$ 100,205.00	\$ 100,205.00	
2	Turner Street- \$320/FT	1	LS	\$ 106,575.00	\$ 106,575.00	\$ 106,575.00
3	Willey Street: \$318/FT	1	LS	\$ 156,310.00	\$ 156,310.00	
4	Village Parking Lot 4 inch surface patch at East side of Church - \$6,125	1	LS	\$ 6,125.00	\$ 6,125.00	\$ 6,125.00
5	Union Street: 2 inch grind and overlay with ditching- \$40,425	1	LS	\$ 40,425.00	\$ 40,425.00	
Sub total reconstruction					\$ 409,640.00	\$ 112,700.00
IV	Old town outfall/Windmill meadows drainage finalization					
1	bio swales and past drainage work \$275,000	1	LS	no cost to Village	\$ -	
2	Repair and replace resident tile as needed	1	LS	included below	\$ -	
3	Finalization of ~500' swale	1	LS	included below	\$ -	
4	Repair and replace approx. 180' of 18" pipe with FES	1	LS		\$ 50,000.00	\$ 50,000.00
Subtotal Windmill drainage					\$ 50,000.00	\$ 50,000.00
V	Patching/ancillary shoulder work					
	Patching and minor aggregate shoulder work specific to drainage items	1	LS	\$ 35,000.00	\$ -	\$ 35,000.00
VI	Bond fee paid for initial contract					
		1	LS	14575	\$ -	\$ 14,575.00
Gilberts Old town Roadway		OPTION B		TOTAL IMPROVEMENTS:	\$ 583,000.00	
				5.5.15	UPDATED TOTALS	\$ 335,635.00
				Difference from original	\$ 247,365.00	

Village of Gilberts

April 23, 2015

Village Hall
87 Galligan Road, Gilberts, IL 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Dear Property Owner:

At the request of the Village Board, I am providing the following update about the Old Town Roads & Storm Improvements project. The Village had retained Phoenix & Associates to improve the storm water management system in Old Town and resurface Turner, Union, Wiley and Matteson Streets.

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 ditches and 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.

This proposed change would increase the project cost by an additional \$350,000-\$400,000. As the Village does not have funding available for a more expensive project, the project scope cannot be changed to include curb and gutters. Instead, to honor the neighborhoods request the Village Board will be asked to support an adjustment to the project scope to include ONLY the following work:

1. Complete the drainage system improvements, which include isolated storm sewer sections and some minimal re-grading of the existing ditches.
2. Because of its deteriorated condition due to heavy truck traffic, and in response from feedback from residents on Turner Street, Turner Street will be repaved and its ditches and swales restored to maintain proper drainage.
3. Willey, Matteson and Union Streets will be patched as necessary after the storm improvements are installed. No further repaving will occur on these streets until there are sufficient TIF funds available to repave the streets with curbs and gutters, as requested.

At the meeting, it was pointed out to Mr. Doherty that the Old Town area has not generated any new TIF funds for several years, while construction costs have been rising around 4% annually. With no projected increase in TIF funding on the horizon, we do not project adequate TIF funding will be available for many years.

Mr. Doherty indicated he would be agreeable to the imposition of a SSA tax that would add the increased cost to the property tax bills of residents in the area. The \$350,000 to \$400,000 cost of the improvements plus interest would be spread over a 20 year period. The Village would pursue SSA funding ONLY if the majority of the residents in the neighborhood prefer this method over waiting for available TIF funding.

Over the next couple of weeks, we will work with Phoenix & Associates and our village engineers to revise the project contract. The Village Board will likely discuss the amended project contract at their May 12 Committee of the Whole meeting, with possible approval of the change at their May 19 meeting.

Please contact me by email (rkeller@villageofgilberts.com), by phone (847-428-2861) or in person at Village Hall if you have any questions about these changes.

Sincerely,



Ray Keller
Village Administrator

Public Works Facility
Finance & Building Departments
73 Industrial Drive, Gilberts, IL 60136
Ph. 847-428-4167 Fax: 847-551-3382

Police Department
86 Railroad St., Gilberts, IL 60136
Ph. 847-428-2954 Fax 847-428-4232

RESOLUTION

VILLAGE OF GILBERTS

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

Be it Resolved by the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois that:

Section 1:

The Village of Gilberts hereby authorizes the Village President and Village Clerk to execute a purchase agreement between the Village of Gilberts and Meyer Signs & Graphics and such documents as are necessary and convenient to effectuate the purchase of one park monument sign in the amount not to exceed \$16,987.00 attached hereto and made part hereof as Exhibit A as approved.

Section 2:

This resolution shall be in full force and in effect from and after its passage and approval pursuant to law.

Passed this _____ day of _____, 2015 by a roll call vote as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee David LeClercq	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

Village President, Rick Zirk

(SEAL)

ATTEST: _____
Village Clerk, Debra Meadows

Published: _____



Meyer Signs & Graphics

341 Sola Dr
 Gilberts, IL 60136
 Ph: (847) 844-9880
 FAX: (847) 844-9882
 Web: <http://www.meyersigns.com>

Estimate #: 2369

Page 1 of 1

Created Date: 5/5/2015 8:52:57AM
Salesperson: House Account
Email:
Phone: N/A
Entered by: Ron Meyer

Prepared For: Village of Gilberts
Contact: John Swedberg, Chief Building Inspector
Office Phone: (847) 428-4167
Office Fax: (847) 551-3382
Email: jswedberg@villageofgilberts.com
Address: 73 Industrial Drive
 Building Department
 Gilberts, IL 60136

Description: 2 Sided internally illuminated Monument sign with a Changeable copy enclosed reader board and brick faced base

Thank you for the opportunity to provide you with quality products and service for your signage and printing needs.

		Quantity	Price	Discount	Unit Price	Subtotal
1	Product: Sign Cabinet Description: Double Sided Custom Sign including 5' x 8' Changeable copy message center, brick faced bases, backlit day/night routed letters and digital print translucent panel per rendering as shown. • 1, 141 in (H) x 96 in (W) x 12 in Double Sided Custom Sign Cabinet • Aluminum - .060 Cabinet with 1 Radius Corners. Side 1: Outsource Side 2: Skin Painting • White Paint Types-Mathews, VOC Satin Primary Paint • Green Paint Types-Mathews, VOC Satin Detail Paint Lighting: • Vertical Lamping • 9, Fluorescent Lamp-GE F108T12 DHO Lamps • 2, Ballast-Allanson SS396ATMV Self Adjusting Ballast • 18, Socket - Tombstone Stationary Fixtures • 1, Electrical Switch-120V	1	\$18,860.00	\$2,829.00	\$16,031.00	\$16,031.00

		Quantity	Price	Discount	Unit Price	Subtotal
1.A	Product: Electric Sign Installation Description: Installation of all components, hook up to customer supplied electric with direct burial 8" steel post • Location: 3rd Party Location: Town Center Park • 1st Crew: 1/1/1900 • Service Time of 5 hr 0 min • Crew of 2, Installation Labor • Equipment :1, Bucket Truck	1	\$1,125.00	\$169.00	\$956.00	\$956.00

Estimate Total: \$19,985.00
Discounts: \$2,998.00
Subtotal: \$16,987.00
Total: \$16,987.00

Payment Terms: Balance due upon receipt.

Client Reply Request

☐ Estimate Accepted "As Is". Please proceed with Order.
☐ Changes required, please contact me.

☐ Other: _____
SIGN: _____ **Date:** / /

Print Date: 5/5/2015 8:53:09AM

SYSTEMEstimate_Estimate01

First Impressions are Lasting Impressions

96 in



VILLAGE OF GILBERTS
WELCOME TO TOWN CENTER PARK

141 in

60 in

**SIX
LINES
OF
SIX INCH
CHANGEABLE
COPY**

36 in



**CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC**

2675 Pratum Avenue
Hoffman Estates, IL 60192
224.293.6960 Office
224.293.6966 Fax

May 7, 2015

Attn: Ray Keller, Village Administrator

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136

RE: Alternate Scope of Project

To Mr. Keller:

This letter is in response to the comments received during the Village Board meeting of April 21, 2015 and subsequent telephone conversations.

The preferred layout of the facility was presented at the April 21, 2015 Village Board meeting. The layout included the Grove Mart, Auto canopy, CFL canopy, and the Grove Wash. The combined property is over 3 acres. A request to vacate the road between the eastern and western lots was part of the original request. Please see sheet A001.

The revised layout reflects some preferences that may meet the desire of both the Village and our client. The proposed plan reflects a Grove Mart with gaming via a pouring license, Auto canopy and CFL canopy. The car wash has been removed at this time. The facility including the gaming would need to be a 24 hour, 7 days a week operation. Please see sheet A001-PL.

We look forward to the May 12, 2015 Village Board meeting to discuss the revised layout.

Respectfully submitted,

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC

**Christian Kalischefski
President**

cc: Jeff Glogovsky

SITE PLAN KEY NOTES (ALL ITEMS LISTED BELOW ARE "NEW" UNLESS OTHERWISE NOTED: ☺)	
1. UTILITY EASEMENT	13. CANOPY SHOWER (SEE SEPARATE PLAN FOR DETAILS)
2. PROPERTY LINE	14. DIRECTION: SHOWING (SEE SEPARATE PLAN FOR DETAILS)
3. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	15. (A) 3' x 1' DRIVEWAYS
4. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	16. (A) 3' x 1' DRIVEWAYS
5. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	17. WASHOPE CANOPY CANOPY
6. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	18. (A) 3' x 1' DRIVEWAYS
7. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	19. (A) 3' x 1' DRIVEWAYS
8. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	20. (A) 3' x 1' DRIVEWAYS
9. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	21. (A) 3' x 1' DRIVEWAYS
10. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	22. (A) 3' x 1' DRIVEWAYS
11. PARKING STALLS: CONCRETE 20'x10' STANDARD PARKING	23. (A) 3' x 1' DRIVEWAYS
12. WALL BOUNDARY	24. (A) 3' x 1' DRIVEWAYS
13. CANOPY SHOWER (SEE SEPARATE PLAN FOR DETAILS)	25. (A) 3' x 1' DRIVEWAYS
14. DIRECTION: SHOWING (SEE SEPARATE PLAN FOR DETAILS)	26. (A) 3' x 1' DRIVEWAYS
15. (A) 3' x 1' DRIVEWAYS	27. (A) 3' x 1' DRIVEWAYS
16. (A) 3' x 1' DRIVEWAYS	28. (A) 3' x 1' DRIVEWAYS
17. WASHOPE CANOPY CANOPY	29. (A) 3' x 1' DRIVEWAYS
18. (A) 3' x 1' DRIVEWAYS	30. (A) 3' x 1' DRIVEWAYS
19. (A) 3' x 1' DRIVEWAYS	31. (A) 3' x 1' DRIVEWAYS
20. (A) 3' x 1' DRIVEWAYS	32. (A) 3' x 1' DRIVEWAYS
21. (A) 3' x 1' DRIVEWAYS	33. (A) 3' x 1' DRIVEWAYS
22. (A) 3' x 1' DRIVEWAYS	34. (A) 3' x 1' DRIVEWAYS
23. (A) 3' x 1' DRIVEWAYS	35. (A) 3' x 1' DRIVEWAYS
24. (A) 3' x 1' DRIVEWAYS	36. (A) 3' x 1' DRIVEWAYS
25. (A) 3' x 1' DRIVEWAYS	37. (A) 3' x 1' DRIVEWAYS
26. (A) 3' x 1' DRIVEWAYS	38. (A) 3' x 1' DRIVEWAYS
27. (A) 3' x 1' DRIVEWAYS	39. (A) 3' x 1' DRIVEWAYS
28. (A) 3' x 1' DRIVEWAYS	40. (A) 3' x 1' DRIVEWAYS
29. (A) 3' x 1' DRIVEWAYS	41. (A) 3' x 1' DRIVEWAYS
30. (A) 3' x 1' DRIVEWAYS	42. (A) 3' x 1' DRIVEWAYS
31. (A) 3' x 1' DRIVEWAYS	43. (A) 3' x 1' DRIVEWAYS
32. (A) 3' x 1' DRIVEWAYS	44. (A) 3' x 1' DRIVEWAYS
33. (A) 3' x 1' DRIVEWAYS	45. (A) 3' x 1' DRIVEWAYS
34. (A) 3' x 1' DRIVEWAYS	46. (A) 3' x 1' DRIVEWAYS
35. (A) 3' x 1' DRIVEWAYS	47. (A) 3' x 1' DRIVEWAYS
36. (A) 3' x 1' DRIVEWAYS	48. (A) 3' x 1' DRIVEWAYS
37. (A) 3' x 1' DRIVEWAYS	49. (A) 3' x 1' DRIVEWAYS
38. (A) 3' x 1' DRIVEWAYS	50. (A) 3' x 1' DRIVEWAYS
39. (A) 3' x 1' DRIVEWAYS	51. (A) 3' x 1' DRIVEWAYS
40. (A) 3' x 1' DRIVEWAYS	52. (A) 3' x 1' DRIVEWAYS
41. (A) 3' x 1' DRIVEWAYS	53. (A) 3' x 1' DRIVEWAYS
42. (A) 3' x 1' DRIVEWAYS	54. (A) 3' x 1' DRIVEWAYS
43. (A) 3' x 1' DRIVEWAYS	55. (A) 3' x 1' DRIVEWAYS
44. (A) 3' x 1' DRIVEWAYS	56. (A) 3' x 1' DRIVEWAYS
45. (A) 3' x 1' DRIVEWAYS	57. (A) 3' x 1' DRIVEWAYS
46. (A) 3' x 1' DRIVEWAYS	58. (A) 3' x 1' DRIVEWAYS
47. (A) 3' x 1' DRIVEWAYS	59. (A) 3' x 1' DRIVEWAYS
48. (A) 3' x 1' DRIVEWAYS	60. (A) 3' x 1' DRIVEWAYS
49. (A) 3' x 1' DRIVEWAYS	61. (A) 3' x 1' DRIVEWAYS
50. (A) 3' x 1' DRIVEWAYS	62. (A) 3' x 1' DRIVEWAYS
51. (A) 3' x 1' DRIVEWAYS	63. (A) 3' x 1' DRIVEWAYS
52. (A) 3' x 1' DRIVEWAYS	64. (A) 3' x 1' DRIVEWAYS
53. (A) 3' x 1' DRIVEWAYS	65. (A) 3' x 1' DRIVEWAYS
54. (A) 3' x 1' DRIVEWAYS	66. (A) 3' x 1' DRIVEWAYS
55. (A) 3' x 1' DRIVEWAYS	67. (A) 3' x 1' DRIVEWAYS
56. (A) 3' x 1' DRIVEWAYS	68. (A) 3' x 1' DRIVEWAYS
57. (A) 3' x 1' DRIVEWAYS	69. (A) 3' x 1' DRIVEWAYS
58. (A) 3' x 1' DRIVEWAYS	70. (A) 3' x 1' DRIVEWAYS
59. (A) 3' x 1' DRIVEWAYS	71. (A) 3' x 1' DRIVEWAYS
60. (A) 3' x 1' DRIVEWAYS	72. (A) 3' x 1' DRIVEWAYS
61. (A) 3' x 1' DRIVEWAYS	73. (A) 3' x 1' DRIVEWAYS
62. (A) 3' x 1' DRIVEWAYS	74. (A) 3' x 1' DRIVEWAYS
63. (A) 3' x 1' DRIVEWAYS	75. (A) 3' x 1' DRIVEWAYS
64. (A) 3' x 1' DRIVEWAYS	76. (A) 3' x 1' DRIVEWAYS
65. (A) 3' x 1' DRIVEWAYS	77. (A) 3' x 1' DRIVEWAYS
66. (A) 3' x 1' DRIVEWAYS	78. (A) 3' x 1' DRIVEWAYS
67. (A) 3' x 1' DRIVEWAYS	79. (A) 3' x 1' DRIVEWAYS
68. (A) 3' x 1' DRIVEWAYS	80. (A) 3' x 1' DRIVEWAYS
69. (A) 3' x 1' DRIVEWAYS	81. (A) 3' x 1' DRIVEWAYS
70. (A) 3' x 1' DRIVEWAYS	82. (A) 3' x 1' DRIVEWAYS
71. (A) 3' x 1' DRIVEWAYS	83. (A) 3' x 1' DRIVEWAYS
72. (A) 3' x 1' DRIVEWAYS	84. (A) 3' x 1' DRIVEWAYS
73. (A) 3' x 1' DRIVEWAYS	85. (A) 3' x 1' DRIVEWAYS
74. (A) 3' x 1' DRIVEWAYS	86. (A) 3' x 1' DRIVEWAYS
75. (A) 3' x 1' DRIVEWAYS	87. (A) 3' x 1' DRIVEWAYS
76. (A) 3' x 1' DRIVEWAYS	88. (A) 3' x 1' DRIVEWAYS
77. (A) 3' x 1' DRIVEWAYS	89. (A) 3' x 1' DRIVEWAYS
78. (A) 3' x 1' DRIVEWAYS	90. (A) 3' x 1' DRIVEWAYS
79. (A) 3' x 1' DRIVEWAYS	91. (A) 3' x 1' DRIVEWAYS
80. (A) 3' x 1' DRIVEWAYS	92. (A) 3' x 1' DRIVEWAYS
81. (A) 3' x 1' DRIVEWAYS	93. (A) 3' x 1' DRIVEWAYS
82. (A) 3' x 1' DRIVEWAYS	94. (A) 3' x 1' DRIVEWAYS
83. (A) 3' x 1' DRIVEWAYS	95. (A) 3' x 1' DRIVEWAYS
84. (A) 3' x 1' DRIVEWAYS	96. (A) 3' x 1' DRIVEWAYS
85. (A) 3' x 1' DRIVEWAYS	97. (A) 3' x 1' DRIVEWAYS
86. (A) 3' x 1' DRIVEWAYS	98. (A) 3' x 1' DRIVEWAYS
87. (A) 3' x 1' DRIVEWAYS	99. (A) 3' x 1' DRIVEWAYS
88. (A) 3' x 1' DRIVEWAYS	100. (A) 3' x 1' DRIVEWAYS

GENERAL NOTES	
1. PROPERTY SIZE: 100,000 SQ. FT.	2. SITE PLACED: SEE SHEET PLACED DURING CONSTRUCTION

