



**MINUTES FOR VILLAGE OF GILBERTS
BOARD OF TRUSTEES MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, June 1, 2021**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Trustees LeClercq, Allen, Coats, Redfield, and Hacker. Trustee Corbett was absent. Others present: Village Administrator Brian Bourdeau, Public Works Director Aaron Grosskopf, and Village Attorney Kurt Asprooth.

3. PUBLIC COMMENT

Bill Fox – Mr. Fox approached the Board and stated that he wished to speak about item 5.A of the agenda. Mr. Fox stated that he would like clarification of the amount of feet that the garage would be over the setback. Mr. Fox also advised of several CCR's from the Dunhill Estates subdivision. Mr. Fox also mentioned several parts of the Village Code that he believed would prohibit the garage from being built. Mr. Fox asked that the Board not approve the ordinance allowing this variance.

4. CONSENT AGENDA

- A. A Motion to approve Minutes from the May 18, 2021 Village Board Meeting
- B. A Motion to approve Bills and Payroll dated June 1, 2021
- C. A Motion to approve the April 2021 Treasurer's Report
- D. A Motion to approve Resolution 15-2021, a Resolution Authorizing Approval of Agreements with Midwest Power Vac and Water Surplus for the Removal and Replacement of Water Softener Media in an Aggregate Amount Not-to-Exceed \$40,000
- E. A Motion to approve Resolution 16-2021, a Resolution Authorizing an Agreement with O'Carroll Electric to Electrify Village Entryway Sign in an Amount Not-to-Exceed \$12,410

President Zambetti asked if any of the board members had any consent agenda items they wished to remove for separate consideration. After hearing none, asked for a motion to approve.

A Motion was made by Trustee Allen and seconded by Trustee LeClercq to Approve Consent Agenda items A-E as Presented. Roll call vote: Trustees Hacker, Coats, Redfield, LeClercq, and Allen voted Aye. 0-nays, 0-abstained. Motion carried.

5. ITEMS FOR APPROVAL

- A. An Ordinance Approving a Variance from the Gilberts Unified Development Ordinance (315 Pierce Street) – Trustee LeClercq stated that he felt that approving this variance would allow something that is not feasible for that area. Trustee Allen stated that there were a few points (2D, 3C, and E) that were not met while evaluating the variance request and that it is not appropriate for that neighborhood. Trustee Allen also stated that she felt as though this could unreasonably diminish or impair established property values in the area.

A Motion was made by Trustee Allen and seconded by Trustee LeClercq to Approve Ordinance 09-2021, an Ordinance Approving a Variance from the Gilberts Unified Development Ordinance (315 Pierce Street). Roll call vote: 0-aye, Trustees Hacker, Coats, Redfield, LeClercq, and Allen voted Nay, 0-abstained. Motion failed.

6. ITEMS FOR DISCUSSION

- A. Development Concept Presentation by Representatives of Vista Trans Holdings for the Annexation and Development of the Property Commonly Known as Tyrrell Farm North – Administrator Bourdeau advised the Board that Representatives of Vista Trans Holding Inc., have approached the Village with a request to annex in to the Village of Gilberts the Tyrrell North property and rezone the parcel to I-1 Industrial. In addition to the annexation and rezoning, Vista Trans has indicated a desire to seek a special use permit for the purposes of developing the parcel to serve as a motor freight terminal with crossdocking and distribution, truck and trailer repair, dormitories for overnight accommodations, office space, and approximately 475 semi-truck parking stalls, 275 in Phase I and approximately 200 in Phase II. Several representatives presented during the slideshow presentation (*full presentation can be found in the June 1, 2021 Village Board Meeting Packet*) and spoke about the project overview, marketplace trends, project design, traffic study details, and landscape design.

President Zambetti inquired about the number of parking spaces and why the number of proposed spaces is needed. The Applicant stated that the majority of the parking spaces will not be used during the year except for around the holidays. The Applicant also stated that they anticipated between 15-30 trucks to come in and out of the facilities each day. Trustee Allen stated that the intersection at Pierce Street is a dangerous intersection and would need to be looked at closely. Trustee Hacker asked what would be the advantage to the Village as far as tax revenue. The Applicant stated that they estimated that there would be \$125,000-\$200,000 of property taxes generated. President Zambetti asked if there would be a way to make sure that the applicant could not rent out the parking spaces. Village Attorney Asprooth stated that the Village could make that a condition of the approval, however, it may be difficult for the Village to monitor and enforce. President Zambetti

invited Kane County Board Member Cliff Surges to speak on the topic. Mr. Surges advised the Board that him and some of his Gilberts neighbors have concerns on the proposed project with regards to the truck traffic. Residents Mary Witt and Tom Sparks also expressed issues with the truck traffic and number of parking spaces.

7. STAFF REPORTS

Administrator Bourdeau

- The splash pad is now open and there are new self-locking doors for the bathrooms.
- Community guidance has just been released regarding ARA dollars that the Village will be getting and will be reviewed.
- TIF note B was issued today.

8. TRUSTEES' REPORTS

Trustee Allen

- Attended the town hall meeting regarding redistricting of Kane County and stated the next meeting will be at Hampshire township on Wednesday the 9th.

9. PRESIDENTS' REPORT

There was no president report at this time.

10. EXECUTIVE SESSION

An executive session did not take place.

11. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee LeClercq to adjourn from the public meeting at 8:31 pm.** Voice vote carried unanimously.

Respectfully submitted,



Courtney Baker
Village Clerk

