



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
Tuesday May 21, 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, Allen, Coats, 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. Trustees Chapman and Vanni were absent.

3. PUBLIC COMMENT: None

4. CONSENT AGENDA:

- A. A Motion to approve the Minutes from the May 7, 2024 Village Board Meeting.
- B. A Motion to ratify Bills & Payroll dated May 7, 2024.
- C. A Motion to approve the April 2024 Treasurer's Report.

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-C), as presented, was made by Trustee Allen, seconded by Trustee Coats. Roll call votes – Aye: (4) Trustees Allen, Coats, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Vanni (2) Abstain: (0).

5. ITEMS FOR APPROVAL:

- A. An Ordinance Approving an Amendment to a Special Use Permit To And Variations from the Gilberts Unified Development Ordinance (38 East Higgins Road – Pub 72). (**Ordinance 11-2024**).

The Board reviewed the plans pertaining to the Pub 72 Ordinance to amend a special use permit and variances as presented and previously reviewed by the Planning Commission. Trustee Allen has several questions regarding the proposed plan. It is noted that planning commission stipulates that bollards would need to be installed as a condition of the recommendation. Trustee Allen questions location, construction & placement of the bollards. Trustee Coats the question of hardship and notes that with the added amount of square footage for dining, there will be a shortage of 25 parking spaces. Brian Bourdeau clarifies and defines what constitutes a hardship. Trustee Allen comments that she also does not see evidence of a proven hardship and questions safety/sightline issues related to the

assetback on the proposed south side of the building with a deck construction 10ft into the 15ft easement requirement. Trustee Marino asked when the bollard requirement was submitted. Allen explains that this was not part of the original submission, it was part of the condition placed on recommendation from the Planning Commission.

Tom Trier of Pub 72 advised that the construction plan and where the bollards would be placed. Trustee Redfield comments on why this location was selected as it requires multiple variances and states that this could have been proposed as an extension of the originally installed deck on the side of the building facing Galligan Rd by moving the smoker and would not require multiple variances. Tom Trier introduces his contractor, Rick Csekme, to speak to that issue. The contractor advised that since the front area had no parking spaces they would be able to keep the flow and connect to the small deck allowing for 3 exits. He noted that cement piers would be installed. Tom Trier of Pub 72 passed out packets to the Trustees for their review.

Trustee Marino asks Pub 72 representatives to explain what they define as a hardship which is necessary to approve a variance. Brian Zirlin explains what is in the packet of information that was distributed to the Trustees outlining revenue increase for the business and comments that equates to additional tax revenue when outside dining is present. Trustee Marino states he understands the information provided but restates that he is still looking for the answer of the question previously posed: What is the hardship? Tom Trier responds that he believes it would bring more people to Gilberts and prevent people from selecting neighboring towns and restaurants that have this type of amenity. Trustee Marino states that these comments do not constitute a hardship. Additional questions from Trustee Redfield were related to choices made by Pub 72 to install Volleyball Courts instead of outdoor dining if this was a fundamental part of the potential future revenue. Trustee Marino advises that there are several variances already in place at this location and a more comprehensive plan could have prevented the need to multiple variances. Tom Trier states that as they continued to grow, they would fund the additions and improvements.

Trustee Allen states that she still does not see the hardship to support the variances and advises that there were multiple opportunities to provide outdoor dining by designing the building expansions differently to include the outdoor dining. She expresses safety concerns and potential liability to the Village by installing a deck 5ft from Higgins Rd. She explains that the UDO outlines the requirements.

Trustee Marino states that he does not understand the Planning Commissions recommendation for approval that does not meet the requirements and asks if there is additional information and states that he is not comfortable with the approval of this projects.

Brian Bourdeau explains the criteria to determine if the plan meets the requirements to recommend approval.

Trustee Allen reviews the information packet from the planning commission and states that the facts were not confirmed to be in compliance.

A Motion to Approve Ordinance 11-2024 Approving an Amendment to a Special Use Permit To And Variations from the Gilberts Unified Development Ordinance (38 East Higgins Road – Pub 72), as presented was made by Trustee Allen, seconded by Trustee Redfield. Roll call votes – Aye: (0). Nay: (3) / Trustees Allen, Coats & Redfield. Absent: Trustees Chapman & Vanni (2) Abstain: (1), Trustee Marino.

B. Ordinance 12-2024: Amending Chapter 4 of Title 2 of the Village Code Regarding Fees for the Use of Park and Recreation Facilities (Ordinance 12-2024)

A Motion to Approve Ordinance 12-2024, Amending Chapter 4 of Title 2 of the Village Code Regarding Fees for the Use of Park and Recreation Facilities (Ordinance 12-2024), as presented, was made by Trustee Redfield, seconded by Trustee Allen. Roll call votes – Aye: (4) Trustees Allen, Coats, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Vanni (2) Abstain: (0).

C. Resolution 21-2024: A Resolution Establishing Fees for the Usage of Public Parks, Recreation Areas, and Associated Facilities and Services (Resolution 21-2024).

A Motion to Approve Resolution 21-2024, A Resolution Establishing Fees for the Usage of Public Parks, Recreation Areas and Associated Facilities and Services (Resolution 21-2024), as presented, was made by Trustee Coats, seconded by Trustee Redfield. Roll call votes – Aye: (4) Trustees Allen, Coats, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Vanni (2) Abstain: (0).

D. Ordinance 13-2024: An Ordinance Amending the Fiscal Year 2024 Budget for the Fiscal Year 2024 Budget for the Fiscal Year Ending December 31, 2024 (Ordinance 13-2024).

A Motion to Approve Ordinance 13-2024, An Ordinance Amending the Fiscal Year 2024 Budget for the Fiscal Year Ending December 31, 2024, as presented, was made by Trustee Allen, seconded by Trustee Coats. Roll call votes – Aye: (4) Trustees Allen, Coats, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Vanni (2) Abstain: (0).

E. Ordinance 14-2024: An Ordinance Amending Chapter 8 of Title 1 of the Village Code to Establish the Appointed Position of Deputy Chief of Police (Ordinance 14-2024).

A Motion to Approve Ordinance 14-2024, An Ordinance Amending Chapter 8 of Title 1 of the Village Code to Establish the Appointed Position of Deputy Chief of Police, as presented, was made by Trustee Allen, seconded by Trustee Redfield. Roll call votes – Aye: (4) Trustees Allen, Coats, Redfield & Marino. Nay: (0) / Absent: Trustees Chapman & Vanni (2) Abstain: (0).

6. STAFF REPORTS:

- **Village Administrator Riley Lynch:** provided an update on current status of Community Days and advised that the wristband ticket sales are underway. Riley states that volunteers for the dunk tank are still needed. Conservancy Park work is expected to be completed by the end of the week.

President Zambetti discusses naming Conservancy Park and suggests any ideas be presented at the June 4th meeting.

- **Village Administrator Brian Bourdeau:** Advised that staff is working on establishing a QR code to put up on all bulletin boards to link with the website and most updated scheduled, forms and information. A reminder of the upcoming Wall That Heals set up begins on 5/22 will be open to the public Thursday through Monday.
- **Taunya Fischer:** President Guy Zambetti requests input from Taunya Fischer on the availability of the donation check that was approved at the last meeting. Taunya confirms that this can be produced and provided prior to the set up of the Wall that Heals.

7. TRUSTEE REPORTS:

- **Trustee Marino:** Advised that he received a letter from his homeowners association informing the homeowners that they will begin fining the residents if they do not trim their parkway trees and asks the process for the tree trimming on parkway trees throughout the community.

8. **PRESIDENT'S REPORT:** President Zambetti requests information on parkway tree trimming and clarification on the trimming program. The Planning Commission process was reviewed.

9. EXECUTIVE SESSION

(None)

10. 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 Coats at 8:41pm. Voice vote carried unanimously, - Aye: (4) Trustees Allen, Coats, Redfield & Marino . / Nay: 0 / Absent: (2) Trustees Chapman & Vanni/ Abstained: 0

The meeting ended at 8:41pm.

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk