



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
Tuesday May 7, 2024
Village Hall: 87 Galligan Road, Gilberts, IL 60136

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

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

2. ROLL CALL / ESTABLISH QUORUM:

Village Clerk Lynda Lange called roll. Roll call of Board members present: Trustees, Vanni, Allen, Redfield and Marino were present, as was President Zambetti. Also present was Administrator Brian Bourdeau, Management Analyst Riley Lynch, Management Analyst Mitchell Anderson, Finance Director Taunya Fisher and Building Department Clerk, Claudine Russell. Trustees Chapman and Coats was absent.

3. PUBLIC COMMENT: Public Comment was held until after the presentation from the BeSpoke Motor Union representatives to allow the public opportunity to ask questions.

4. ITEM FOR DISCUSSION:

A team of representatives of BeSpoke Motor Union were in attendance to provide a power point presentation and information regarding the development of a Car Condominium Concept. Information included the following:

- 144 Car Condominiums are proposed, all will be ownership units ranging in size from 800-1600 square feet.
- 2 levels to each unit, a garage open area on the first floor and customizable space on the 2nd level that can be personalized for use by the owner.
- These are not permitted for residential living. Covenants & Restrictions will restrict/limit the use of the space to prevent using as a residential living space.
- The planned location is at Tyrell & Columbia and include stormwater detention areas, landscaping (incorporating as many mature trees into the landscape as possible), screening & fencing, which are accessible through a gated entrance.
- Ancillary buildings that would include a Clubhouse & Retail space that would be accessible to the general population as well as Boutique car dealerships, auto performance, auto detail shops.

Trustee Marino commented that the presentation was thorough and professional and he believes this concept would fill a need and provide be a benefit to the community.

PUBLIC COMMENT: (previously held until after Bespoke Presentation)

- **413 Town Center:** questioned how development would affect property taxes and the SSA 15 costs.
He was concerned that costs would increase. He was advised that the development would not cause an increase to taxes or SSA.
- **254 Rockville:** resident questions regarding access to the development, traffic management (would there be a stop light installed) and possible removal of mature willow trees. BeSpoke representative advised that entrance and exit would be off of Columbia onto Tyrell. Village Staff would have to reach out to the County for additional information on traffic lights. The Developer also advised that they would be keeping most of the Willow trees and incorporating them into their design plan. They will, however, have to remove a few that would be impeding construction.
- **Binnie Trail:** The resident owns a home in unincorporated Kane County where a corner of his property would back to up to the development on the North side of the Complex. He had questions related to construction and how close the buildings would be built to his property. He also questioned future development of the open space of the property.
- **721 Kerry:** resident requested information regarding access to the Car Condominium development. He was informed that the community will be gated and owners will have a key fob to gain access. Additional questions related to construction, the proposed clubhouse & car shows. Answers were provided as follows: Construction will be on a built as sold basis and broken into phases. The clubhouse will be available for rental for car condominium owners and possibly to the general community. Car shows will be scheduled periodically for owners to display their vehicles within the Car Condo property.
- **487 Joan Ct:** States support for the concept and feels it would be a positive addition to the community. Small businesses for retail development/community will provide additional opportunities to Gilberts.
- **213 Brielle:** Resident requested information on the build out i.e., how much setback/easement area will there be between existing homes and the development of the project, additional building plans beyond the current 144 planned units and the mature tree line that provides screening between property lines. The developer advised that there would be no plans at this time for additional development beyond 144 units, the construction would be approximately 75 ft from the area her home is located, the mature trees (willows) will remain with only a few having to be removed to allow construction, and a decorative fencing will be installed to provide privacy to neighboring homes.

5. CONSENT AGENDA:

- A. A Motion to approve the Minutes from the April 16, 2024 Village Board Meeting.
- B. A Motion to ratify Bills & Payroll dated May 7, 2024.
- C. A Motion to approve the March 2024 Treasurer's Report.
- D. A Motion to approve (***Resolution 18-2024***), a Resolution Adopting the Village of Gilberts Comprehensive Parks Policy.

President Zambetti asked if any Board member wished to remove an item from the Consent Agenda. No removals were requested.

A Motion to Approve Consent Agenda items 4. (A-D), as presented was made by Trustee Allen, seconded by Trustee Redfield. Roll call votes – Aye: (4) Trustees Vanni, Allen, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Coats (2) Abstain: (0).

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6. ITEMS FOR APPROVAL:

- A. Ordinance Amending Chapter 2 of Title 3/Village Code Regarding the Number of Class OS Liquor Licenses (*Ordinance 10-2024*).

A Motion to Approve Ordinance 10-2024, Amending Chapter 2 of Title 3/Village Code Regarding the Number of Class OS Liquor Licenses, as presented was made by Trustee Allen, seconded by Trustee Vanni. Roll call votes – Aye: (4) Trustees Vanni, Allen, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Coats (2) Abstain: (0).

- B. Resolution 19-2024 Approving a First Amendment to the Residential Waste Disposal Agreement with RRD Holding Company (MDC) for a Term of August 31, 2023-August 31, 2028.

A Motion to Approve Resolution 19-2024, Approving a First Amendment to the Residential Waste Disposal Agreement with RRD Holding (MDC) for a Term of August 31, 2023-August 31, 2028, as presented was made by Trustee Allen, seconded by Trustee Redfield. Roll call votes – Aye: (4) Trustees Vanni, Allen, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Coats (2) Abstain: (0).

- C. Resolution 20-2024 Authorizing Approval of an Agreement with Hardy Pro-Air for the Rebuild of an Aeration Blower in a Not-to-Exceed Amount of \$ 20,000 (Resolution 20-2024).

A Motion to Approve Resolution 20-2024, Authorizing Approval of an Agreement with Hardy Pro-Air for the Rebuild of an Aeration Blower in a Not-to-Exceed Amount of \$ 20,000, as presented was made by Trustee Allen, seconded by Trustee Redfield. Roll call votes – Aye: (4) Trustees Vanni, Allen, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Coats (2) Abstain: (0).

7. STAFF REPORTS:

- *Village Clerk Lynda Lange*: commented on the upcoming deadline of May 1, 2024 for submission of the required Economic Interest Statement.
- *Village Administrator Riley Lynch*: provided an update on current status of Community Days and advised that the Community Days Newsletter will be mailed out within the next 2 weeks. Riley advised that the tickets for wristbands are now available for advanced purchase at \$ 25 per person. Trustee Redfield suggested starting the ticket booth operation at 11:30 instead of noon to allow exchange of pre-purchased tickets for wristbands. Riley will discuss this option with the Carnival staff.
- *Village Administrator Brian Bourdeau*: Provided updated information on scheduled meetings regarding the status of boundary agreements with surrounding communities. Huntley & Elgin have approved and completed the boundary agreements. Additional meetings are underway with surrounding communities and Brian will provide updates on progress. A recent meeting with Chief Block with respect to operational needs has provided a need for realignment of positions to allow a Deputy Chief position instituted. This will allow night shift coverage for all 7 nights to have a supervisor on staff.

- **Taunya Fischer:** A report was distributed with regard to salary status in several surrounding communities and those in Gilberts, based on a tiered payscale. It was noted that Gilberts was currently quite low and not competitive with multiple surrounding communities including but not limited to: West Dundee, Hampshire, Carpentersville, Huntley, South Elgin. The last time Gilberts was evaluated for salary ranges was in 2020. Currently, Gilberts has seen quite a few employees leaving Gilberts to work in neighboring communities with higher pay structure. In order to draw new employees and retain existing employees, it is evident that this must be reviewed again as Gilberts has fallen below the competitive range. After extensive discussion, it was decided to allow additional time for the Trustees to fully review the proposed changes to allow Trustees to make a decision at the next board meeting.

8. TRUSTEE REPORTS:

- **Trustee Allen:** A review of several communities with regard to water rates/senior discounts was provided by Trustee Allen who proposed a potential water rate adjustment plan of 10% to senior citizens in Gilberts.

9. **PRESIDENT'S REPORT:** President Zambetti provided a request submitted by the Eagles Club to host a training on drug overdose immediate treatment in administering NARCAN.

10. EXECUTIVE SESSION

(None)

11. ADJOURNMENT

There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Allen and seconded by Trustee Vanni at 9:13pm. Voice vote carried unanimously, - Aye: (4) Trustees Vanni, Allen, Redfield & Marino . / Nay: 0 / Absent: (2) Trustees Chapman & Coats/ Abstained: 0

The meeting ended at 9:13pm.

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk