


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 83-15

TO: President Rick Zirk
Village Board of Trustees

FROM: Ray Keller, Village Administrator 

DATE: October 29, 2015

RE: Village Board Meeting – November 3, 2015

The following summary discusses the agenda items for the Village Board meeting scheduled for November 3, 2015:

1. CALL TO ORDER

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT

4. CONSENT AGENDA

A. Motion to approve Minutes from the October 20, 2015 Village Board Meeting

Staff recommend approval of the minutes from the October 20 meeting. Please contact Village Clerk Debra Meadows prior to the meeting with any corrections or questions.

B. Motion to approve Bills & Salaries dated November 3, 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.

C. Motion to approve Resolution 42-2015, a Resolution authorizing acceptance of the off-site public improvements for the Prairie Business Park Subdivision

Staff recommend approval of this resolution authorizing the acceptance of the offsite water main extension along Sola and Center Drives that was constructed by Interstate Partners for the Prairie Business Park. Village Engineer Bill Blecke reviewed the documentation provided by Interstate Partners and recommends acceptance of the water main. Please contact me or Village Clerk Debra Meadows if you need additional information about the water main prior to the meeting.

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

5. ITEMS FOR APPROVAL

A. Motion to approve Ordinance 23-2015, an Ordinance vacating and conveying title to part of Union Street in the Village of Gilberts

Staff recommend approval of the ordinance vacating an unused part of the Union Street right of way between Willey Street and Galligan Road. Vacating the right of way would transfer its ownership to the three adjacent property owners as shown on the attached exhibit. Owning the properties would allow them use of the vacated area as extensions of their respective properties. In its place, the Village will establish a permanent utility and access easement, which would allow for continued use by utilities and the Village. Pedestrians could also continue to use the sidewalk on the west side of the right of way, which the adjacent property owner has agreed to maintain.

Vacating the unused right of way reduces the Village's responsibility for its maintenance while allowing the adjacent owners to use the area as extensions of their own properties. The utility and access easement would prevent any permanent structures (e.g. house additions) to be built, but the new owners could fence and/or landscape their larger lots.

By state statute, approval of a right of vacation requires three-fourths approval (6 of 7 board members). Please contact me with any questions or requests for additional information that may be needed before the meeting.

B. Motion to approve Ordinance 27-2015, an Ordinance approving a sign package for Gilberts Town Center PUD

Approval of this ordinance grants CalAtlantic Homes, dba Ryland Homes, a sign package allowing off-premises development signage for the Gilberts Town Center PUD at the northwest and northeast corners of the intersection of Higgins and Tyrrell Roads. Because CalAtlantic Homes' remaining lots to be built are not directly visible from the intersection, they request the use of the existing development sign on the northeast corner of the intersection on property owned by Plote Properties. They also request relocating their sign from the northwest corner of the Higgins Road/Center Drive intersection to the northwest corner of the Higgins/Tyrrell Roads intersection on property that is also owned by Plote Properties. The sign package is required to structure the variance from the UDO, which otherwise prohibits off-premises advertising.

Section 10-9-2, Paragraph N of the UDO provides a mechanism for the Village Board to grant a sign package for sites that require a customized approach. Contingent upon Plote's approval, CalAtlantic may use the existing sign on the northeast corner and place a sign on the northwest corner of the intersection to promote their development. The sign package expires 30 days after all of CalAtlantic's lots are built or occupied, or a year passes without CalAtlantic securing a building permit for a lot or unit, whichever occurs first. CalAtlantic would then have seven days to remove their signage from the Plote properties. The sign package would be granted to CalAtlantic only and cannot be transferred to another developer or entity without the Board's approval. Please contact me with any questions or requests for supplemental information that may be needed before the meeting.

C. Motion to approve Resolution 43-2015, a Resolution urging Illinois State Leaders to release non-general fund revenues payable to local governments

Staff recommend approval of this resolution urging the State of Illinois to release local revenues collected by the State, including the local use tax, motor fuel tax, video gaming distributive funds and funds for 9-1-1 dispatch centers. These funds do not appear in the State's general fund and their release would not have any impact on the current state budget crisis, but they are being held by the State while the budget impasse plays out. With the approval of the resolution, a letter requesting the release of the local government funds will also be sent to the Governor and Legislative Leaders.

Please contact me with any questions or requests for supplemental information that may be needed before the meeting.

6. ITEMS FOR DISCUSSION

Please contact me or Village President Rick Zirk to add any discussion topics to the agenda.

7. STAFF REPORTS

Staff will provide any updates at the meeting.

8. BOARD OF TRUSTEES REPORTS

9. PRESIDENT'S REPORT

10. EXECUTIVE SESSION

Please let me know if you have any questions about current executive session topics.

11. ADJOURNMENT

**Village Board of Trustees
Meeting Agenda
Village of Gilberts
87 GALLIGAN ROAD,
GILBERTS, ILLINOIS 60136
November 3, 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. PUBLIC COMMENT**
- 4. CONSENT AGENDA**
 - A. A Motion to approve Minutes from the October 20, 2015 Village Board Meeting
 - B. A Motion to approve Bills & Salaries dated November 3, 2015
 - C. A Motion to approve Resolution 42-2015, a Resolution authorizing acceptance of the off-site public improvements for the Prairie Business Park Subdivision
- 5. ITEMS FOR APPROVAL**
 - A. A Motion to approve Ordinance 23-2015, an Ordinance vacating and conveying title to part of Union Street in the Village of Gilberts
 - B. A Motion to approve Ordinance 27-2015, an Ordinance approving a revision to the Gilberts Town Center Sign Package
 - C. A Motion to approve Resolution 43-2015, a Resolution urging Illinois State Leaders to release non-general fund revenues payable to local governments
- 6. ITEMS FOR DISCUSSION**
- 7. STAFF REPORTS**
- 8. BOARD OF TRUSTEES REPORTS**
- 9. PRESIDENT'S REPORT**
- 10. 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 102/2 (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.
- 11. ADJOURNMENT**

NOT APPROVED MINUTES

**Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board
Meeting Minutes
October 20, 2015**

Call to Order/ Pledge of Allegiance

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

Roll Call/Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, LeClercq, Zambetti, Hacker and President Zirk. 1-absent: Trustee Farrell. Others present: Administrator Keller, Attorney Tappendorf, Assistant Administrator Beith and Village Clerk Meadows. For members of the audience please see the attached sign-in sheet.

Public Comment

President Zirk inquired if anyone from the audience wished to address the Board Members. Those in attendance offered no comments.

Consent Agenda

- A. A Motion to approve Minutes from the October 6, 2015 Village Board Meeting**
- B. A Motion to approve Minutes from the October 13, 2015 Committee of the Whole Meeting**
- C. A Motion to approve the September 2015 Treasurer's Report**
- D. A Motion to approve Bills & Salaries dated October 20, 2015 as follows: General Fund \$286,734.03, Performance Bonds and Escrows \$6,952.00, Water Fund \$34,296.19 and Payroll \$73,713.39**
- E. A Motion to approve Ordinance 24-2015, an Ordinance amending the Village Code Title 8 "Water and Wastewater" with respect to irrigation systems**
- F. A Motion to approve Ordinance 26-2015, an Ordinance authorizing the disposal of personal property owned by the Village of Gilberts**
- G. A Motion to approve Resolution 39-2015, a Resolution Approving the Executive Session Meeting Minutes**
- H. A Motion to Receive and File the Comprehensive Annual Financial Report (CAFR) FY 2015**
- I. A Motion to Receive and File the Illinois Department of Transportation Compliance Review No. 43 Report**

President Zirk asked if any Board Members wished to remove any items from the consent agenda for separate consideration. The Board Members offered no comments. **A Motion was made by Trustee Hacker and seconded by Trustee Zambetti to approve the consent agenda items A-I as presented.** Roll call: Vote: 5-ayes: Trustee Kojzarek, Corbett, LeClercq, Zambetti and Hacker. 0-nays, 0-abstained. Motion carried.

Items for Approval

Ordinance 25-2015, an Ordinance creating a policy for the computer, electronic communication, and social media use by Employees and Appointed Officials of the Village of Gilberts

Administrator Keller commented on the fact that adoption of this Ordinance would replace the policy which was adopted in 2007 and did not anticipate the emergence of social media. The Ordinance was amended to reflect the Board direction provided at the October 13th Committee of the Whole and removed the references to elected officials, who are not subject to disciplinary provision policies. There being no further discussion on the motion, **a Motion was made by Trustee Corbett and seconded by Trustee Zambetti to approve Ordinance 25-2015, an Ordinance creating a policy for the computer, electronic communication, and social media use by Employees and Appointed Officials of the Village of Gilberts.** Roll call: Vote: 5-ayes: Trustee Corbett, LeClercq, Zambetti, Hacker and Kojzarek. 0-nays, 0-abstained. Motion carried.

Items for Discussion

Gilberts Town Center

Administrator Keller reported that Mr. John Carroll Division President of Ryland Homes was in attendance to respond to the Board Members and Gilberts Town Center residents' concerns with respect to the open foundations and site maintenance in Gilberts Town Center.

Mr. Carroll provided the Board Members with an overview of the recent down turn in the housing market. He noted that they had to suspend sales on the urban style townhomes in Town Center as they could no longer absorb the loss. However, recently Ryland Homes merged with Standard Pacific Homes and are now one company Cal Atlantic Homes. Collectively they are in the process of making accounting adjustments. Mr. Carroll discussed in length the details of the merger.

Mr. Carroll reported that Cal Atlantic had recently restarted a project in Elgin (Cedar Grove) which is similar to Gilberts Town Center. They made some minor changes to the Town House product and have received positive feedback from the homebuyers. Mr. Carroll went on to comment on the minor changes they had made. He stated that they had eliminated the porch roofs and replaced them with transit windows which allows for more light and opens the entry space. Ryland Homes (Cal Atlantic Homes) also redesigns the interior rooms which allows for a more open floor plan.

In addition, Ryland Homes is also offering several different options such as finished basements, full or half back porches all of which have been well received. Mr. Carroll asked if the Board Members would be in favor of allowing these minor changes to the Townhome product. If so, Ryland Homes would quickly restart Gilberts Town Center. In order to restart the project they would also need the Board Members to approve a variation in the sign package. Mr. Carroll spoke on the importance of marketing and making the signage visible.

Mr. Carroll stated if this project was to move forward Ryland Homes proposes to construct a sales model on a slab and complete a unit on one of the currently open foundations. In addition, they agree to add the final lift to any of the streets the Village requests and the final lift to various driveways.

Trustee Zambetti welcomed the idea of Ryland Homes moving forward with completing the development. Trustee Zambetti questioned how soon Mr. Carroll believed they would be able to restart the project. Mr. Carroll informed the Board that they would like to move quickly before the winter season begins. He just needs direction on the permit process.

Trustee LeClercq inquired on the status of the sales in the City of Elgin's development. Mr. Carroll reported that sales were going well.

Trustee LeClercq asked if Ryland would be using the Cal Atlantic marketing brand. Mr. Carroll reported that they plan on branding the restart of the Gilberts Town Center as Cal Atlantic doing business as Ryland Homes. He noted there have been no internal changes within the organization.

Trustee LeClercq asked what the price point of the new Townhome product was. Mr. Carroll reported that the Townhome's base price is \$149,900.00.

Trustee LeClercq questioned the integrality of the existing two open foundations. Mr. Carroll replied that the two foundations will be inspected and evaluated. However, they had continued to monitor and maintain the foundations.

President Zirk asked a question on behalf of Trustee Farrell. Trustee Farrell inquired if the Village had any liability with respect to the two open foundations. Attorney Tappendorf replied no. The Village is covered under the Tort Immunity Act. In addition, the open foundations are located in a private development and not considered a public improvement. Not to say someone wouldn't sue, however, the case would be defensible.

President Zirk inquired if Ryland Homes plans on completing the remaining infrastructure work in a timely manner. Mr. Carroll replied yes. They are looking for direction from the Village on which final infrastructure improvements they would like to be completed first.

President Zirk inquired on how Cal Atlantic was able to absorb the original Gilberts Town Center lost profits. Mr. Carroll reported that the merger provided for the restructuring of assets and offset the hotter housing markets with the housing markets that had failed.

President Zirk asked Mr. Carroll how many units they have left to sell in the City of Elgin. Mr. Carroll reported they have 60 units remaining.

President Zirk asked the Board Members if they were comfortable with the back porch options. The Board Members expressed no objections to allowing the two back porch options.

President Zirk asked the Board Members if they were comfortable with the change in the front elevation. The Board Members expressed no objections with the change in the front elevation.

President Zirk asked the Board Members if they were comfortable with the amended sign package. The Board Members expressed no objection to the amended sign package.

President Zirk asked the Board Members if they were comfortable moving forward with the model slab request. The Board Members expressed no objections to the construction of the model slab.

President Zirk discussed the building permit fees. Administrator Keller reported that the impact fees for the two open foundations had been previously paid. Administrator Keller noted that there would be a need for additional plan reviews. The Board Members directed Staff to provide relief from the standard building permit fees.

Administrator Keller asked for clarification on the current Board enforcement policy. President Zirk directed Staff within the next two weeks to work-out details with Mr. Carroll so that the project can move forward.

Mr. Carroll thanked the Board Members for the patience over the last several months.

Staff Reports

Administrator Keller provided the Board Members with an update on House Bill 4305. The HB4305 would authorize the pass through of motor fuel tax, 911 surcharge and video gaming funds to local governments. The House Bill was passed by the House Revenue & Finance Committee.

Administrator Keller reported that he had met with Mr. Kannigan and Mr. Hutson to discuss the proposed American Wood Recycling development.

Attorney Tappendorf provided the Board Members with an overview of the Open Meetings Act with respect to social media. She highlighted some the most recent PAC opinions.

Board of Trustees Reports

The Board Members provided no reports.

President's Report

President Zirk provided no reports

Adjournment

There being no further public business to discuss, a motion was made by Trustee Zambetti and seconded by Trustee Corbett to adjourn from the public meeting at 8:27 p.m. Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

VENDOR	GRAND	GENERAL	DEVELOPER	PERMIT	PERFORMANCE	WATER	PAYROLL
	TOTAL	FUND	DONATIONS	PASS	BONDS AND	FUND	
				THRU\$	ESCROWS		
	201,438.97	168,827.97	-	-	6,252.25	26,358.75	-
ACE COFFEE BAR INC.	22.50	22.50					
AT&T U-VERSE	75.00	75.00					
B&F CONSTRUCTION CODE SVC, INC	2,095.00	2,095.00					
BAXTER & WOODMAN, INC.	14,410.85	9,325.75			5,085.10		
MARLENE BLOCKER	33.42	33.42					
BENEFIT PLANNING CONSULTANTS,	100.00	100.00					
INTEGRATED PURCHSING OPTIONS	152.41					152.41	
CARUS CHEMICAL COMPANY	5,932.74					5,932.74	
CENTURION FLEET SERVICES, INC.	979.98	979.98					
COLOR-VISION SERVICES INC	58.00				58.00		
COMMONWEALTH EDISON	606.26	606.26					
DYNEGY ENERGY SERVICES	15,215.16					15,215.16	
EMBASSY CANTEEN	104.77	104.77					
WRIGHT EXPRESS FSC	4,096.59	3,852.05				244.54	
U.S.POSTAL SERVICE	500.00	500.00					
GILBERTS POLICE PENSION FUND	621.92	621.92					
ICOP	140.41	140.41					
ILLINOIS MUNICIPAL LEAGUE	35.00					35.00	
STRIPES BY JAKE THE STRIPER	375.00	375.00					
KANE COUNTY DIVISION OF	1,744.80	1,744.80					
LAUTERBACH & AMEN, LLP	2,000.00	2,000.00					
MCHENRY ANALYTICAL WATER	337.00					337.00	
MCMASTER-CARR SUPPLY COMPANY	140.10					140.10	
MENARDS - CARPENTERSVILLE	268.22	160.22				108.00	
MORTON SALT. INC	2,778.72					2,778.72	
MUNICAP, INC.	1,229.29	1,229.29					
DUNDEE NAPA AUTO PARTS	440.57	440.57					
NEXUS OFFICE SYSTEMS. INC.	52.97	52.97					
P.F.PETIIBONE & CO.	364.85	364.85					
RUDY KOSANOVICH	144.99	144.99					
RICHARD SPINKER	560.00	560.00					
SERGIOS AUTO BODY	491.94	491.94					
SITEONE LANDSCAPE SUPPLY	198.82	198.82					

VENDOR	GRAND	GENERAL	DEVELOPER	PERMIT	PERFORMANCE	WATER	PAYROLL
	TOTAL	FUND	DONATIONS	PASS	BONDS AND	FUND	
				THRUS	ESCROWS		
STAPLES ADVANTAGE	62.21	62.21					
STERLING CODIFIERS, INC.	386.00	386.00					
SUBURBAN LABORATORIES	498.00					498.00	
NORTHWEST CEDAR	29.00				29.00		
JANUSZ SOKOLOWSKI	58.00				58.00		
INTERSTATE PARTNERS	135,946.50	135,946.50					
JASON A. HERNANDEZ	133.08	133.08					
GPH YOUTH FOOTBALL	935.15				935.15		
LEILA BOWERSOX	58.00				58.00		
MIGUEL MANDUJANO	29.00				29.00		
DAVID TAUSSIG & ASSOCIATES	5,517.75	5,517.75					

**RESOLUTION AUTHORIZING ACCEPTANCE OF PUBLIC IMPROVEMENTS
FOR THE PRAIRIE BUSINESS PARK SUBDIVISION**

WHEREAS, the Gilberts Village Board of Trustees previously approved final plans for Phase I of the Prairie Business Park Subdivision pursuant to Ordinance No. 15-2013; and,

WHEREAS, the Village Board approved the release of performance security for the East Industrial Park Water System public improvements, and accepted maintenance security for the public improvements pursuant to Resolution No. 27-2015; and

WHEREAS, the Village Engineer, has recommended that the Village accept the public improvements related to Industrial Park Water System public improvements, off site water main Sola and Center Drive, as identified on the bill of sale attached as Exhibit A to this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, IN KANE COUNTY, ILLINOIS, as follows:

Section 1. Acceptance of Public Improvements. Upon the recommendation of the Village Engineer, the Village Board of Gilberts hereby accepts the municipal public improvements constructed as part of the development of Phase I related to the Prairie Business Park Subdivision, in accordance with the approved plans and specifications, and as identified on the bill of sale attached as Exhibit A. The Village acknowledges receipt of lien waivers from the developer for the public improvements.

Section 2. Effective Date. This Resolution 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

BILL OF SALE

Prairie Business Park TIF JV LLC, an Illinois limited liability company (the "Seller"), for and in consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, assign and transfer over to the VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS (the "Purchaser") the following described public improvements owned by Seller that are located in the Village of Gilberts, Kane County, Illinois, to-wit.

The Off-Site Water Main Extension at Sola and Center Drives, depicted on the engineering plans prepared by RWG Engineering LLC, and attached to this Bill of Sale as Exhibit A ("Improvements").

Seller reserves, for itself the continued right to use the Improvements for the purposes for which same were installed. Seller hereby represents to Purchaser that (a) Seller is the absolute owner of the Improvements, (b) the Improvements are free and clear of all liens, charges and encumbrances, and (c) Seller has full right, power and authority to sell said Improvements and to make this Bill of Sale. All warranties of quality, fitness and merchantability are hereby excluded.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale 20th day of October 2015.

Prairie Business Park TIF JV LLC
Limited Liability Company,
An Illinois limited Liability Company

Its:

By: 

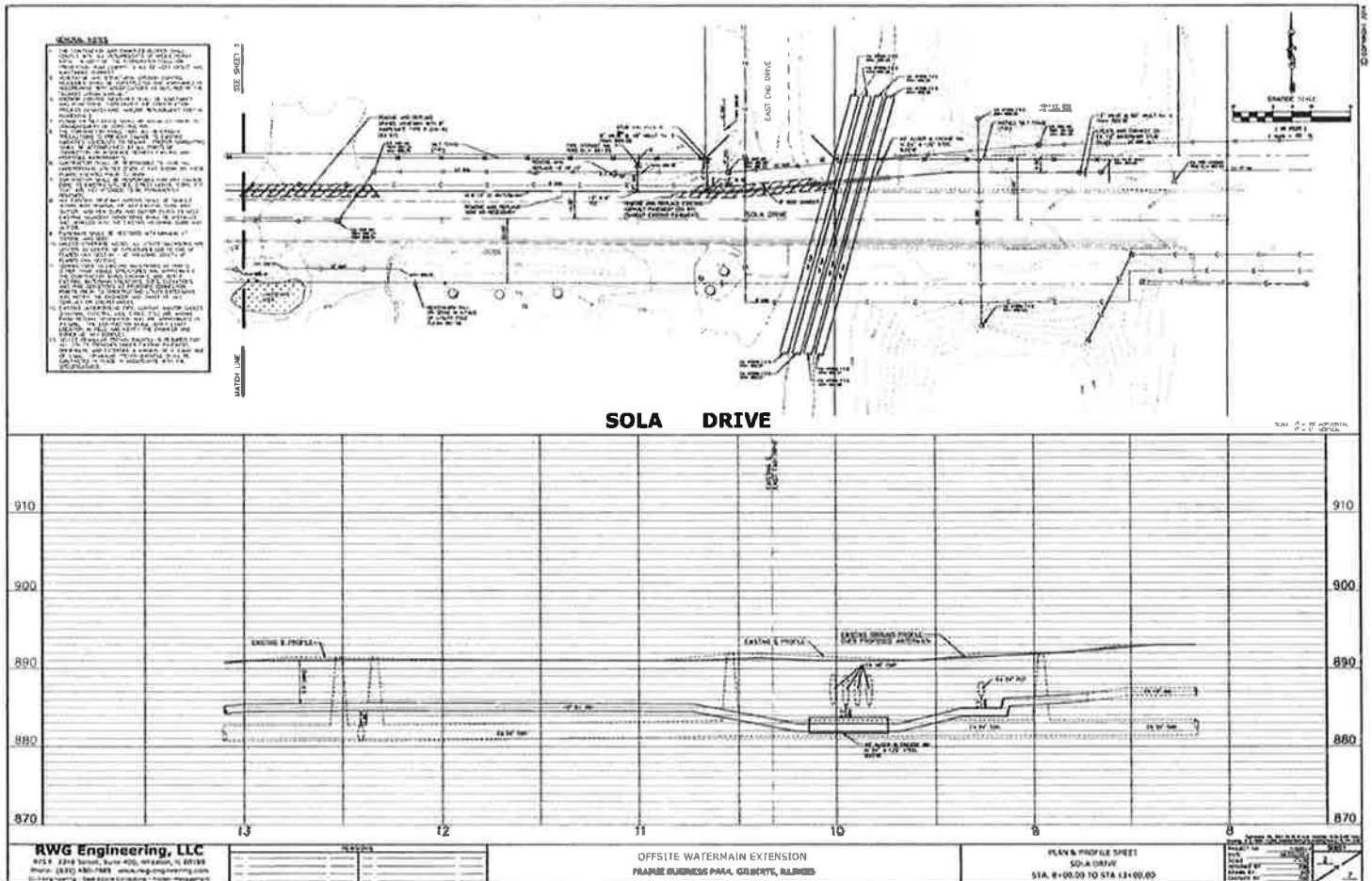
SUMMARY- Offsite Watermain Extension Assets for Prairie Business Park

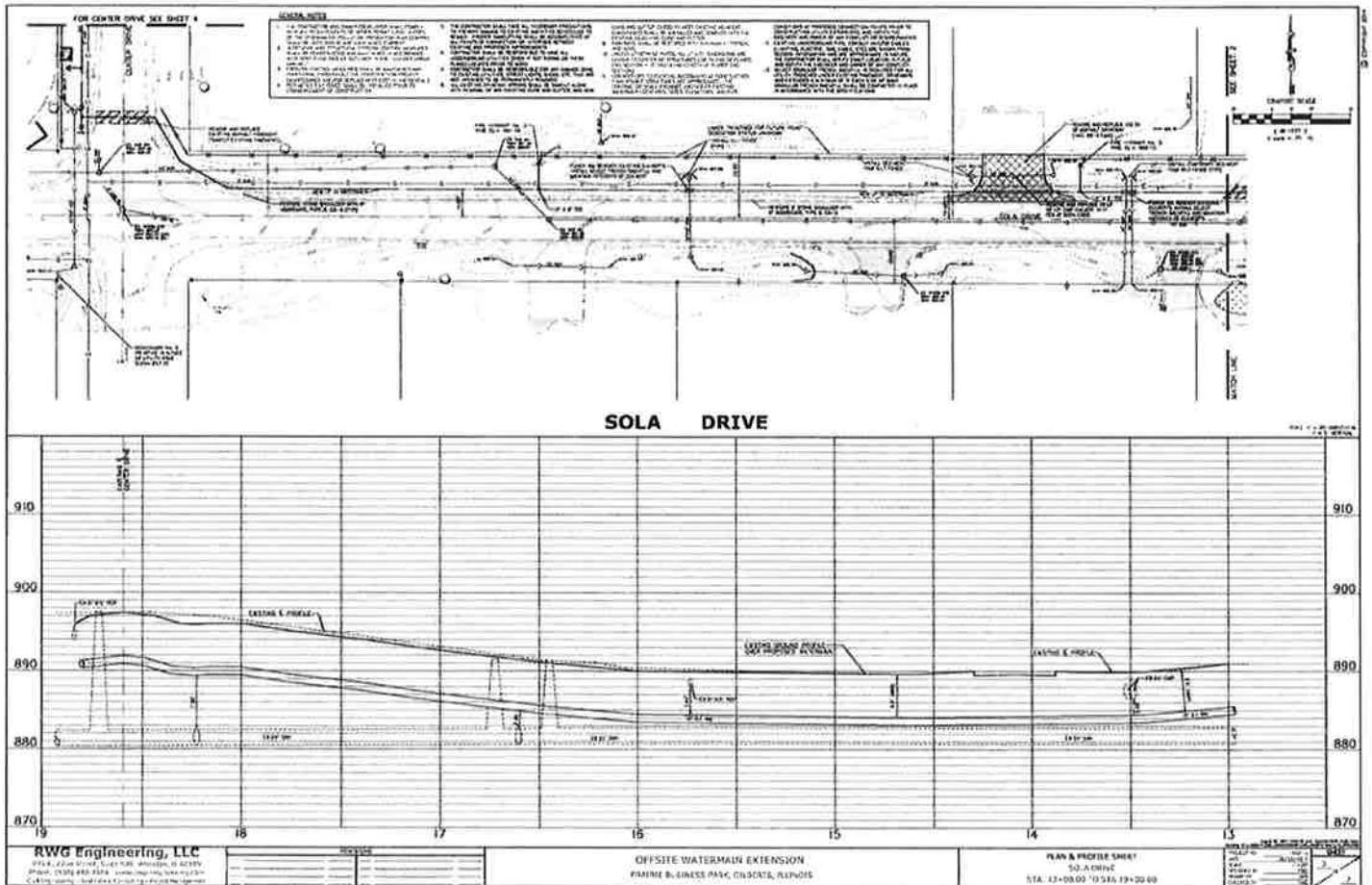
- 1. 6" Ductile Iron Watermain -58 L.F.**
- 2. 8" Ductile Iron Watermain -16 L.F.**
- 3. 12" Ductile Iron Watermain -1,776 L.F.**
- 4. Fire Hydrant - 6**
- 5. 8" Valve w/48" Dia Vault-1**
- 6. 12" Valve w/60" Dia Vault-4**

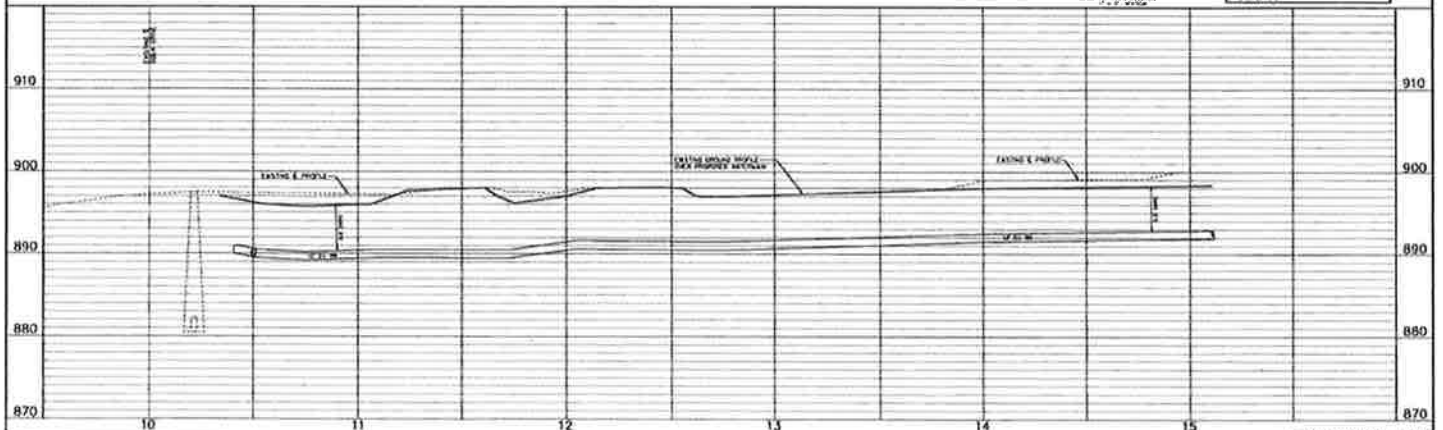
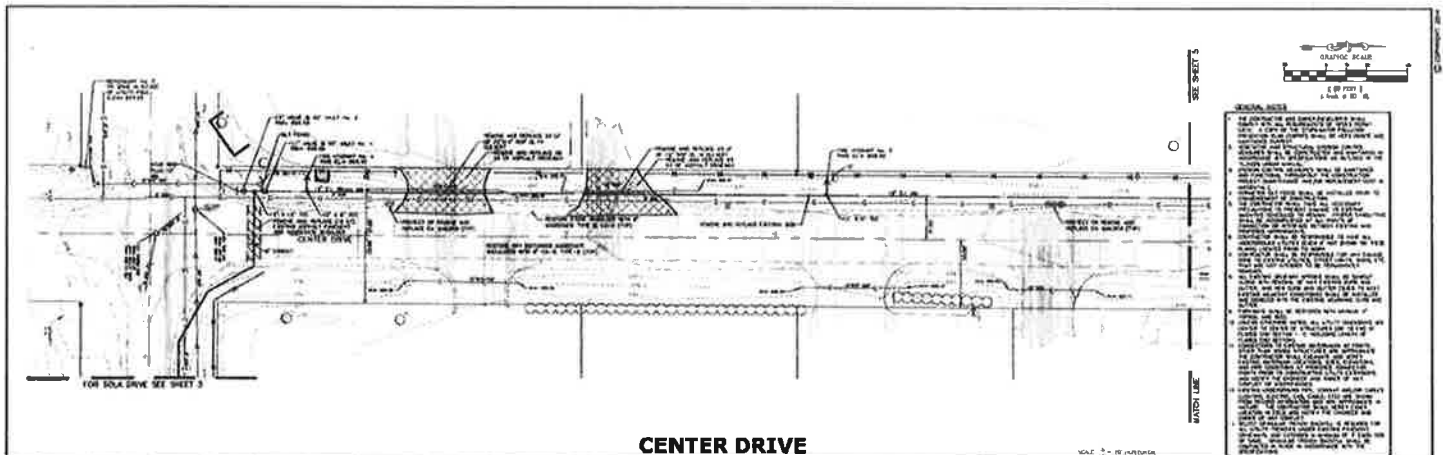
The waivers of lien submitted by Interstate Partners shows a total of \$211,420.00 for the completion of the items listed above.

811 Know what's below.
Call before you dig.

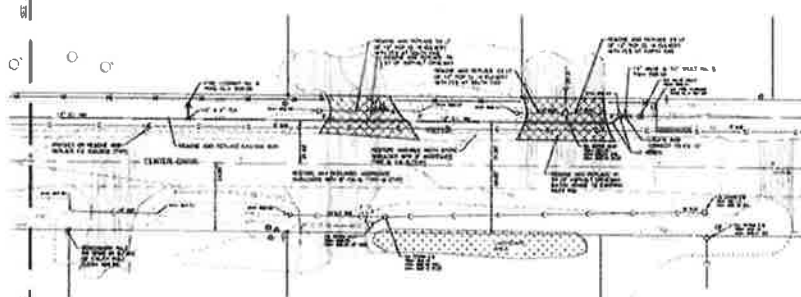
1 of 7







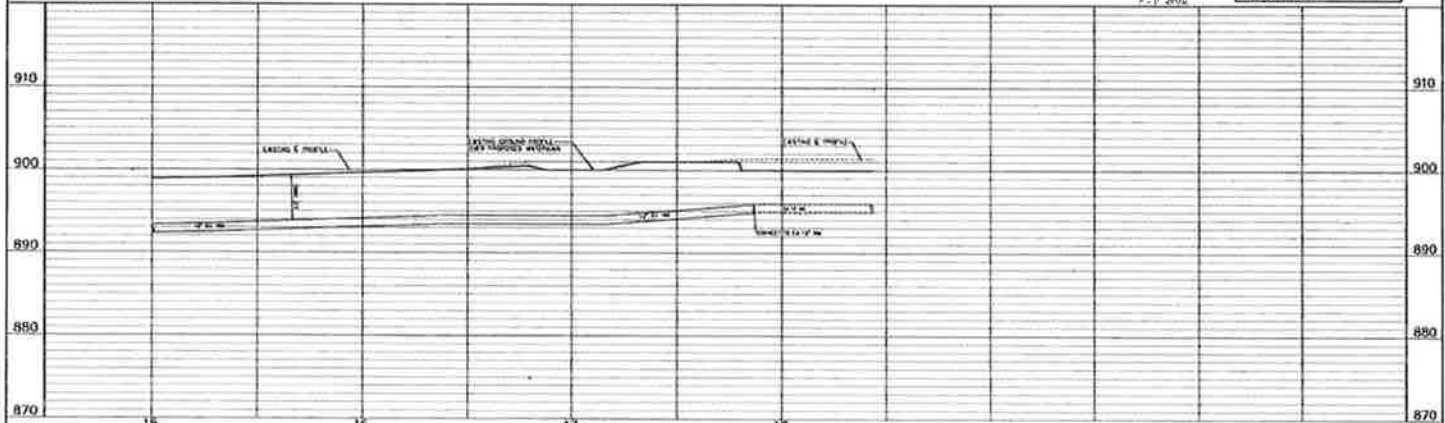
SEE SHEET 4
MATCH LINE

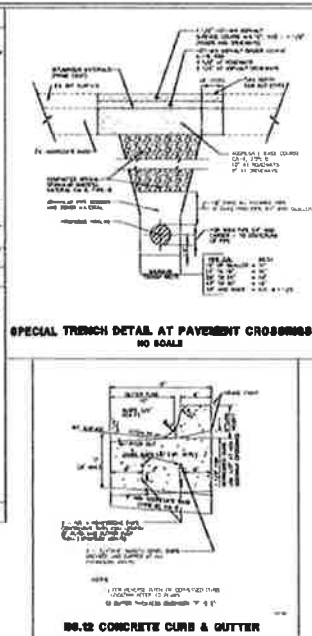


- GENERAL NOTES**
1. THE PROPOSED WATERMAIN EXTENSION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE MICHIGAN DEPARTMENT OF NATURE AND NATURAL RESOURCES (MDNR) REGULATIONS FOR WATERS OF THE STATE.
 2. THE PROPOSED WATERMAIN EXTENSION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE MICHIGAN DEPARTMENT OF NATURE AND NATURAL RESOURCES (MDNR) REGULATIONS FOR WATERS OF THE STATE.
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 10. THE PROPOSED WATERMAIN EXTENSION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE MICHIGAN DEPARTMENT OF NATURE AND NATURAL RESOURCES (MDNR) REGULATIONS FOR WATERS OF THE STATE.

CENTER DRIVE

Scale: 1" = 10' HORIZONTALLY
1" = 10' VERTICALLY



[illegible]

OFFSITE WATERMAIN EXTENSION
PRAIRIE BUSINESS PARK, GILBERTS, IL
PROJECT NOTES, SPECIFICATIONS AND DETAILS

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 480-7489 www.rwg-engineering.com

DATE _____
PAGE _____
NAME _____

C-100

<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF CONDUIT INSTALLATION</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF STREET CASING PIPE</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF VALVE VAULT</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER FRAME & UD</p>	<p>OFFSITE WATERMAIN EXTENSION PRALUE BUSINESS PARK, GILBERTS, IL CONSTRUCTION STANDARDS</p>
<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF HYDRANT INSTALLATION</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER MAIN ADJUSTMENT</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF THRUST BLOCK</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER MAIN RESTRAINT</p>	<p>7 - 7</p>
<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER MAIN ADJUSTMENT</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER & SEWER SEPARATION REQUIREMENTS</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER & SEWER SEPARATION REQUIREMENTS</p>	<p>VILLAGE OF GILBERTS</p> <p>TYPICAL DETAIL OF WATER & SEWER SEPARATION REQUIREMENTS</p>	<p>7 - 7</p>

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 23-2015

**An Ordinance vacating and conveying title to part of Union Street in the Village of
Gilberts**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

_____, 2015

**Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Gilberts, Kane County, Illinois this ____ day of _____, 2015.**

ORDINANCE 23-2015

AN ORDINANCE VACATING AND CONVEYING TITLE TO PART OF UNION STREET IN THE VILLAGE OF GILBERTS

WHEREAS, the Village of Gilberts is an Illinois municipal corporation operating in accordance with the Illinois Municipal Code, 65 ILCS 5/1-1-1 et seq.; and

WHEREAS, pursuant to Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, the Village may vacate streets and alleys, or portions thereof, upon a finding that the public interest will be served by such vacation; and

WHEREAS, the Village desires to be relieved from maintaining the right-of-way commonly known as "Union Street" between Willey Street and the intersection of Galligan Road and Matteson Street ("Right-of-Way"); and

WHEREAS, the Village finds that the public interest will be served by vacating portions of the Right-of-Way, including placing the vacated property on the tax rolls; and

WHEREAS, the owners of certain parcels abutting the Right-of-Way will pay the Village good and valuable consideration in exchange for title to the portions of the Right-of-Way that are adjacent to their parcels.

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 listed above are incorporated into this Ordinance as if fully set forth in this Section 1.

SECTION 2. PLAT OF VACATION APPROVAL; AUTHORIZATION.

A. The Plat of Vacation depicting and legally describing that portion of the Right-of-Way to be vacated, prepared by Baxter & Woodman, consisting of one sheet, attached as Exhibit A and, by this reference, made a part of this Ordinance, shall be and is hereby approved. The approval in this Subsection 2.A acknowledges the Corporate Authorities approval of the vacation depicted and described on the Plat of Vacation.

B. The Village President, Clerk, and other necessary Village officials shall be, and are hereby, authorized and directed to sign the Plat of Vacation.

SECTION 3. CONSIDERATION.

A. The Village reserves the right to an easement in, on, upon, under, over, through, and across the vacated Right-of-Way for the purpose of maintaining, operating, repairing, replacing or installing any Village facility, utility, improvement, or equipment, including drainage improvements.

B. The Village recognizes that vacating the Right-of-Way, and conveying it to the abutting owners identified in Section 4, will subject the property to real estate taxation.

C. The Village Board finds the consideration identified in Subsections 3.A and 3.B to be the equivalent to the fair market value for the Right-of-Way.

SECTION 4. CONVEYANCE OF TITLE; AUTHORIZATION.

A. For the consideration identified in Subsections 3.A and 3.B, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, title to the vacated portion of the Right-of-Way identified as Parcel A and abutting the lot identified as Block 14 on Exhibit A ("Parcel A") shall pass to the owner or owners of Block 14.

B. For the consideration identified in Subsections 3.A and 3.B, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, title to the vacated portion of the Right-of-Way identified as Parcel B and abutting the lots identified as Lots 6 and 7 on Exhibit A ("Parcel B") shall pass to the owner or owners of Lots 6 and 7.

C. For the consideration identified in Subsections 3.A and 3.B, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, title to the vacated portion of the Right-of-Way identified as Parcel C and abutting the lots identified as Lots 2 and 3 on Exhibit A ("Parcel C") shall pass to the owner or owners of Lots 2 and 3.

D. If necessary, the Village Clerk and Village President are hereby directed to execute a quit claim deed evidencing the conveyance of title to the owner or owners of Parcel A, Parcel B, or Parcel C. In addition, the Village Administrator is authorized to take any other actions necessary to effect the vacation of the Right-of-Way as described in this Ordinance.

SECTION 5. RECORDING. The Village Clerk is hereby directed to record this Ordinance and the Plat of Vacation with the Kane County Recorder of Deeds.

SECTION 6. EFFECTIVE DATE. This Ordinance shall only be effective upon the occurrence of all of the following events:

- A. Passage by the affirmative vote of at least three-fourths of the trustees now holding office;
- B. Publication in pamphlet form in the manner required by law;
- C. The recording of this Ordinance and the Plat of Vacation for recording in the Office of the Kane County Recorder.

ADOPTED THIS _____ DAY OF _____, 2015, pursuant to 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

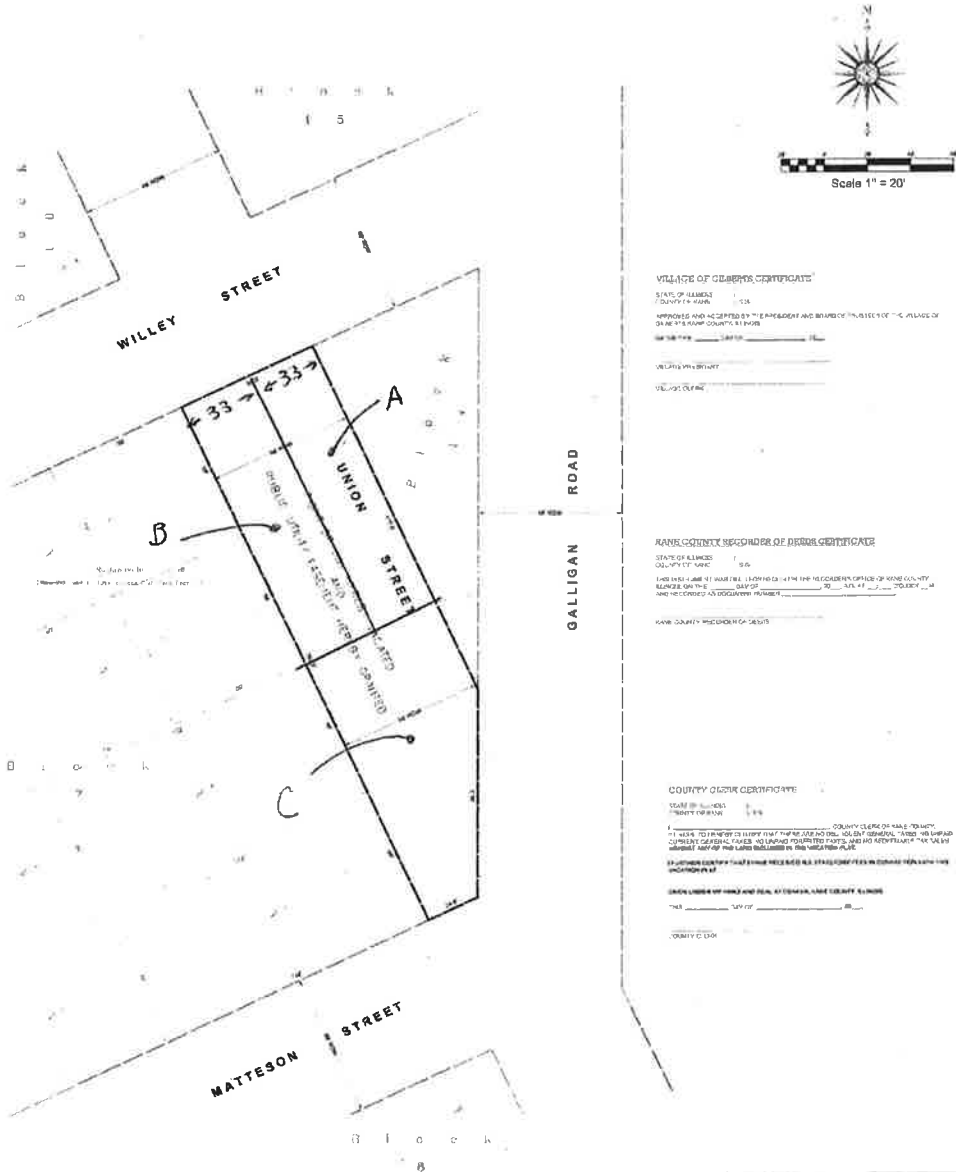
(SEAL)

ATTEST:

Village Clerk, Debra Meadows

Published: _____

Plat of Vacation

[illegible]WILLIAM G. LINDSEY
DAVID M. SCHAFERENERGY CONSUMPTION
IN THE UNITED STATES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT
JACKSON AND GRANT, OF EASEMENT OF THE PROPERTY OF DEWITT
ALBANY AND FROM THE PLAT THEREOF IS A CORRECT REPRODUCTION
OF THE PROPERTY WITH THE LINES AND DIMENSIONS HEREIN SET FORTH
AND CORRECTIONS ARE MADE IN 1897 AND 1898, WITH THE
LINES AND DIMENSIONS CORRECTED AND CORRECTED

DATE: Jan 14, 2008 BY:

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110



Keywords: child sexual abuse; disclosure; social support

**PLAT OF VACATION
AND
GRANT OF EASEMENT**

BAXTER & WOODMAN
Consulting Engineers
1011 14th Street, Suite 1000, San Francisco, CA 94103
(415) 774-2200

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VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 27-2015

An Ordinance approving a sign package for Gilberts Town Center PUD

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

November 3, 2015

**Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Gilberts, Kane County, Illinois this 3rd day of November 2015**

ORDINANCE NO. 27-2015

AN ORDINANCE APPROVING A SIGN PACKAGE FOR GILBERTS TOWN CENTER PUD

WHEREAS, in 2005, the Village of Gilberts approved Ordinance 03-2005 establishing the Gilberts Town Center planned unit development; and,

WHEREAS, Section 10-9-2(N) of the UDO authorizes the Village to approve sign packages for developments and, as part of the sign package approval, to modify the otherwise applicable provisions of the sign requirements of the UDO; and

WHEREAS, the remaining developable residential lots of the Gilberts Town Center PUD are not directly visible from Higgins Road (IL Route 72), necessitating the use of an existing development sign at the northeast corner of the intersection of Higgins and Tyrrell Roads and the placement of an additional development sign on the northwest corner of the section by CalAtlantic Homes, dba Ryland Homes, the developer of the remaining lots; and

WHEREAS, the Village Board has considered the request for the approval of the sign package and modifications from the sign regulations of the UDO for the Gilberts Town Center PUD;

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 of Sign Package.** The Village Board hereby approves a modified sign package for the Gilberts Town Center PUD, as depicted on the signage diagram attached as Exhibit A, which specifically authorizes and requires the following:

1. CalAtlantic Homes, dba Ryland Homes, is allowed the off-premises advertising of their remaining lots through the use of the existing single-sided development sign on the property at the northeast corner of Higgins/Tyrrell Roads, currently owned by Plote Properties. The use of this sign by CalAtlantic is contingent upon the approval of Plote Properties.
2. CalAtlantic Homes may relocate its existing single-sided development sign from the northwest corner of Higgins Road and Center Drive to the property located at the northwest corner of Higgins/Tyrrell Roads, currently owned by Plote Properties. The placement of this sign by CalAtlantic is contingent upon the approval of Plote Properties.
3. This sign package is granted specifically to CalAtlantic Homes and may not be transferred or conveyed to another party without the approval of the Village Board.

4. The sign package expires thirty (30) days after the a) completion or occupancy of the last remaining lot owned or unit built by CalAtlantic Homes, or one (1) year after the issuance of a building permit for a lot within Gilberts Town Center PUD, whichever occurs first. CalAtlantic Homes shall remove its signage from the two subject properties within seven (7) calendar days from the expiration of this sign package.

Section 3. Continued Effect of the PUD Ordinance. Except as expressly provided in this Ordinance, the Gilberts Town Center PUD ordinance and the UDO shall remain in full force and effect to govern the use and development of the subject property.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

Section 6. 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 Dave LeClerc	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2015

(SEAL)

Village President Rick Zirk

ATTEST: _____
Village Clerk, Debra Meadows

Published: _____

RESOLUTION NO. 43-2015

RESOLUTION URGING ILLINOIS STATE LEADERS TO RELEASE NON-GENERAL FUND REVENUES PAYABLE TO LOCAL GOVERNMENTS

WHEREAS, the State of Illinois has been operating without a Fiscal Year 2016 state budget since July 1, 2015; and

WHEREAS, the absence of a budget has resulted in the state withholding over \$150 million in revenue owed to municipal governments for lack of appropriation authority; and

WHEREAS, critical local services, such as road construction, maintenance, and repair will remain underfunded until state leaders take action to release local Motor Fuel Tax Funds to municipalities; and

WHEREAS, many municipalities rely on state distributions of local revenue to fund their 9-1-1 service centers and, without these funds, the effectiveness of emergency services to reach citizens will be in peril; and

WHEREAS, municipal budgets and basic services will be negatively impacted without the release of local Use Tax, video gaming fees, and casino fees.

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, on the behalf of its constituents, calls upon the Governor and General Assembly to take action to immediately release all non-general fund revenues owed to local governments. These funds include revenues from the Motor Fuel Tax, Wireless Service Emergency Fund, Use Tax, Local Government Video Gaming Distributive Fund, and casino gaming.

Section 2:

The Village Clerk shall be directed to forward a copy of this resolution to the Governor, Senate President, Senate Minority Leader, House Speaker and House Minority Leader of the State of Illinois, and the Illinois Municipal League.

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 Dan Corbett	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee David LeClercq	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED THIS ____ DAY OF ____, 2015

Village President, Rick Zirk

(SEAL)

ATTEST:

Village Clerk, Debra Meadows