

Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

www.villageofgilberts.com

VILLAGE BOARD MEETING AGENDA

Tuesday, November 21, 2023 - 7:00 p.m. - Village Hall Board Room

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 November 7, 2023 Regular Village Board Meeting
- B. A Motion to approve Bills & Payroll dated November 21, 2023
- C. A Motion to approve Resolution 38-2023, A Resolution Authorizing the Exercise of a One-Year Renewal Option on an Intergovernmental Agreement Between the Village of Gilberts and Kane County for Animal Control Services
- D. A Motion to approve Ordinance 17-2023, an Ordinance Approving a Contract for the Purchase of Real Property for the Village of Gilberts
- E. A Motion to approve Resolution 39-2023, a Resolution Approving Amendment Two to the Agreement with SAFEBuilt for Building Plan Review and Inspection Services

5. ITEMS FOR APPROVAL

- A. An Ordinance Approving the Village of Gilberts 2023 Comprehensive Plan Update (Ordinance 18-2023)
- B. Resolution Authorizing Acceptance of Public Improvements for Neighborhood 1 (NH-1) in the Conservancy Development (Resolution 40-2023)

6. ITEMS FOR DISCUSSION

- A. Presentation and Review of the Village's Utility Billing Rate Structure
- B. Presentation and Discussion of a Utility Account Payment Plan Policy
- C. Presentation and Discussion of the Village's 2024 Draft Budget

7. STAFF REPORTS

8. TRUSTEE REPORTS

9. PRESIDENT'S REPORT

10. EXECUTIVE SESSION

11. ADJOURNMENT

***Public Comment Policy**

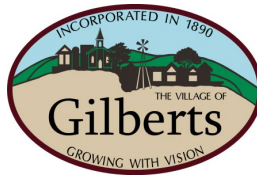
Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President. If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. The Village of Gilberts complies with the Americans Disabilities Act

Posted on November 17, 2023 at:

Village of Gilberts, 87 Galligan Road, Gilberts, IL 60136

November 21, 2023 – Village Board Meeting Agenda

(ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.



**VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
TUESDAY, November 7, 2023
Village Hall: 87 Galligan Road, Gilberts, IL 60136**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

President Zambetti called the meeting to order at 7:02 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, Chapman, Vanni, Allen, Redfield and Marino were present, as was President Zambetti. Trustee Coats was absent. Also present was Administrator Brian Bourdeau, Management Analyst Riley Lynch & Public Works Director, Wade Kretsinger. (It was noted that Trustee Vanni had to leave the meeting at 8:07pm.

3. PUBLIC COMMENT – None

4. CONSENT AGENDA

- A. A Motion to approve Minutes from the October 17, 2023 Regular Village Board Meeting
- B. A Motion to approve Bills & Payroll dated November 7, 2023
- C. A Motion to approve the September 2023 Treasurer's Report.
- D. A Motion to approve the Village of Gilberts Meeting Calendar for 2024.
- E. A Motion to approve **Ordinance 16-2023**, an Ordinance Authorizing the disposal of Personal Property Owned by the Village of Gilberts.
- F. A Motion to approve **Resolution 33-2023**, a Resolution Authorizing an Agreement with Knapheide for the Upfit of a Public Works Ford F-550 in an Amount Not-to-Exceed \$ 19,100.
- G. A Motion to approve **Resolution 34-2023**, a Resolution Authorizing an Agreement with Cargill, Inc. for the Purchase of Bulk Rock Salt in an Amount Not-to-Exceed \$ 70,000.
- H. A Motion to approve **Resolution 35-2023**, a Resolution Authorizing Approval of an Agreement with Midwest Power Vac to Provide Vector Services to Celan Out Six Lift Stations and Various Locations at the Waste Water Plant in an Amount Not-to-Exceed \$ 16,000.

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-H, as presented was made by Trustee Vanni and seconded by Trustee Allen. Roll call votes - Aye: (5) Trustees Chapman, Vanni Allen, Redfield and Marino/ Nay: 0 /Absent: (1) Trustee Coats/Abstain: 0

5. ITEMS FOR APPROVAL

- A. Approval of a Resolution (**Resolution 36-2023**) Authorizing Approval of an Agreement with O'Carroll Electric for the Repair and Replacement of Street and Parking Lot Lighting Along Raymond Drive in an Amount Not to Exceed \$25,600.

A Motion to Approve a Resolution (Resolution 36-2023) Authorizing Approval of an Agreement with O'Carroll Electric for the Repair and Replacement of Street and Parking Lot Lighting Along Raymond Drive in an Amount Not-to-Exceed \$ 25,600, as presented, was made by Trustee Chapman and seconded by Trustee Redfield.. Roll call votes - Aye: (5) Trustees Allen, Chapman, Vanni, Redfield & Marino./ Nay: 0 /Absent: (1) Trustee Coats/Abstained: 0.

- B. A Resolution Authorizing and Approving the Release of a Total of 436 Building Permits in the Conservancy Development (**Resolution 37-2023**).

A Motion to Authorize and Approval of the Release of a Total of 436 Building Permits in the Conservancy Development (Resolution 37-2023) as presented, was made by Trustee Vanni and seconded by Trustee Chapman. Roll call votes - Aye: (5) Trustees, Allen, Chapman, Vanni, Redfield & Marino/ Nay: 0 /Absent: (1) Trustee Coats. /Abstained: 0

7. ITEMS FOR DISCUSSION – *The 2024 Proposed Budget*

Administrator Brian Bourdeau provided an overview of the 2024 Budget and presentation process in order to finalize and adopt the budget in December. Public Works Director Wade Kresinger was present to review and inform on the anticipated costs while laying the groundwork for future advancement, planning and additional training for the Public Works Department staff members. Equipment upgrades were discussed for future planning. Updated message boards were reviewed that may have digital management. It was noted that both labor and material costs are increasing.

Administrator Bourdeau provided a summary of the smaller funds including TIF 1, TIF 2 and Police Pension, and noted that the next meeting will focus on Public Works and related capital projects.

8. STAFF REPORTS

Analyst Riley Lynch provided an overview of the 2024 Community Days planning. He advised that several contracts are expected to be received by year end and will be available to provide to the board early 2024. Additionally, he reported on the 2024 Calendar photo contest. The deadline date for submitted photos was 11/3/23.

Administrator Bourdeau provided information on Boundary agreements with Elgin and Huntley. Additional information will be forthcoming.

TRUSTEE REPORTS

- Trustee Vanni provided information on the bike path grant.
- Trustee Allen advised on a program where the Chamber would collaborate with the Village of Gilberts on a program that may attract new businesses.
- Trustee Marino discussed business signage in the business community.

9. PRESIDENT'S REPORT - *None*

10. EXECUTIVE SESSION –

Motion by Trustee Allen and seconded by Trustee Chapman to move to Executive Session to discuss the appointment, employment, compensation, and performance of specific employees pursuant to Section 2(C)(1) of the Open Meetings Act and to discuss the purchase or lease of real property for the use of the Village, including whether a particular parcel should be acquired pursuant to Section 2(C)(5) of the Open Meetings Act. Roll call vote: Trustees, Allen, Chapman, Marino and Redfield voted Aye (5) / Nay: 0 /Absent: (2) Trustee Coats and Vanni /Abstained: 0
Time: 8:27 p.m.

The Open Meeting resumed at 8:53 p.m. Village Clerk called roll. Roll call of board members present: President Zambetti and Trustees Chapman, Vanni, Coats and Redfield were present in the room. Trustee Allen was present via telephonic means.

11. ADJOURNMENT

There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Coats and seconded by Trustee Vanni at 9:51 PM. Voice vote carried unanimously, - Aye: (5) Trustees Chapman, Vanni, Allen, Coats and Redfield / Nay: 0 /Absent: (1) Trustee Marino /Abstained: 0

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk

Department: 00 GENERAL FUND

ANCEL GLINK, P.C.	ESCROWS PAYABLE	2,530.00
ROBINSON ENGINEERING, LTD.	ENGINEERING SERVICES	945.00
ROBINSON ENGINEERING, LTD.	ESCROWS PAYABLE	986.00
SCHROEDER ASPHALT SERVICES, INC	CAPITAL EQUIPMENT	316,787.63
Total: 00 GENERAL FUND		321,248.63

Department: 01 ADMINISTRATIVE

ANCEL GLINK, P.C.	LEGAL LITIGATION	110.00
ANCEL GLINK, P.C.	LEGAL EXPENSE	24,805.00
CARD SERVICES	OPERATING EXPENSE	15.99
CARD SERVICES	COMMUNITY RELATIONS	378.97
CARD SERVICES	OFFICE SUPPLIES	84.72
CARD SERVICES	CONTRACTUAL SERVICES	119.99
CARD SERVICES	TRAINING EXPENSE	95.00
CARD SERVICES	TRAINING EXPENSE	157.92
CURRENT TECHNOLOGIES, INC.	CONTRACTUAL SERVICES	620.00
MARCO TECHNOLOGIES LLC	RENTAL-EQUIPMENT	335.00
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	114.10
PADDOCK PUBLICATIONS	LEGAL NOTICES	128.80
PITNEY BOWES	RENTAL-EQUIPMENT	162.60
ROBINSON ENGINEERING, LTD.	ENGINEERING SERVICES	7,061.00
ROBINSON ENGINEERING, LTD.	REIMBURSED EXPENSES	13,858.00
TPI - TYLER PRESS, LLC	OPERATING EXPENSE	87.99
VERIZON WIRELESS	COMMUNICATIONS	253.41
WAREHOUSE DIRECT, INC	OFFICE SUPPLIES	583.50
WEX BANK	GASOLINE	41.13
Total: 01 ADMINISTRATIVE		49,013.12

Department: 02 POLICE

ACTION AUTO WORKS INC	MAINTENANCE VEHICLES	1,217.13
CARD SERVICES	UNIFORMS	159.48
CARD SERVICES	OPERATING EXPENSE	18.59
CARD SERVICES	OFFICE SUPPLIES	269.91
CARD SERVICES	MAINTENANCE BUILDING	64.53
KIESLER POLICE SUPPLY	TRAINING EXPENSE	1,719.25
LEXIPOL, LLC	CONTRACTUAL SERVICES	4,691.16
MARCO TECHNOLOGIES LLC	RENTAL-EQUIPMENT	167.50
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	24.44
NORTHWESTERN MEDICINE OCCUPATION	CONTRACTUAL SERVICES	40.00
STEPHEN D. TOUSEY LAW OFFICE	LEGAL EXPENSE	400.00
SWIFT WASH, LLC	MAINTENANCE VEHICLES	55.00
VERIZON WIRELESS	COMMUNICATIONS	422.35
WEX BANK	GASOLINE	1,969.42
Total: 02 POLICE		11,218.76

Department: 03 PUBLIC WORKS

AEP ENERGY	STREETLIGHTING	1,200.65
BATTERIES PLUS	MAINTENANCE EQUIPMENT	196.50
CARD SERVICES	OPERATING EXPENSE	110.00
CARD SERVICES	MAINTENANCE BUILDING	57.76
CARD SERVICES	TRAINING EXPENSE	259.99
COMMONWEALTH EDISON	STREETLIGHTING	26.15
COON CREEK SOD FARMS, LLC	MAINTENANCE STREETS	2,910.00
O"CARROLL ELECTRIC, INC.	MAINTENANCE STREETS	640.00
POMP'S TIRE SERVICE, INC.	MAINTENANCE EQUIPMENT	555.73
RUSSO POWER EQUIPMENT	MAINTENANCE STREETS	109.00
SARGENTS EQUIPMENT	MAINTENANCE VEHICLES	714.00
SARGENTS EQUIPMENT	MAINTENANCE EQUIPMENT	168.00

VERIZON WIRELESS	COMMUNICATIONS	440.35
WAREHOUSE DIRECT, INC	MAINTENANCE VEHICLES	190.68
WEX BANK	GASOLINE	1,155.63
Total: 03 PUBLIC WORKS		8,734.44

Department: 04 BUILDING

SAFEBUILT, LLC LOCKBOX # 88135	BUILDING PERMIT EXPENSE	17,626.40
Total: 04 BUILDING		17,626.40

Department: 06 PARKS

AEP ENERGY	UTILITIES	25.94
PLATINUM POOL	CONTRACTUAL SERVICES	5,098.00
WEX BANK	GASOLINE	298.60
Total: 06 PARKS		5,422.54

Department: 08 GARBAGE HAULING

MDC ENVIRONMENTAL SVCS.	GARBAGE HAULING EXPENSE	58,693.09
Total: 08 GARBAGE HAULING		58,693.09

Department: 10 WATER SYSTEMS

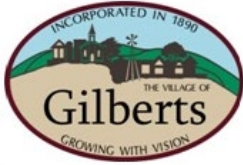
CARD SERVICES	GASOLINE	10.00
CARD SERVICES	CONTRACTUAL SERVICES	375.00
CARD SERVICES	TRAINING EXPENSE	175.00
COMMONWEALTH EDISON	UTILITIES	3,143.51
DYNEGY ENERGY SERVICES	UTILITIES	20,436.02
FERGUSON WATERWORKS	REPAIRS-WATER DISTRIBUTION SYS	1,639.00
MARCO TECHNOLOGIES LLC	RENTAL-EQUIPMENT	83.75
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	12.23
MIDWEST SALT	BRINE HAULING EXPENSES	6,237.40
PACE ANALYTICAL SERVICES	LABORATORY TESTING	949.20
THIRD MILLENNIUM ASSOCIATES	PRINTING	425.11
VERIZON WIRELESS	COMMUNICATIONS	418.42
VIKING CHEMICAL COMPANY	CHEMICALS	5,179.37
WAREHOUSE DIRECT, INC	OFFICE SUPPLIES	100.12
WEX BANK	GASOLINE	350.03
Total: 10 WATER SYSTEMS		39,534.16

Department: 20 WASTEWATER SYSTEMS

CARD SERVICES	TRAINING EXPENSE	175.00
DYNEGY ENERGY SERVICES	UTILITIES	12,173.00
HARDY PRO-AIR SYSTEMS & SERVICE	MAINTENANCE PARTS & MATERIALS	243.00
MARCO TECHNOLOGIES LLC	RENTAL-EQUIPMENT	83.75
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	12.23
MENARDS - CARPENTERSVILLE	MAINTENANCE PARTS & MATERIALS	67.20
NICOR	UTILITIES	164.18
STANDARD EQUIPMENT COMPANY	MAINTENANCE VEHICLES	556.19
SUBURBAN LABORATORIES	LABORATORY TESTING	3,093.98
THIRD MILLENNIUM ASSOCIATES	PRINTING	425.10
VERIZON WIRELESS	COMMUNICATIONS	418.41
WAREHOUSE DIRECT, INC	OFFICE SUPPLIES	100.12
WEX BANK	GASOLINE	350.03
Total: 20 WASTEWATER SYSTEMS		17,862.19

*** GRAND TOTAL ***

529,353.33



Village of Gilberts

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

To: President Zambetti and the Board of Trustees
From: Brian Bourdeau, Village Administrator
Riley Lynch, Management Analyst
Date: November 21, 2023 Village Board Meeting
Re: Item (38-2023): A Resolution Authorizing Renewal of an Intergovernmental Agreement with Kane County for Animal Control Services

In past years, the Village has maintained an agreement with Kane County for animal control services should they be required. The most recent agreement was negotiated in 2022 with assistance from the MetroWest Council of Government. Pursuant to Section 8 of the agreement, municipalities are eligible for two one-year renewals. This would be the first of two renewal options. Under the agreement the Village may utilize the Kane County Animal Control for the following services:

- A) The pickup of stray dogs within the limits of the Village;
- B) Respond to complaint calls from the Village's police department for barking dogs, dogs running at large and sick or injured wildlife outside of a building or structure within the limits of the Village; and
- C) Cooperation with the Village Police Department in responding to complaints relating to vicious or dangerous dogs.

There is a service fee applicable to any requested service as outlined below. These fees were set by the 2022 agreement and will remain until a new agreement is negotiated in 2025.

Service	Fee
Pick up per animal (7:00am - 7:59pm)	\$20.00
Pick up charge group of small animals, evictions only	See Eviction
Boarding per animal/per day/Maximum charge \$70	\$12.00
Vaccination for distemper per animal	\$12.00
Euthanasia per dog/cat animal \leq 30 pounds	\$35.00
Euthanasia per dog/cat animal $>$ 30 pounds	\$55.00
Rabies observation (includes euthanasia fee) \leq 30 pounds	\$150.00
Rabies observation (includes euthanasia fee) $>$ 30 pounds	\$175.00
Specimen pick up	\$50.00
Specimen prep	\$60.00
Eviction - cost includes pickup charges and 7 Day MAX boarding (Per Animal)	\$110.00
After Hours Pick up (8:00pm - 6:59am)	\$175.00

November 21, 2023 Village Board Meeting – 2
Animal Control IGA One-Year Renewal

After Hours Call Out with NO PICKUP (8:00pm - 6:59am)	\$100.00
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In the event that the Village receives a call regarding a stray or lost dog, the Police Department does have a chip reader and makes every effort to reunite the lost dog with its owners. Previously, this has worked quite well and therefore the Village did not frequently need to utilize the terms of the agreement. However, it is recommended to renew the agreement in the event that the Village would need assistance, particularly with any complaints related to vicious or dangerous dogs.

VILLAGE OF GILBERTS

RESOLUTION 38-2023

A RESOLUTION AUTHORIZING THE EXERCISE OF A ONE-YEAR RENEWAL OPTION ON AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF GILBERTS AND KANE COUNTY FOR ANIMAL CONTROL SERVICES

WHEREAS, Kane County pursuant to the Animal Control Act, 510 ILCS 5/1 et seq. provides certain Animal Control Services; and

WHEREAS, the Village has the right, but not the obligation to control animal activities in its corporate limits, and has historically taken the primary responsibility for animal control activities within its corporate limits and desires to contract with the County to discharge these responsibilities; and

WHEREAS, pursuant to Article VII Section 10 of the Constitution of the State of Illinois and Section 3 of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/3, units of local government are authorized and empowered to enter into agreements to obtain and share services and to exercise jointly or transfer any powers or functions not prohibited by law; and

WHEREAS, the Village entered into an agreement with Kane County to provide animal control services subject to an intergovernmental agreement pursuant to Resolution 30-2022; and

WHEREAS, the intergovernmental agreement was for one-year with the option for up to two one-year renewals; and

WHEREAS, pursuant to Section 8 of the intergovernmental agreement, the Village desires to exercise the first renewal option and renew the agreement through December 31, 2024 as shown on Exhibit A.

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS, as follows:

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

Section 2. **Approval; Authorization.** The Village Board of Trustees hereby approves the exercise of the option to renew the agreement for Animal Control Services through December 31, 2024 and authorizes the Village Administrator to execute the renewal and such other documents as are necessary.

Section 3. **Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21st day of November, 2023.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 21st DAY OF NOVEMBER, 2023

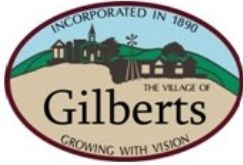
Guy Zambetti, Village President

(SEAL)

ATTEST: _____
Lynda Lange, Village Clerk

Exhibit A

[Letter Expressing Intent to Renew]



Village of Gilberts

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

November 21, 2023

County of Kane
Attn: Kane County Board Chairwoman Corinne Pierog
719 S. Batavia Avenue
Geneva, IL 60134

Dear Madam Chair Pierog,

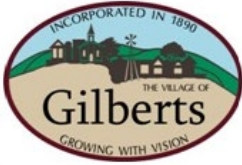
Pursuant to Section 8 of the Agreement for Animal Control Services (the "Agreement") dated June 21, 2022 by and between the County of Kane and the Village of Gilberts, the Village hereby notifies Kane County of its intent to exercise its option to renew the Agreement through December 31, 2024.

Sincerely,

Brian Bourdeau
Village Administrator

Attachment

1. Village of Gilberts Resolution Authorizing Renewal



Village of Gilberts

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

To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: November 21, 2023 Village Board Meeting
Re: Item 4.D: Acquisition of Parcel 02-25-300-041, Adjacent to Waste Water Treatment Plant

Included for consideration is the Ordinance approving the purchase of the property off Raymond Drive adjacent to the Waste Water Treatment Plant for public purposes through the Kane County Tax Liquidation Program.

ORDINANCE NO. 17-2023

**AN ORDINANCE APPROVING A CONTRACT FOR THE PURCHASE
OF REAL PROPERTY FOR THE VILLAGE OF GILBERTS**

WHEREAS, the Village of Gilberts is an Illinois municipal corporation organized and operating under the laws of the State of Illinois; and

WHEREAS, the Village is authorized and empowered by the General Assembly pursuant to 65 ILCS 5/2-3-8 to acquire and hold property for public purposes; and

WHEREAS, the property off of Raymond Drive, adjacent to the Village's water treatment plant, and bearing PIN #02-25-300-041 ("**Property**"), was acquired by Kane County through Kane County's Tax Liquidation Program due to unpaid property taxes; and

WHEREAS, Kane County has offered to convey the Property to the Village for a minimal cost pursuant to the County's Tax Liquidation Program; and

WHEREAS, the Property is useful, necessary, and advantageous for the Village to acquire for public purposes, as the Property directly abuts the Village's water treatment plant; and

WHEREAS, the corporate authorities of the Village hereby find and determine that it is in the public interest to enter into the Purchase Contract for the Property attached as **Exhibit A**, in order to authorize the purchase of the Property from Kane County.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Gilberts, Kane County, Illinois, as follows:

SECTION 1. RECITALS The recitals set forth above are incorporated into Section 1 as set forth herein.

SECTION 2. APPROVAL; AUTHORIZATION.

- A. The Village President is hereby authorized and directed to execute, and the Village Clerk is hereby authorized and directed to attest, the Purchase Contract ("**Agreement**") attached as **Exhibit A** and incorporated as though fully set forth herein.
- B. The Village Finance Director or her designee is authorized and directed to draw upon Village funds and write a check in the sum set forth in the Agreement, plus any required additional costs incurred by the Village, payable to Kane County and/or the Kane County Trustee Payment Account, in order to effectuate the purchase and recordation of the deed to the Property.
- C. The Village Administrator is authorized and directed to take all steps necessary to implement and enforce the Agreement's terms, including, without limitation, executing all documents necessary to complete the Village's acquisition of the Property.

SECTION 3. SEVERABILITY. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications shall remain in effect.

SECTION 4. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however that nothing in this Ordinance 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 5. EFFECTIVE DATE. This Ordinance shall only be effective upon the passage, approval, and publication in the manner required by law.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21st day of November, 2023.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED this 21st day of November, 2023.

(SEAL)

Village President Guy Zambetti

ATTEST: _____
Lynda Lange, Village Clerk

EXHIBIT A

Purchase Contract

KANE COUNTY TAX AGENT

TELEPHONE (618) 656-5744 141 ST. ANDREWS AVENUE
TOLL FREE (800) 248-2850 P.O. BOX 96
FACSIMILE (618) 656-5094 EDWARDSVILLE, ILLINOIS 62025

November 06, 2023

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136

Transaction Number: 1123909
Parcel Number: 02-25-300-041
Property Address: OFF TELLURIDE DR.

Dear Village of Gilberts,

Enclosed is a purchase contract to enable the Village of Gilberts to acquire the requested parcel. The purchase price is based upon the minimum cost of acquisition and conveyance thru the county's Tax Liquidation Program.

Please return **the signed contract** along with a check in the amount of \$827.00 payable to the Kane County Trustee Payment Account to the address shown above. This amount is made up of \$750.00 for purchase plus \$77.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,
Kim Wildhaber

Kim Wildhaber



PURCHASE CONTRACT

SELLER: Kane County, As Trustee

PURCHASER: Village of Gilberts

SUBJECT PROPERTY: 02-25-300-041

PROPERTY ADDRESS: OFF TELLURIDE DR.

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$827.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1, 2024.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

PURCHASER shall indemnify and hold harmless Seller from all loss, including attorney fees & costs, Seller incurs related to any claim made pursuant to the principles stated in Tyler v. Hennepin Cnty., Minnesota, 143 S. Ct. 1369 (2023).

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this _____ day of _____, 2023.

SELLER:

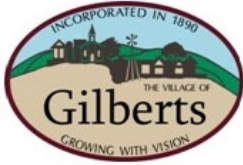
PURCHASER:

By: _____

By: _____

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
Village of Gilberts
87 Galligan Road
Gilberts, IL 60136



Village of Gilberts

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

To: President Zambetti & Board of Trustees
From: Brian Bourdeau, Village Administrator
Taunya Fischer, Finance Director
Date: November 21, 2023 Board Meeting
Re: Item 4.F: Extension of the SAFEBuilt Agreement for One-Year

In December 2021, the Village partnered with SAFEBuilt to provide certain plan review, building inspection and code enforcement services through a one-year agreement with the option for annual one-year renewals. Over the past two years, the Village has been pleased with the services rendered by SAFEBuilt and the working relationship between Village staff and SAFEBuilt personnel. Any questions or concerns that have arisen, either in the course of inspections or with Village staff have been addressed in a timely manner. In 2022, the Village extended the agreement for one-year to December 2023.

Amendment Two to the Agreement would extend the Agreement for an additional year to December 2024. There is an anticipated CPI adjustment to the hourly rates charged for the non-revenue sharing services based on the lesser of CPI or 4.0%. Based on the anticipated CPI, we expect the increase to max at 4.0%, which is consistent with what is occurring in the broader economic environment.

Village staff would recommend approval of Amendment Two to the Agreement.

VILLAGE OF GILBERTS

RESOLUTION 39-2023

A RESOLUTION APPROVING AMENDMENT TWO TO THE AGREEMENT WITH SAFEbuilt FOR BUILDING PLAN REVIEW AND INSPECTION SERVICES

WHEREAS, the Village of Gilberts (“*Village*”) requires building plan review, inspection, and code enforcement services; and

WHEREAS, pursuant to Resolution 34-2021, the Village approved an Agreement with SAFEbuilt, LLC to provide the Village with certain plan review, building inspection and code enforcement services, which was extended for one-year by Resolution 51-2022; and

WHEREAS, the Village desires to approve an Amendment to the Agreement with SAFEbuilt to extend the Agreement for an additional year, as more fully set forth on the Amendment attached to this Resolution as Exhibit A.

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS, as follows:

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

Section 2. Approval; Authorization. The Village Board of Trustees hereby approves the Amendment in substantially the form attached hereto as Exhibit A, and authorizes the Village Administrator to execute the Amendment and such other necessary documents.

Section 3. Effective Date. This Resolution shall be in full force and effect after its approval in the manner provided by law.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21st day of November, 2023.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 21st DAY OF NOVEMBER, 2023.

Village President, Guy Zambetti

(SEAL)

ATTEST: _____
Lynda Lange, Village Clerk

**AMENDMENT TWO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN VILLAGE OF GILBERTS, ILLINOIS
AND SAFEbuilt ILLINOIS, LLC**

This Amendment is entered into to amend the Professional Services Agreement previously entered into on December 17, 2021 by and between Village of Gilberts, Illinois, (Municipality) and SAFEbuilt Illinois, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Consultant). Municipality and Consultant shall be jointly referred to as the “Parties”.

Amendment Effective Date: Effective the 1st (first) day of the month following full execution by both Parties.

RECITALS AND REPRESENTATIONS

Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on December 17, 2021; and

On November 18, 2022, Parties instituted Amendment One to extend term and revised fee schedule; and

Parties hereto now desire to amend the Agreement as set forth herein; and

NOW, THEREFORE

Agreement is hereby amended as set forth below:

A. The term of Agreement shall be extended for an additional twelve (12) month period of December 17, 2023 through December 31, 2024.

B. Agreement, Exhibit A, 5. Fee Schedule shall be replaced with and read in its entirety as follows:

5. FEE SCHEDULE

- ✓ Beginning January 01, 2023 and annually thereafter, the hourly and flat rates listed shall be increased based upon the annual increase in the Department of Labor, Bureau of Labor Statistics or successor thereof, Consumer Price Index (United States City Average, All Items (CPI-U), Not Seasonally adjusted, All Urban Consumers, referred to herein as the “CPI”) for the Municipality or, if not reported for the Municipality the CPI for cities of a similar size within the applicable region from the previous calendar year, such increase, however, not to exceed 4% per annum. The increase will become effective upon publication of the applicable CPI data. If the index decreases, the rates listed shall remain unchanged.
- ✓ Consultant fees for Services provided pursuant to this Agreement will be as follows:

Service Fee Schedule:	
Inspection Services • Permits issued prior to service start date	\$98.80 per inspection
Inspection Services • Permits issued after service start date • Building, Mechanical, Plumbing, Electrical	80% of Municipal Permit Fee as established by ordinance, resolution, or applicable Annexation Agreement.
Plan Review Services • Residential and Commercial	80% of Municipal Plan Check Fee as established by ordinance, resolution, or applicable Annexation Agreement.
Structural Engineer Review	\$156.00 per hour – one (1) hour minimum
Code Enforcement Inspector	\$67.60 per hour – forty (40) hour weekly minimum
As-Needed Code Enforcement Supervisor	\$72.80 per hour – one (1) hour minimum
Building Official Services	Included in percentage of fees above
After Hours/Emergency Inspection Services	\$130.00 per hour – two (2) hour minimum
Non-Permitted Activity (by request only)	\$78.00 per hour – one (1) hour minimum
Canceled/No Show Inspections	\$95.00 per inspection
Hourly time tracked will start when Consultant checks in at Municipality or first inspection site.	

All other provisions of the original Agreement shall remain in effect, to the extent not modified by Amendment.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.



Gary Amato, CAO
SAFEbuilt Illinois, LLC

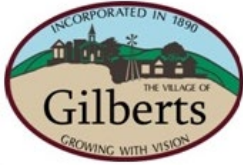
October 12, 2023

Date

Signature
Village of Gilberts, Illinois

Date

Name & Title
Village of Gilberts, Illinois



Village of Gilberts

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

To: President Zambetti & the Village Board of Trustees
From: Riley Lynch, Management Analyst
Cc: Brian Bourdeau, Village Administrator
Date: November 21, 2023 Plan Commission Meeting
Re: Item 5.A – An Ordinance Adopting the Village’s Comprehensive Plan

Background:

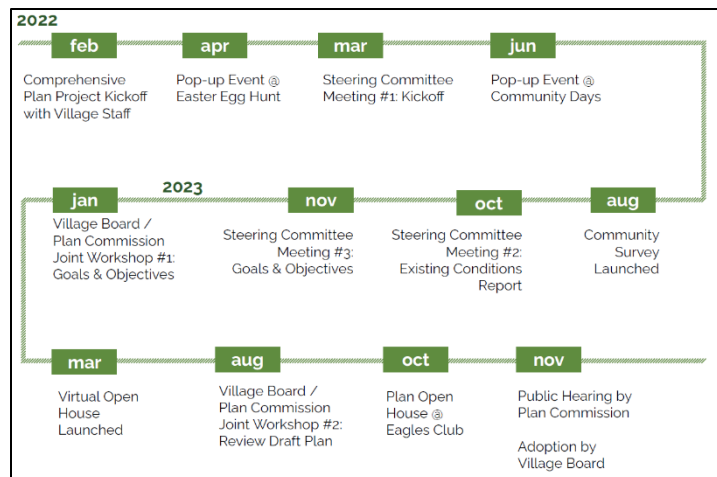
The Village of Gilberts uses a Comprehensive Plan as its official policy statement on the Village’s goals, objectives, and standards for its future. This in turn gives the Village the direction necessary to best guide development, redevelopment, and more so that those goals and objectives are met.



The last Comprehensive Plan was prepared in 2003 and then amended in 2008. Since then, many changes have occurred throughout the Village, and many of the goals and objectives of the previous plan are now outdated. To better approach the contemporary goals and challenges that the Village now faces, in December of 2021, the Village employed the services of Teska Associates Inc. for the development of an updated Comprehensive Plan. Subsequently, the formal process of updating the Plan began in February 2022. Since then, Village staff and consultants from Teska held Steering Committee meetings, spoke with various stakeholders, attended community events to talk to the public, and hosted public meetings to ensure that the updated plan would reflect the public’s goals for the Village. After this nearly two-year process, staff and Teska are pleased to present an updated Comprehensive Plan that we feel accurately captures the Village’s current goals and objectives.

On November 8th, The Plan Commission held a public hearing to discuss the Comprehensive Plan. After hearing input from the public and sufficient discussion from the Commissioners, the Plan Commission passed a unanimous recommendation that the Comprehensive Plan be approved by the village Board.

Should the Board approve the Comprehensive Plan as presented, staff will begin implementing the various recommendations made within.



If anyone has any questions concerning the Plan, staff and Teska will be present at the meeting to address them.

ORDINANCE NO. 18-2023

**AN ORDINANCE APPROVING
THE VILLAGE OF GILBERTS
2023 COMPREHENSIVE PLAN UPDATE**

WHEREAS, the Village of Gilberts (“Village”) is an Illinois municipality organized and operating in accordance with the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*) (“Code”); and

WHEREAS, the Code (65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7) authorizes the Village to adopt an official comprehensive plan; and

WHEREAS, the Village has previously adopted comprehensive plans including an official comprehensive plan in 2003, which was last amended in 2008 (“2003 Plan”); and

WHEREAS, the Village Board of Trustees have found and determined that a comprehensive update to the 2003 Plan is in the best interests of the Village and its residents; and,

WHEREAS, beginning in 2022 and continuing through this Ordinance’s date, the Village engaged in extensive analysis and public outreach to identify and refine goals and objectives to include in the comprehensive plan update; and

WHEREAS, since 2022, Village staff, Village consultants, the Village’s Plan Commission, and the Village Board have conducted surveys, pop-up events, open houses, and public meetings to discuss the comprehensive plan update; and

WHEREAS, pursuant to proper notice, the Gilberts Plan Commission/Zoning Board of Appeals conducted a public hearing to consider the comprehensive plan update on November 8, 2023; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission voted to recommend that the Village Board approve the comprehensive plan update; and

WHEREAS, the Village Board hereby finds and determines that it is in the public interest that the Village of Gilberts 2023 Comprehensive Plan Update, attached hereto and incorporated herein as **Exhibit A** (“2023 Plan”), be adopted.

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 foregoing recitals and all exhibits attached to this Ordinance are incorporated as though fully set forth in this Section 1.

Section 2. Adoption of the 2023 Comprehensive Plan Update. The Village President and Board of Trustees of the Village of Gilberts hereby approve and adopt the 2023 Plan attached hereto and incorporated herein as **Exhibit A**, copies of which are on file in the office of the Village Clerk. The 2023 Plan will be available for public inspection during the regular business hours of the Village in the office of the Village Clerk. The Village Clerk is authorized and directed to cause

notice of the adoption of the 2023 Plan to be recorded in the office of the Kane County Recorder of Deeds.

Section 3. Repealer. All ordinances, resolutions, or parts of ordinances or resolutions in conflict herewith, including, without limitation, the 2003 Plan, are hereby repealed to the extent of such conflict.

Section 4. Saving Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability thereof shall not affect the validity of the remaining provisions of this Ordinance, and the application thereof, which are hereby declared to be severable, to the greatest extent permitted by law.

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

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21st day of November, 2023.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 21th DAY OF NOVEMBER, 2023.

Guy Zambetti, Village President

(SEAL)

ATTEST: _____
Lynda Lange, Village Clerk

Exhibit A

Village of Gilberts 2023 Comprehensive Plan

[Attached]



VILLAGE OF GILBERTS COMPREHENSIVE PLAN

ADOPTION DRAFT | NOVEMBER 15, 2023

THANK YOU

This update to the 2003 Gilberts Comprehensive Plan would not have been possible without the following people who provided insight, oversight and support throughout this process.

Steering Committee

Jeanne Allen, *Trustee*
Justin Redfield, *Trustee*
Nick Page, *Plan Commissioner*
Kevin McHone, *Plan Commissioner*
Megan Barnitz, *Community Member*
Frank Marino, *Community Member*

Plan Commission

Randall Mills, *Chairman*
Kenneth Lateer
Kevin McHone
Matt Sullivan
Robert Borgardt
Valerie del Vecchio
Nick Page

Village of Gilberts Staff

Brian Bourdeau, *Village Administrator*
Riley Lynch, *Management Analyst*

Village Board of Trustees

Mayor Guy Zambetti
Jeanne Allen
Robert Chapman
Robert Vanni
Brandon Coats
Justin Redfield
Frank Marino

Consultant Team

Michael Blue FAICP, *Principal + Project Manager*
Carol Brobeck AICP, *Senior Associate*
Danny O'Brian PLA, *Associate Principal*
Andrew Dunham, *Associate*

Photo and Graphic Sources:

Unless otherwise noted throughout, all photos and graphics have been provided either by the Village of Gilberts or taken or created by Teska Associates, Inc.

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Chapter 1

INTRODUCTION

This Comprehensive Plan updates the Village of Gilberts' 2003 Comprehensive Plan, amended in 2008. Within these past 20 years, much has changed locally and nationally. This update is reflective of, and responsive to, those changes and their impact on the Village of Gilberts.

This Plan is the product of insights gathered from:

- Factual Analysis – an assessment of data, physical factors, and community assets.
- Community Input – insights and objectives of the Gilberts' community from pop-up events, surveys and online tools, and public workshops.
- Opportunities to Build on – guidance and direction developed in the planning process.

WHY PLAN?

Planning helps communities remain organized in their development and better prepared for the future. To be sure, this can be a tall order for any community to undertake. However, being prepared for the future today means preparing for a full range of possibilities – ready for best-case scenarios and prepared to weather the rest.

A history of planning has helped Gilberts has also taken advantage of opportunities – new residential construction and new and expanding businesses. Community planning, and the preparation of long-range plans, such as comprehensive plans, has taken root worldwide as a best practice.

Recently, local, national and even global issues are to be considered. The Gilberts community has been impacted by national challenges – a housing market crash leading to an economic recession and a global pandemic leading to inflation, to name just two. In addition, the Midwest and the globe have experienced rising average temperatures, increased flooding and severe storm events, and the worst draught in 30 years.

This Comprehensive Plan will help guide the Village of Gilberts continue building a resilient community and taking advantage of opportunities. The Plan includes objectives and an implementation strategy to build resiliency in each topic area of the plan by addressing challenges and increasing preparedness to endure and recover from potentially difficult economic times and extreme weather.

USING THIS PLAN

This update to the 2003 Gilberts Comprehensive Plan has been specifically prepared with a range of users in mind.

How can Gilberts use this plan?

This Plan is a tool for the community. Not only does the Comprehensive Plan recommend community enhancements, but it is also a marketing tool. The Plan tells others what the Village is looking to do, which can help attract partners, developers, new businesses, and new residents. Also, comprehensive plans are often used as evidence of commitment for grants; they illustrate land use patterns for future development, and guide thinking for decision makers.

This Plan has been prepared specifically to balance local goals:

Enhance Financial Stability and Sustainability
Diversify the tax base, ensure a fiscally solvent government, and maintain an affordable quality of life for residents.

Maintain Residents' Quality of Life

Strike the right balance of land uses for Gilberts to remain semi-rural yet connected; maintain a small town, family-oriented character in the face of regional development pressures.

Increase Community Resiliency

Continue to provide access to quality and reliable utilities and services, expand bike and pedestrian networks for recreation / access / fitness, and encourage development that advances sustainable elements.

How can I use this plan?

Community Resident – the plan can help residents understand what the Village is working towards in the long term. The Plan does not include all possible actions, activities, or routes to reaching goals – community members are encouraged to become involved and engaged to support and direct implementation.

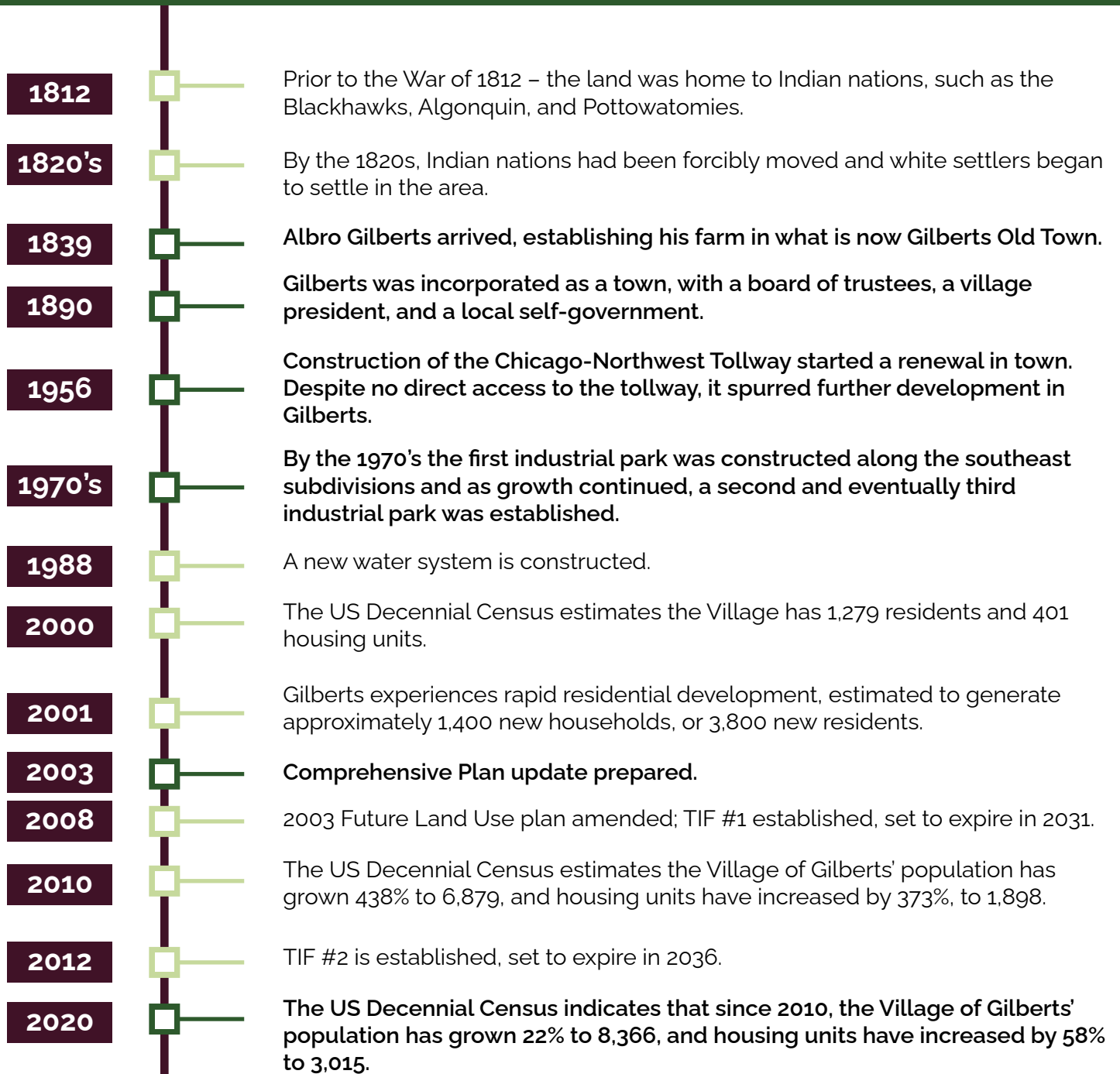
Business Owner – the plan can help business owners understand what the Village seeks to see in the area surrounding their business, including the vision for roadways providing access to business premises and/or customers.

Trustee / Commissioner – the plan is first and foremost a document which communicates the community's vision and desires for the future. Trustees and commissioners can apply the Plan as a guide when evaluating developments and decisions. In particular, the Future Land Use Plan is an important resource to guide land use decisions.

Village Staff – the Village's Comprehensive Plan is the primary means by which staff can understand the community's vision and communicate that vision to customers – potential developers, residents, and others.

Developers – those seeking to build in the Village can use this Plan to understand Village goals and expectations. By reflecting and respecting those goals, the development process can be most productive. Even if the Plan is not an exact match for a proposed development, it provides a place of common understanding of Village aims.

HISTORY OF DEVELOPMENT + PLANNING IN GILBERTS



Sources: Village of Gilberts; Bush Barnstorms In Gilberts Farm Country, Nenni, Pete; Daily Herald Transportation Writer: History's Alive In Gilberts, Mueller, Darlene; DuKane Valley Council The Cardinal Area "Together We Can Make A Difference" Gilberts, The First 100 Years, The Village of Gilberts; Gilberts: Then and Now, Jan Roth, Notes 'n' News, June 1990

HISTORY OF DEVELOPMENT + PLANNING IN GILBERTS

2003 Comprehensive Plan

The 2003 Plan was prepared during a period of rapid development in Gilberts; it was amended in 2008. The plan focused on preserving natural resources, open spaces, and vegetation; and balancing land uses and development to achieve high quality of life.

Recommendations set standards for future development, including:

- A vision for Old Town as a unified, mixed-use community focal point.
- An expectation that for each 1,000 residents there be 15 acres of parkland.
- Creation of a Village trail system which would connect to the Kane County Forest Preserves.

The planning process for this Plan confirmed that many of the ideas and recommendations from the 2003 plan remain relevant today. Examples include:

- Providing a variety of housing to accommodate the lifestyle needs of all residents.
- Creation of pedestrian trails and bike trail system unified with the county systems and Village trail system.
- Minimize conflicts between transportation modes – in particular, vehicular, bike and pedestrian use.

The following describes notable changes and events between 2003 and 2023 which are relevant to this Plan update.

*Village of Gilberts
2003 Future Land Use Map
See Appendix C to view full map.*

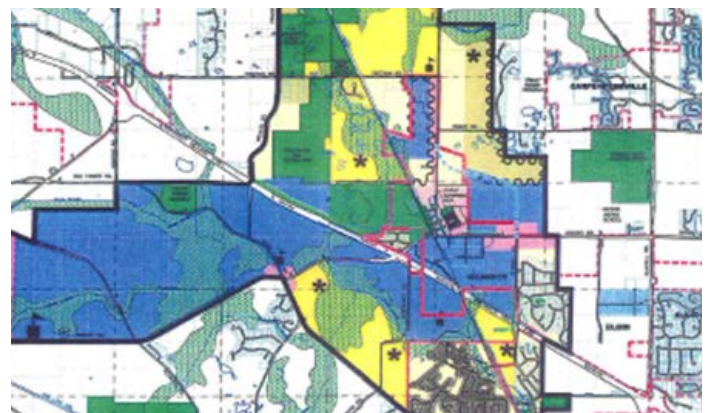
Residential Developments

Several significant residential developments added neighborhoods to Gilberts between 2000 and 2020: Town Center, Timber Glen, Timber Trails, Woodland Meadows, and The Conservancy.

An estimated 1,400 acres have been developed for residential use since 2000, increasing developed land by 28%. These developments created an estimated 2,614 housing units, including single-family detached homes, single-family attached homes, and townhomes. In total, approximately 7,087 residents were added to the Village population as a result, an increase of 554% between 2000 and 2020.

Such a significant increase in population and service demand in Gilberts necessitated expanded capacities in all service areas, ranging from water and sewer to emergency response personnel, to schools.

In 2020, the Conservancy residential development broke ground and construction is ongoing. The approved site plan includes a total of 1,197 units. An estimated 123 single-family homes have been developed to date, with 134 townhomes under construction in 2023. Once fully developed, the Conservancy will account for an estimated 40% increase in housing units.



HISTORY OF DEVELOPMENT + PLANNING IN GILBERTS

Annexation

In the late 1990s, 500 acres were annexed which would later develop as the Timber Trails and Timber Glen and Woodland Meadows neighborhoods. Since 2000, the Village has annexed an estimated 1,500 acres. The most significant annexation was the land where The Conservancy residential development is under construction. This annexation extended Village limits north of Freeman Road to Huntley Road between Tyrrell and the railroad.



2008 Planning Area Map | See Appendix D to view full map.

COVID Pandemic

The COVID-19 Pandemic created abrupt changes in daily life globally in early 2020. Acute effects of the pandemic began to affect Illinois communities including Gilberts with the state of emergency declared on March 9, 2020, and the stay-at-home order issued for Illinois residents on March 21, 2020.

The most notable national trends that accelerated during the pandemic include:

- Remote work and remote-only positions.
- Expansion of outdoor public places and spaces, including outdoor dining and bike lanes.
- An increase in e-commerce and home delivery service demand.
- Virtual communication, including videoconferencing.

Potential Long-Term Benefits of the acceleration of these trends for Gilberts:

- More employees may work from their homes in Gilberts instead of commuting; an increase in remote work in Gilberts could increase the daytime population.
- Stronger support for the construction of bike / pedestrian paths and outdoor dining space for restaurants in Gilberts.
- Increased wear and tear of roads due to sustained or increased home-delivery vehicles and very limited demand for new commercial space in Gilberts (sustained demand on commercial corridors and centers).
- Reliable access to high speed internet and cell service are basic requirements for residents and businesses alike.



Chapter 2

PLANNING PROCESS

This chapter provides an overview of this comprehensive planning process which included meetings with Village staff and the steering committee, community engagement activities, visioning and goal setting and drafting and refining the plan.

Plan Making Process:

2022



2023



Community Engagement

The Comprehensive Plan is reflective of insights and ideas gathered from community members and stakeholders and was guided by the Steering Committee, Village-staff, the Plan Commission, and the Village Board.

Approach to Engagement

Engaging the community throughout this planning process focused on taking the Plan to the people – either in-person at community events or online where residents could participate at their convenience and pace. This approach to engagement brought together a variety of important perspectives, and provided the opportunity to both think big and ground ideas.

Role of the Steering Committee

The Comprehensive Plan's Steering Committee served as representatives of the larger community. The Committee included residents, Village Board members, and Plan Commission members. This group met 3 times throughout the process to provide perspectives, insights, and feedback to shape the vision, guide topics, review draft goals and objectives, and ultimately confirm the relevancy, suitability, and validity of the Plan's direction.

Community Survey

See Appendix A to view results.

Pop-Up Events

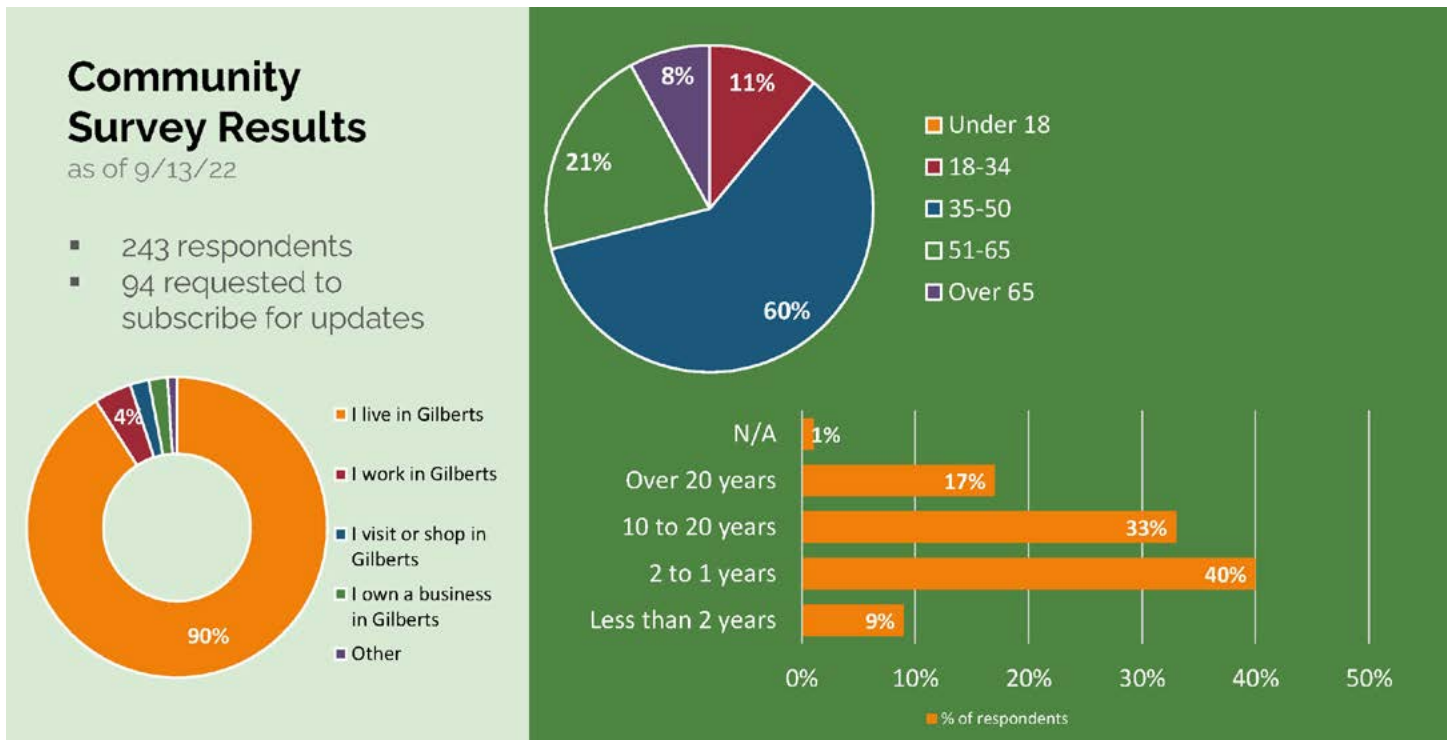
To kick off the update, the consultant team attended the Easter Egg Hunt in April 2022 and Community Days in June 2022 to get the word out about the planning process and gather initial ideas.

Community Survey Results

The survey launched August 19th, 2022, and closed on September 12th, 2022. There was a total of 243 respondents, of which 90% identified themselves as Gilberts residents. Nearly half of all respondents indicated they had lived in Gilberts for less than 10 years, and 17% indicated they had lived in the community for over 20 years.

Salient Findings:

- The top 3 reasons for moving to Gilberts: Cost of Housing Met Needs, Safe Community, and Small Town Feel / Character.
- The top 4 needs in Gilberts: 1) local shopping/dining options, 2) connectivity of sidewalks and bike trails, 3) recreational facilities, 4) youth programming.
- Respondents Agree: municipal services and open space/natural areas are "excellent" in the community.
- Respondents Agree: they go to Randall Road and other neighboring communities to shop and dine more often than they do in Gilberts.

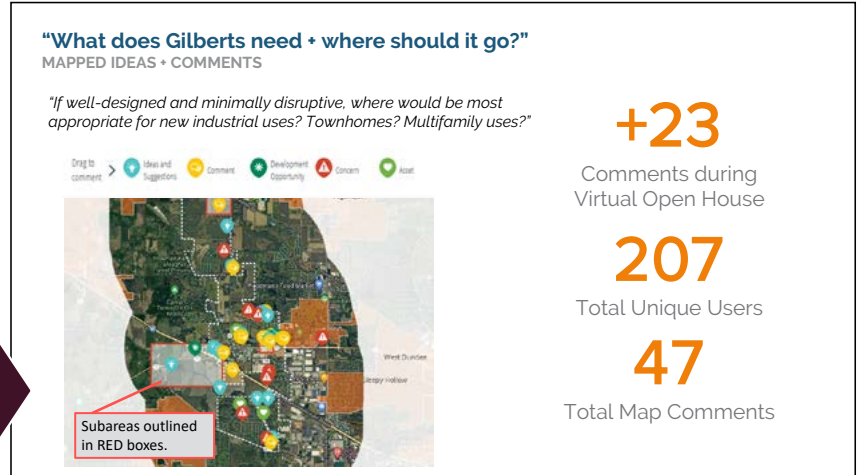


Project Website
 PlanGilbertsFuture.com

A dedicated website for the Comprehensive Plan update acted as a one-stop shop for information about the plan, ways to engage online, meeting summaries and project documents. The website included an option to subscribe for e-mail updates.

Comment Map

An online interactive comment map was available via the project website and highlighted in the Virtual Open House. The map provided the opportunity for the community to place a marker with their comments throughout the community. A total of 48 comments shared areas where development is desired, ideas for expanding bike / pedestrian paths, and ideas for the future.

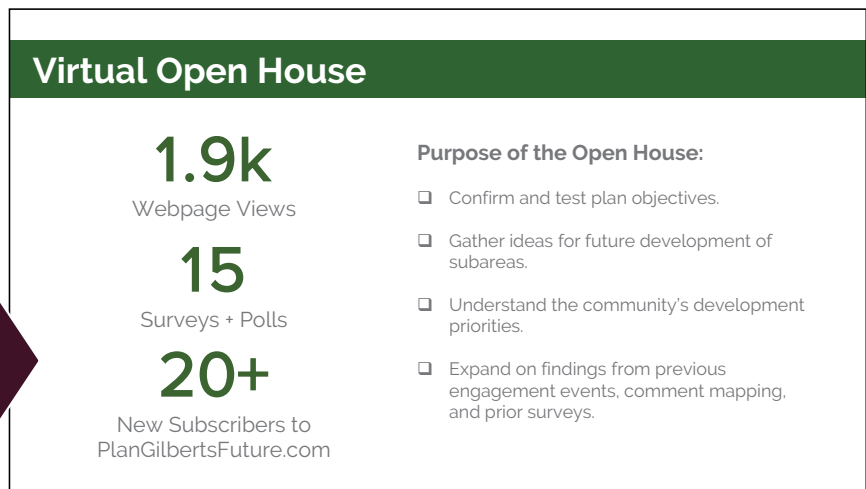


2023 Village Calendar

To encourage residents to share ideas about the community, a page of the Village calendar was devoted to advertising the Plan and the Virtual Open House.

Virtual Open House

A Virtual Open House was hosted on the website in March 2023 to gather additional insights to guide plan goals, objectives, and recommendations. See Appendix C for a summary of findings from the Virtual Open House.



Draft Plan Open House

A community open house was held in October 2023 at the Eagle's Club to provide an opportunity to ask questions and share thoughts about the draft plan directly with the consultant team, staff, and locally elected officials.



3

Chapter 3 GILBERTS TODAY

This chapter provides an overview of existing conditions and trends with Gilberts community demographics.

Gilbert's population increased significantly in the last 20 years.

According to US Decennial Census counts, the population of Gilberts was 1,279 in 2000 -- grew to 6,879 by 2010 – and then to 8,366 by 2020. During the same time period, housing units increased from 401 total units in 2000 – to 1,898 by 2010 and to 3,015 by 2020.

Gilberts has had an influx of young families.

There are an estimated 2,655 households in Gilberts today, and the average household size is 2.99 which is higher than the national average of 2.6. The following chart compares Gilberts to Kane County, Illinois, and the nation in terms of the age by generations. Gilberts has a higher proportion of the Gen Z generation, which translates to those aged 7 – 24 in 2023; and has a lower proportion of Baby Boomers and the Silent Generation, which translates to 59 or older in 2023. This data is indicative of a strong influx of young families in the Village.

Figure 3.1

DEMOGRAPHIC TRENDS IN GILBERTS, 2000 – 2020



Source: U.S. Decennial Census 2000, 2010, 2020



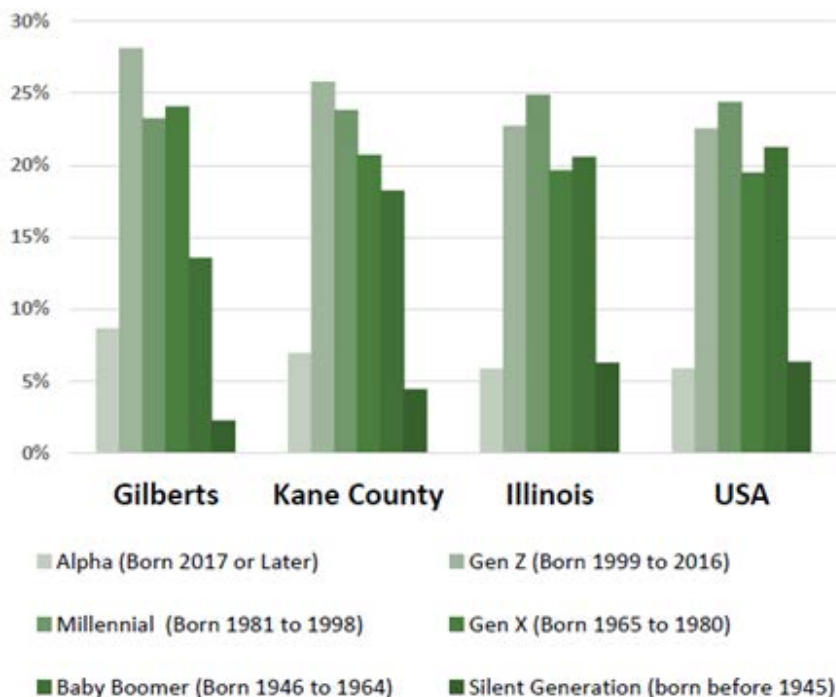
For the first time, schoolchildren in Gilberts will be split into two school districts.

Historically, Gilberts' residential areas were contained within School District 300. However, the Conservancy is located in the Huntley School District, so some Gilberts' schoolchildren will be located within that District. Discussion with School District 300 about the potential for residential growth in Gilberts indicated that the district is monitoring capacities and preparing for additional school facilities to accommodate growth in Gilberts and the region. The Village will need to continue discussions with District 300 and the Huntley School District to manage enrollment and school capacities.

The proportion of residents over 60 in Gilberts is lower than the County, the state, and the nation.

This could be due to several factors, but what is most important is to recognize that if current residents raising children remain after their children become adults, there may be need to consider how residents will be able to age in place, or to remain in Gilberts in a residential housing option for seniors (there currently are none). Another consideration would be services and programs that support senior needs, such as home maintenance support, access to transit or paratransit services, snow shoveling services, etc.

Figure 3.2
AGE COHORTS BY GENERATION, 2020



Source: ESRI Business Analyst, 2022 Estimates



New housing units freshly constructed as part of The Conservancy

Gilberts has become more racially and ethnically diverse.

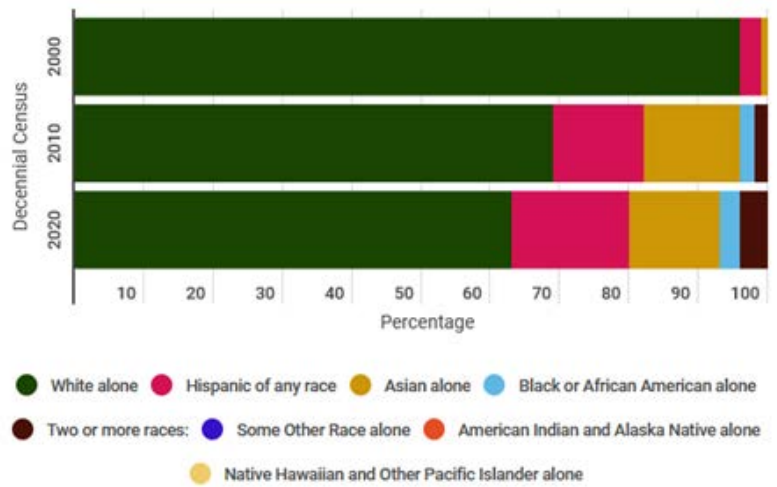
The 2000 US Decennial Census indicated that 95% of the population was white non-Hispanic. In 2010, that proportion decreased to 69%, and then to 63% by 2020. Analysis of 2000, 2010, and 2020 Decennial Census counts indicate that the proportion of residents who are Hispanic, Asian, Black, or multiracial increased in Gilberts.

Median Household Income in Gilberts is on par with neighbor communities.

Household income is an indicator of economic standing but is also used to determine economic spending power. The median household income for Gilberts in 2022 is estimated to be just over \$100,000, which is higher than Elgin, Kane County, and the nation (ESRI). This indicates that half the community earns over \$100K. Income is one factor considered by businesses looking to locate in communities like Gilberts.

Figure 3.3

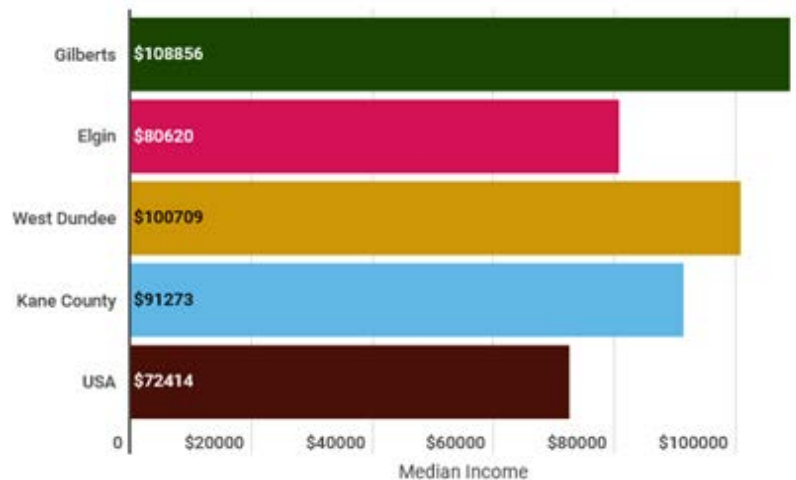
RACE & ETHNICITY, 2000-2020



Source: U.S. Decennial Census 2000, 2010, 2020

Figure 3.4

MEDIAN HOUSEHOLD INCOME, 2022



Source: ESRI Business Analyst, 2022 Estimates



Chapter 4

VISION, GOALS & OBJECTIVES

A comprehensive plan establishes a vision for the future of the community. It sets goals and objectives intended to help the community progress towards that vision. The plan functions as a guide which helps Village staff, trustees, and commission members consider development and make decisions for the benefit of the whole community. Gilberts' vision is encapsulated in the following statement:

Vision Statement

The Village of Gilberts is a place to call home – a peaceful, affordable community for families; a supportive environment for entrepreneurs and growing businesses; a place that strives for balance and harmony between natural and human habitats. Gilberts is a sanctuary of tranquility - a community that values privacy, independence, and connectivity. Quality of life in Gilberts is achieved by meeting and supporting residents' social, recreational, and economic needs.

How this Plan is Organized

This Plan is organized by thematic chapters reflective of the Vision Statement. Each chapter discusses current conditions or trends, considerations brought before the community, and includes theme-specific goals and objectives. The Implementation chapter details action items to carry goals and objectives forward. These are accompanied by potential partners, funding sources, an anticipated timeline and the priority level or timeframe.

What is the difference between Goals + Objectives?

Goals and objectives outline policies, programs, and further planning the Village looks to conduct in implementing this Comprehensive Plan. These statements reflect past planning efforts of the Village, community input to this plan, stakeholder input, and assessment of community conditions.

Goals are aspirational statements of ambitions for the future. They are not measurable and may not ultimately be fully achievable – but they spell out what the Village seeks to preserve, change, and become.

Objectives are the actions or policies to be followed in pursuit of goals. Some are broad, some more specific. They do not come with a firm timeline and may be changed in their ultimate implementation. They likely require more thought, deliberation, and refinement as they are brought to fruition. But that is the model for how plans come about - the desired outcomes generally remain, the environment in which they may become reality is dynamic and the plan must be applied accordingly.



Chapter 5

COMMUNITY RESILIENCY

Preparedness to bounce back from challenges impacting the community.

The Importance of Bouncing Back

Community resiliency is the ability to bounce back quickly from seen and unforeseen challenges. A resilient community is prepared to endure and recover from both difficult economic times and extreme weather events. Communities build resiliency over time, through targeted actions to strengthen known weaknesses, and by embedding consideration for long-term economic and environmental impacts into decision-making processes.

This Plan recognizes that economic and environmental resiliency enables communities to provide a high quality of life, attract and retain businesses, and be better prepared to weather unforeseen challenges. This chapter discusses how the building blocks of economic and environmental resiliency work together and describes strategies and actions the Village of Gilberts can use to increase resiliency over time.

KNOWN CHALLENGES + OPPORTUNITIES

1. Economic trends accelerated in the region in the aftermath of the COVID-19 pandemic. While recent and future changes in the national and global economies are beyond the control of any one Village, they do trickle down, and need to be considered as Gilberts plans for the future. Notably, where, and how people worked shifted dramatically, stemming from sudden sickness and mandated quarantines, which disrupted daily routines, traffic and transit ridership, and demand for goods. Rather immediate shifts in consumer and business needs created domino effects in the world economy, which trickled down to local economies. These dramatic shifts were a challenge for some and an opportunity for others. For example, performing arts venues and tourism-based businesses lost audiences and tourists overnight, while videoconferencing platforms and grocery delivery services just as rapidly faced unprecedented demand.

2. Sustained demand for e-commerce and delivery services have kept industrial warehousing and logistics space demand high. In the US, the resulting steep inflation led to increases in interest rates. The rising prices of goods in high demand and staffing challenges in shipping and logistics quickly escalated a supply imbalance which continues to restabilize. This is especially evident just outside of Gilberts, where new warehousing and logistics space have recently been built. The Village has also been approached by developers looking for space along Route 72. Ultimately, this development interest is an economic opportunity for Gilberts.

3. Industries are facing very different employment challenges and opportunities. Many workers in customer-facing positions in service industries left their jobs in the pandemic due to increased health risks. While some returned, others left the workforce altogether or pivoted to another industry, leaving a glut of unfilled positions and short-staffed restaurants, retail stores, transit agencies, etc. In early 2023, significant layoffs occurred in the tech industry due to technological advances and shifting priorities post-pandemic.

HOW DO LAND USE AND ZONING IMPACT ENERGY?

Small Houses use less energy.

Compact Land Use are more efficient and distribution of energy is more economical & less energy is needed for transportation.

Sustainable Development Codes create opportunities for renewable energy and energy efficient buildings.



Images Source: Kane County's 2012 Quality of Kane 2040 Plan

4. Environmental trends in the Midwest inform anticipated climate changes, environmental challenges, and opportunities to increase resiliency and sustainability in communities. Severe thunderstorms and stormwater-induced flooding events have become more frequent, causing property destruction, harming the tree canopy, and creating flash flooding events. Communities and regions have responded by preparing plans and strategies to mitigate the impacts of severe weather events, addressing infrastructure needs and encouraging permeable surfaces and green infrastructure.

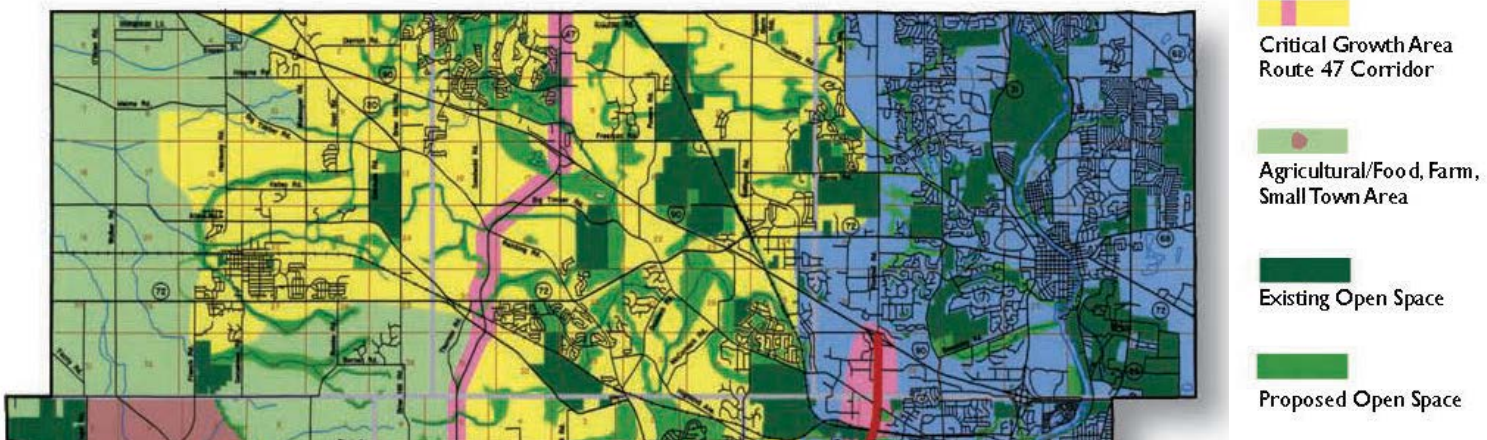
There's no doubt about it, Midwest summers continue to trend warmer and the growing season in Illinois is slowly shifting, creating new challenges for farmers and agriculture production. The Midwest is currently experiencing the worst drought in nearly 30 years, and while Illinois communities have plentiful access to drinking water, ensuring access and safety long-term is critical to serve a growing population.

5. Gilberts' residents are also looking to enhance walking and biking trails and connections. Residents are looking to improve access to recreational areas, but also to improve their ability to skip the car to visit friends and parks in Gilberts. The ongoing shift to renewable energy systems and electric vehicles also means that Gilberts will need to keep ordinances up to date and consider appropriate locations for public EV charging.

Figure 5.1

2040 KANE COUNTY CONCEPTUAL LAND USE STRATEGY

Adopted in 2010, this plan identified the areas between the Randall Road and I-47 corridors as Critical Growth Areas within the county and identified proposed open space.



Source: Kane County 2040 Conceptual Land Use Strategy Map

Regional Resiliency Planning

Kane County has been proactive in land use planning, preparing for a future inherently less agricultural and more urban future since the early 2000s. The *Quality of Kane* initiative exemplifies the County's mission to "maintain and enhance an exceptional Kane County with Healthy People, Healthy Living and Health Communities."

The 2040 Plan advocates for a future where:

- The built environment promotes, rather than restricts, physical activity and mobility for residents of all ages.
- All residents have convenient access to safe public parks, active recreation opportunities and open space areas.
- Access to healthy food choices and a safe water supply is not restricted because of where people live or social/economic factors.
- Planning for healthy living is a part of our local culture and current trends in obesity and diseases have been reversed.
- Kane County's residents are the healthiest people in Illinois.

Historically, planning for Land Use, Transportation and Community Health & Reinvestment have been separate processes, but that changed with their integration into one policy document in the *Kane County 2040 Plan*, adopted in 2012. The 2040 Plan is truly based in community resiliency and was built on the success of the county's 2030 plans which identified transportation, water resources, and housing as critical challenges to be faced. The 2040 Conceptual Land Use Strategy adopted in 2010 drew upon smart growth principles. Kane County has shown commitment to working closely with municipalities to plan for resiliency.

Transportation

In addition to I-90 and other interstates passing through Kane County, the primary roadways are IL-47 and Randall Road (each of which connects to I-90). Randall Road in particular has long been planned as a future Bus Rapid Transit (BRT) corridor and one where multi-modal infrastructure is appropriate and needed. The corridor continues to be successful in attracting commercial and employment uses, making the areas around them, including Gilberts, extremely attractive due to proximity.

Transportation continued

The challenge for Gilberts, and the County at large, is to balance vehicular traffic with infrastructure to support active transportation and enhanced transit access. Electric vehicle options have expanded and become more affordable, however, this transition to electric personal vehicles requires additional energy and widespread charging infrastructure. Expanding transportation options is linked to positive health outcomes, improved air quality, and less traffic.

See the Mobility + Connectivity Chapter 9 for more information about ongoing planning efforts and how Gilberts can partner with Kane County.

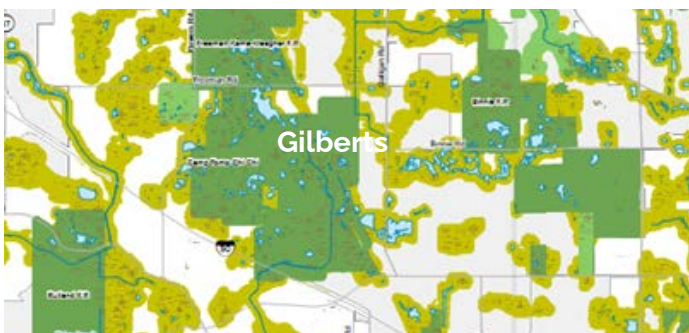
Energy Planning

The Kane County 2040 Energy Plan adopted in 2011 was the basis for the Sustainability and Energy chapter of the 2040 Plan. The Energy Plan discusses how land use and zoning impact energy use and makes recommendations to reduce energy consumption by increasing energy efficiency. Development and population growth will increase demand, but the extent of demand will be determined by energy efficiency and consumption.

The following graphic comes from the 2040 Plan, identifying the linkages between Land Use, Zoning and Energy. The need for a County energy policy was introduced in the 2020 Land Resource Management Plan. The updated 2030 Land Resource Management Plan expanded energy discussions, recommending setting standards for green buildings and reducing dependence on the automobile through land use planning and smart growth principles.

Figure 5.2

KANE COUNTY 2040 GREEN INFRASTRUCTURE PLAN



Source: Kane County 2040 Green Infrastructure Plan

Natural Hazards Mitigation Planning

Kane County communities are no stranger to storms, flooding, and tornados. After receiving ten federal disaster declarations since 1990, the County prepared a Natural Hazards Mitigation Plan in 2015 to address preparedness for major natural hazards, including severe thunderstorms, floods, severe winter storms, earthquakes, and tornados. The most common natural hazards have historically been flooding, blizzards and tornados.

Kane County 2040 Green Infrastructure Plan

In 2013, Kane County adopted the 2040 Green Infrastructure Plan which complemented and expanded upon the Open Space and Green Infrastructure Chapter of the 2040 Plan. The goals of the plan were to lay the groundwork for green infrastructure planning and projects at all levels – regional, community, neighborhood, and site – to address issues of water resource management, biodiversity, conservation, water supply, public health, climate change and economic development.

With technological advances, opportunities to increase monetary savings through green infrastructure use have increased and environmental, ecological benefits have been proven to be cost-effective while also enhancing quality of life and preserving natural resources. The plan developed a map of natural assets and environmental resources area buffers to protect them. Many of these areas are located within Gilberts and within the subareas defined in this plan for future development.

It is the intent of this Comprehensive Plan to encourage conservation and preservation of these areas while providing local bike and pedestrian connections to them for the community to enjoy them.

See a larger version of the Kane County 2040 Green Infrastructure Map and read the Plan at <https://www.countyofkane.org/documents/quality%20of%20kane/2040%20plan/default.htm>

GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Community Resiliency. Some Objectives may be reflective of current policies and programs, whereas other describe steps to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL 1: The Village of Gilberts is a resilient community, ready to face seen and unforeseen challenges.

Objectives:

1. Encourage low-impact development (LID) design in new residential development to preserve the natural environment, habitats, soil health, and maintain highly pervious neighborhoods through natural stormwater retention. ***Short Term goal, see Chapter 13 Implementation to learn more.*
2. Encourage residential development that includes shared open spaces, internal walkways/connectivity, and access to surrounding open spaces, including environmentally sensitive areas.
3. Better connect every household to a park, trail, forest preserve or other open space.
4. Pursue development designs and Village services that preserve and enhance safety for residents and visitors.

GOAL 2: Utility infrastructure (water, sewer, stormwater) is of the highest quality and has adequate capacity and to provide for current and future residents and businesses.

Objectives:

1. Conduct an assessment of Village water + sewer systems to establish a baseline and inform capital improvements plans. **Near Term goal, see Chapter 13 Implementation to learn more.*
2. Conduct a transportation assessment of roadways within the Village.

GOAL 3: Village priorities and regulations for alternative energy systems are clear and approval processes are efficient for residents and developers.

Objectives:

1. Review and refine the UDO to clearly communicate the Gilberts' regulations and approval processes for alternative energy systems, solar, wind, geothermal, and EV charging. **Near Term goal, see Chapter 13 Implementation to learn more.*
2. Communicate community benefits and opportunities of alternative energy systems.

MICROGRIDS FOR INDUSTRIAL PARKS & BEYOND

The term “microgrid” refers to small, independent energy grids which provide energy locally. They can produce and distribute energy entirely independently, or in concert with “macrogrids” (typical energy grids run by a utility which covers a broad geographic area).

Microgrids have historically been created for campus settings, like a hospital or university. However, they are increasingly sought out as an opportunity to create more resilient energy systems due to their ability to reduce electricity loss by cutting the transmission distances, increase the economic feasibility of using heat produced by systems as a means of energy generation, and to increase reliability of grids, especially when faced with extreme weather conditions. Power disruptions for commercial and industrial clusters have a significant impact on operations and downtime is costly.

In 2023, there are roughly 692 microgrids installed across the US with a total capacity of 4.4 gigawatts. In Illinois and across the nation, the number and use of microgrids continue to expand – microgrids are an increasingly popular concept for industrial and manufacturing users and are being deployed in neighborhoods and rural communities, where energy distribution has been difficult or faced persistent issues with reliability.

See the Center for Climate and Energy Solutions guide for more information:
<https://www.c2es.org/wp-content/uploads/2017/06/microgrids-what-every-city-should-know.pdf>

STRATEGIES

Build a Local Economy which Supports a Resilient Future.

Economic shifts cause acute impacts for everyone – businesses, families, and governments. Local economic resiliency is the notion that the Village, residents, and businesses are prepared to bounce back from economic shocks. Building economic resiliency is less about being disaffected and more about having a plan of action in place. Key ongoing actions which build and strengthen resiliency include:

- Maintain relationships with regional partners who provide social support services to promote stability during economic shocks (home repair, first-time home buyer programs, food pantries.)
- Prepare a Capital Improvements Program to ensure preparedness for significant investments in infrastructure (including roadway capacities), equipment and personnel needs.
- Attract businesses and industries which support a circular economy, such as Elgin Recycling, or other green or clean energy industries.

Support and Encourage Low-Impact Residential Development.

By encouraging low-impact development (LID) design, especially in terms of residential development, Gilberts will be able to preserve more of the natural environment (habitats, soil health) and maintain highly pervious neighborhoods that naturally retain higher amounts of stormwater. LID is not one single type or design of development, rather it guides the design of development to preserve natural topography, trees, and other natural features when feasible due to their instrumental role in stormwater capture capacity.



Gilberts hosts a range of annual events which bring the community together such as the Fall Bonfire.

Review and refine UDO regulations to encourage the installation of alternative energy systems.

Review and refine UDO regulations and approval processes for alternative energy systems, solar, wind, geothermal, and EV charging. Ensure regulations are clear, efficient, and up to date so they can best support resiliency through renewable energy production.

Continue to Work with Partners to Retrofit and Maintain a Healthy Environment.

The healthier the natural environment, the healthier and higher quality of life Gilberts residents are likely to experience. Building environmental health requires resilient environmental assets (watersheds, soil health) and technologies (electricity) which aid in resiliency.

Gilberts will continue to partner with other local jurisdictions, such as Kane County and Rutland Township, on initiatives to support and maintain the health of local watersheds and stormwater management.

Continue to partner with Kane County Forest Preserves, Kane County Department of Transportation, and neighboring communities to install trails, paths, and regional connections to expand recreation opportunities and provide options for non-motorized transportation.

Strengthen Social Ties to Build Resiliency.

When challenges face a community, the strength of relationships and social ties become more apparent than ever. Gilberts residents consistently reflected on their sense of community and ties to neighbors as great strengths of the community. This Plan places emphasis on connections – physical, social, and environmental. The quality of life of Gilberts and its residents is intertwined with the strength of those connections. Key ongoing actions which build and strengthen resiliency include:

1. Continue to host community-wide events which reinforce connections and community character (being family-friendly, semi-rural lifestyle, close to nature).
2. Host a local Solar Tour wherein homeowners and businesses invite the community to view their homes / buildings to learn about using solar energy (could also be expanded to alternative energy systems).
3. Promote residential development designs which focus on common open space and multi-use paths to promote community and relationship building.



Chapter 6

FUTURE LAND USE PLAN

Guiding future land use and development in the Village.

Purpose of Future Land Use Planning

The **Future Land Use (FLU) Plan** illustrates the community's vision for the use of land both within municipal boundaries and that which could become part of the community via annexation in the future. Land use designations, distinct from zoning districts, describe the intended land use that advances Village goals (e.g., commercial, or residential), rather than specifying regulations of how a property can be developed and used.

The FLU Plan is used by the Village to evaluate development proposals and may be updated independently of the larger Comprehensive Plan.

The FLU Plan is a means of communicating the vision of the Comprehensive Plan; it illustrates where existing uses should remain, where existing uses should change, and recommended use for undeveloped areas. Recommended land use or zoning changes and future uses are based on their benefits to the Village and are responsive to market trends.

This section includes the village-wide Future Land Use Plan and Subarea Plans for three (3) areas for future development: Route 72 & Tyrrell Road; Route 72 & Big Timber Road; and the southwest corner at Galligan Road & Huntley Road.

GILBERTS' DEVELOPMENT PATTERN

The historical beginnings of Gilberts lie in Old Town, a walkable grid of streets parallel to the Union Pacific (C&NW) railroad. Then as now, Old Town remains a mixed-use district, home to Village Hall, the Post Office, and Gilberts Police Department. Since WWII the rise of automobile use, roadway access (and paving) drove development interest more than rail. In Gilberts, further development was spurred first by the paving of the east-west Route 72 in 1930, and in the mid-1950s when the Chicago-Northwest Tollway (now I-90) was constructed.

In the mid-1960s, the Gilberts Industrial Park was established on either side of the Union Pacific railroad, with direct access to Route 72 and I-90. The Prairie Business Park came next at the southwest corner of Route 72 and Tyrrell Road. Both the industrial and business park structures are made up of small-scale buildings with grass swales.

Industrial and business uses in these locations benefit from nearby access to the interstate and other regional roadways.

Owing to its past as a primarily rural, agricultural area, residential development in Gilberts occurred as land became available and demand increased. Over time, demand for residential construction continued to expand further and further west of Chicago, causing once rural communities like Gilberts to develop more of their former agricultural land and become suburban in character.

Gilberts remains an attractive community to households looking for a more rural, small town feel. The slow transition from large rural tracts of land to residential subdivisions has positioned Gilberts to offer residents a unique lifestyle in the region with proximity to conveniences. However, similar to many suburban communities, Gilberts is most efficiently and safely navigated via car.

THE COVID-19 PANDEMIC ACCELERATED ONGOING TRENDS

Remote work and remote-only positions were slowly on the rise but accelerated during the pandemic. These included either an employee working from home some days and the office on others (the hybrid model), or an expansion of remote jobs where the employee is able to telecommute fully.

Communities rethought public spaces. With social distancing mandates, outdoor spaces offered respite from private residences. Outdoor dining became a popular request due to its increased safety. More people began to use bikes and scooters to get around and for recreation, renewing interest in bike lanes and pedestrian-only areas. With more people working from home, foot traffic decreased in downtowns and commercial districts saw fewer customers.

The rising reliance on e-commerce and delivery of goods certainly increased, but more importantly transformed from largely being a convenience service to a necessity and a means of protection. In particular, grocery delivery and pickup were available prior to the pandemic, but neither had been widely adopted. Goods shortages around the nation placed a greater importance on e-commerce platforms and businesses, which ship directly to the customer.

School districts transitioned to virtual classrooms, conducted entirely remote education for all ages. This coincided with a widespread shift to heavy reliance on digital and virtual communication, especially videoconferencing replacing meetings, educational programs, and even friendly meetups. Older generations less familiar with technology like video calling soon learned out of necessity in order to keep in touch with family near and far.

Engagement with the community in preparing this plan showed that residents are looking to change that, with strong interest in expanding bike paths, trails, and sidewalks along primary corridors in town. Land use recommendations in this plan are the result of grappling with the pros and cons of the existing development pattern, the realities of market demand, and how land use decisions can achieve community goals.

Existing Land Uses

The Village of Gilberts has a range of land uses which are generally separated due to zoning regulations. The following land uses exist within the Village today. Figure 6.1 on the following page illustrates the locations of these uses.

Residential – land used for residential purposes, including:

- Single-family Detached dwelling units
- Attached dwelling units (duplexes, townhomes)

Commercial – land used to conduct business, including retail, restaurant, or service.

Institutional – land used for governmental, educational, religious, or other non-commercial services.

Industrial – land used for non-commercial business uses, including warehousing, logistics, manufacturing, assembly, or other similar uses.

Utilities + Stormwater – land used for utility equipment and management or preserved for stormwater management such as a detention or retention pond or other similar use.

Agriculture – land actively used for agriculture activities.

Open Space – land preserved as open space or parkland.

Vacant – undeveloped land not targeted for agricultural activities or preserved as open space, including platted property.

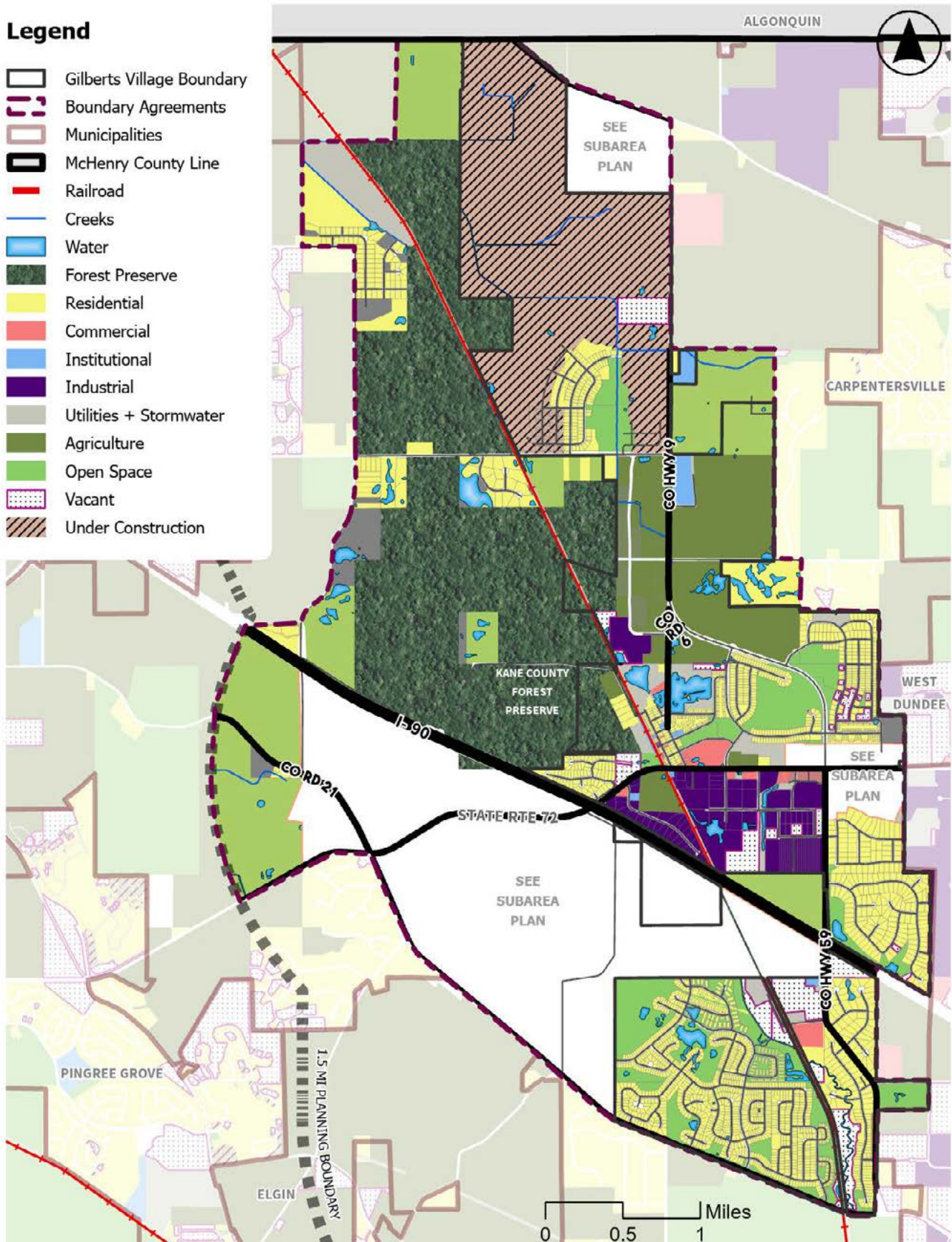
***Under Construction** – the Existing Land Use Map identifies land where construction activities are currently taking place or where a site plan for forthcoming construction has been approved.

Figure 6.1

EXISTING LAND USE MAP

Legend

-  Gilberts Village Boundary
-  Boundary Agreements
-  Municipalities
-  McHenry County Line
-  Railroad
-  Creeks
-  Water
-  Forest Preserve
-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Utilities + Stormwater
-  Agriculture
-  Open Space
-  Vacant
-  Under Construction

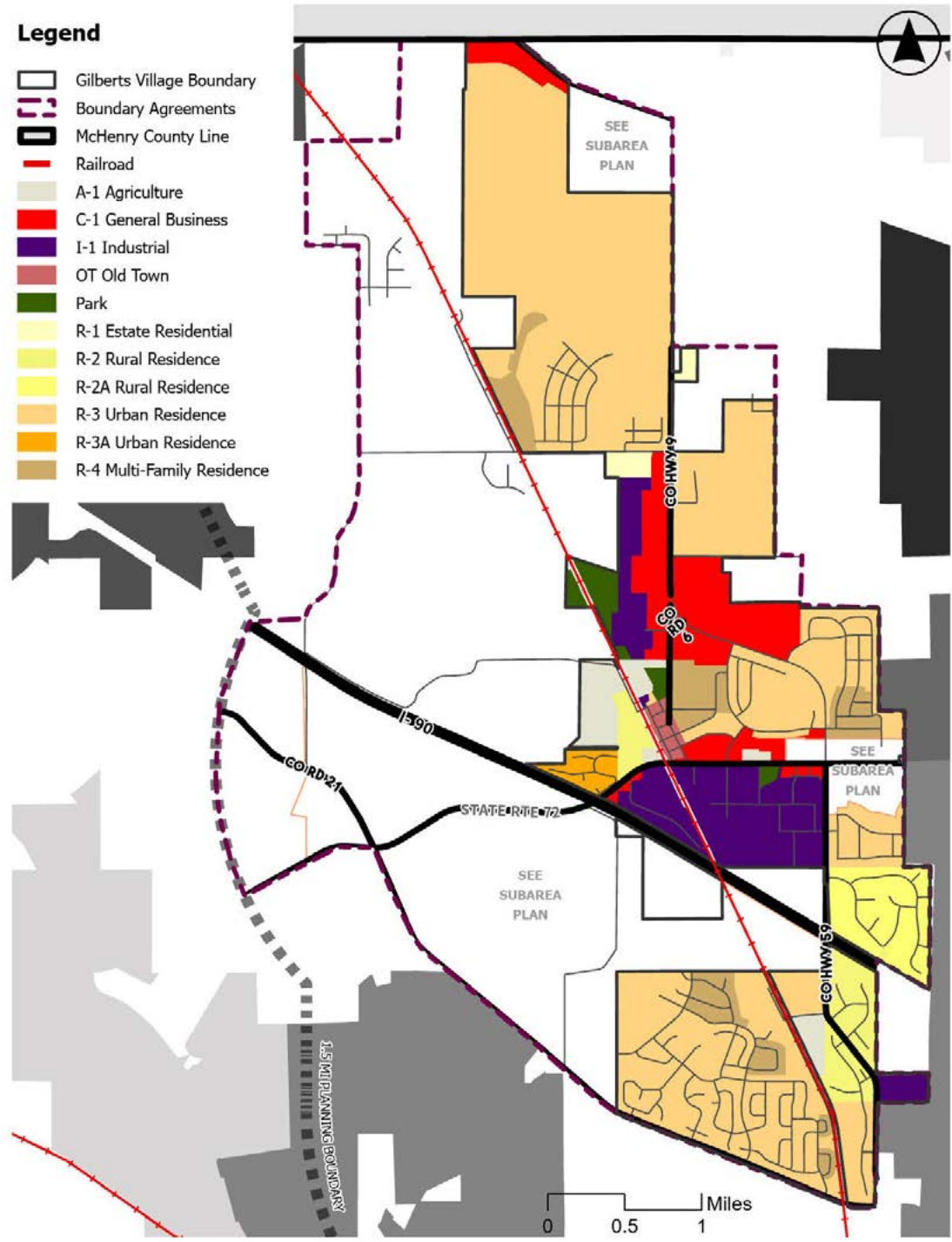


Zoning Land in Gilberts

The regulation of land use is carried out through zoning in the Village. Gilberts has adopted a Unified Development Ordinance (UDO), which includes zoning and subdivision regulations. Zoning regulations and the number and type of zoning districts typically change over time to accommodate modern development standards and permit novel uses. Figure 6.2 below illustrates current zoning districts and their locations. The map identifies the subareas which are included within this plan.

Figure 6.2

EXISTING ZONING MAP



GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to the Future Land Use Plan. Some Objectives may be reflective of current policies and programs, whereas other describe steps to take to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: A community with balanced land uses that meet the needs of all residents and other stakeholders.

Objectives:

- Pursue a development pattern which respects, supports, and protects existing residential development of the Village.
- Ensure that new development is interconnected with existing parts of the Village by trails, sidewalks, and roads. ***Short Term goal, see Chapter 13 Implementation to learn more.*
- Ensure that new, residential development is well buffered from adjacent nonresidential uses, and conversely that any new nonresidential development is well buffered from existing or anticipated future residential uses.
- Review current UDO to identify ways to enhance current development and development review practices. **Near Term goal, see Chapter 13 Implementation to learn more.*

GOAL: Connect residents conveniently and safely to the northern portions of the Village and recreational and community destinations.

Objectives:

- Ensure that ongoing development of The Conservancy continues to meet proposed connectivity within and beyond the development.
- Incorporate pedestrian and bicycle trails within and beyond future developments in this area. ***Short Term goal, see Chapter 13 Implementation to learn more.*
- Ensure that development along Galligan and Freeman Roads is walkable, allowing for safe and efficient pedestrian and bike movement between residential neighborhoods, commercial, and institutional uses.

FUTURE LAND USE PLAN

The Future Land Use (FLU) Plan (*see Figure 6.4*) is a visual guide. It illustrates a logical pattern of where existing uses should remain, where existing uses should transition, and where future development is appropriate. The plan is prepared by considering a range of factors – opportunities for annexation, opportunities for future development, redevelopment opportunities, and market trends. It reflects recommendations for both land uses within current Village boundaries and within areas that Village could annex in the future. The Plan is aspirational in looking for optimal outcomes for the Village, but also acknowledges externalities that drive development markets.

The following sections describe how and why unincorporated land areas are designated, why sites are targeted for future development, considerations based on market trends, and where land use changes are foreseen.

Future Annexation Areas

The Illinois State Statutes empower municipalities to plan future land uses within a one and one-half mile radius outside their actual municipal boundaries, known as the planning jurisdiction. This planning area allows a municipality to identify desired future land uses, review plans for unincorporated areas, and preserve public sites and open space corridors.

As is the case for many communities, Gilberts' planning area overlaps with those of neighboring municipalities. In such instances, communities often enter into boundary agreements which establish jurisdictional limits that both municipalities agree not to plan or annex beyond. Gilberts has agreements with neighboring communities and continues to coordinate updates to the agreements as needed.

Figure 6.3 on the following page depicts the future land use planning area. Areas highlighted in dark magenta include land which is currently unincorporated and could annex into the Village in the future. Gilberts' planning area include:

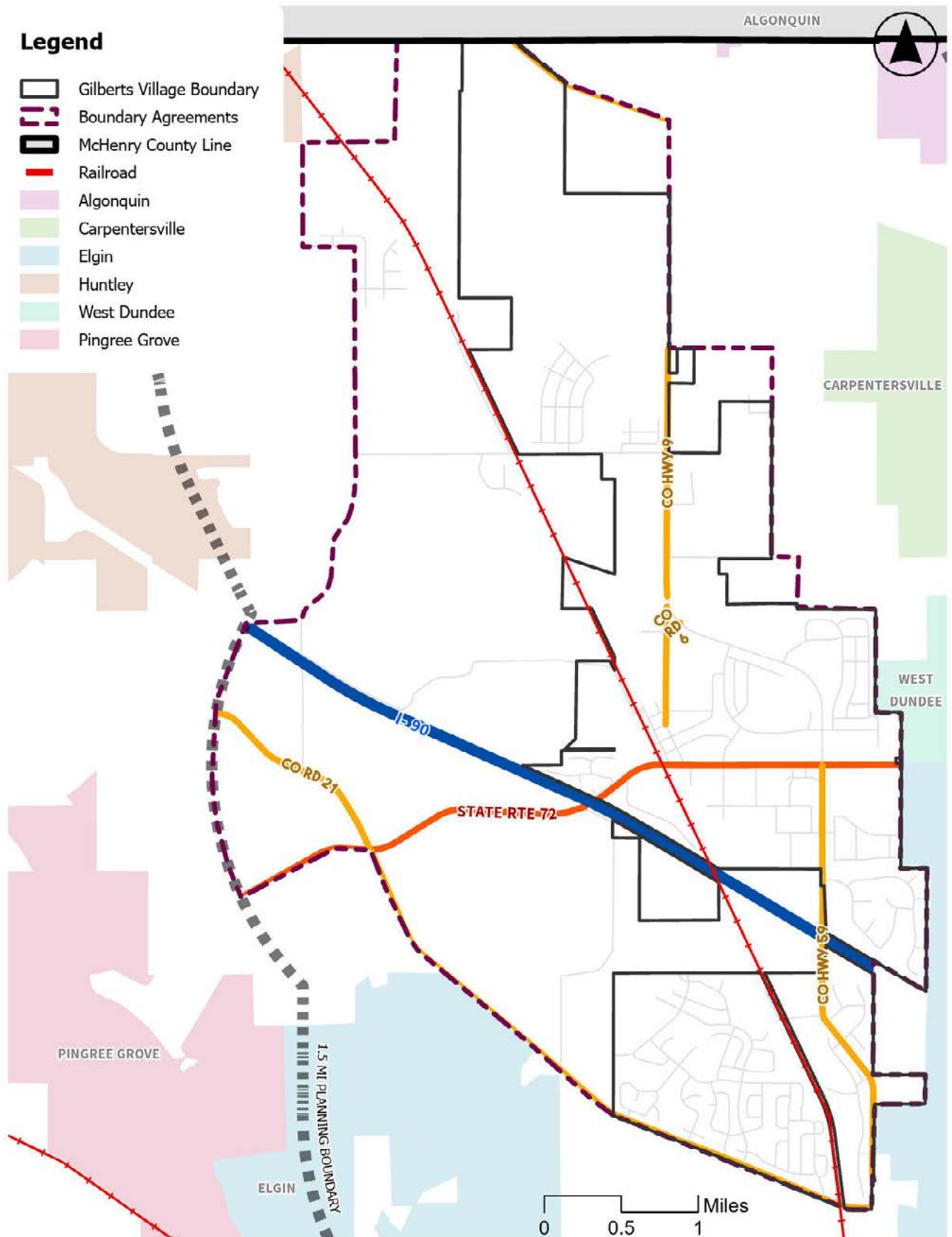
- territory within the Village's corporate limits;
- unincorporated territory of Kane and McHenry Counties located within the Village's 1.5-mile extraterritorial jurisdictional planning area, which is the extent beyond municipal limits that a community can plan for (within the black dotted line); and
- territory designated for incorporation into the Village per active intergovernmental boundary agreements with neighboring communities (within the dark magenta area, excluding Kane County Forest Preserves).

Future Development Sites

The planning area encompasses future development sites, both incorporated and unincorporated. Future land use recommendations for undeveloped sites largely include territory which is adjacent developed areas and/or is of rural character and design. Recommendations for these sites were informed by their physical context, geographical location, adjacent uses, community priorities, and market trends.

Figure 6.3

PLANNING AREA



HORIZONTAL MIXED-USE IN THE SUBURBS

In Glenview, IL, the triangular area west of I-294 at Willow Road is the former home of Culligan International. Today, it is an example of a horizontal mixed-use development.



Here's how that transition happened:

GlenStar Properties LLC purchased the former Culligan International property.

OFFICE: GlenStar sold a portion to *Astellas Pharma* which built US headquarters in 2013.

RESIDENTIAL: GlenStar partnered with Lennar Corp to develop *Arrive Glenview* yielding 290 luxury apartments in four-story buildings with direct access and walking connections to other uses on site. Includes studio, 1- and 2-bedroom units.

RETAIL: GlenStar developed *The Shops at Glen Pointe*, a 12-acre shopping center (143,451 sf), with a 90,000 s.f. Mariano's grocery store and a mix of convenience commercial uses – fitness center (LA Fitness), quick food and beverage (Starbucks, Chipotle), a bank (PNC), and a preschool.

Image Source: NearMap

Recent Market Trends

Future Land Use recommendations are informed by observed market trends within the region and local community preferences, described below:

- **Industrial** – industrial space demand, especially for warehousing and logistics uses, remains high in the greater Chicago region. Demand ranges from existing small industrial space to brand new large (300,000+ sq ft) spec construction.
- **Commercial** – commercial space demand is in a state of fluctuation, with the redevelopment of many regional malls, the reduction in floor area needs of many large format retailers, and the ongoing recovery and reorganization of smaller business districts and shopping centers impacted by the pandemic.
- **Flex Space** – the pandemic has changed demand for the amount and type of office uses. This is still needed for office space (personal services, medical, professional uses, etc.) but in Gilberts such uses are not expected to be large or plentiful. To best fit market demand, flexible space that accommodates offices and also some commercial or modest manufacturing activity is becoming more common.
- **Residential** – residential demand varies by product in the greater Chicago region. Apartments and townhomes continue to be strong segments of the residential market.
- **Mixed-Use** – a mix of compatible and mutually beneficial uses, co-located either vertically (most common in urban areas) or horizontally (most common in suburban communities). In the greater Chicago region, horizontal mixed-use examples typically include apartments or townhomes incorporated into or adjacent commercial uses, e.g., Melody Farms in Vernon Hills, Arrive Glenview Apartments in Glenview (see left).



New housing duplex units freshly constructed as part of The Conservancy

Considerations for Future Development

Future development areas in Gilberts are appropriate for a variety of these uses, with the following Village-wide considerations:

Additional residential uses are under construction in Gilberts today, and more have been proposed, indicating market demand for additional units. Gilberts at its heart is a residential community, with excellent regional access, a strong housing market, and a welcoming and caring community. This plan recognizes that there is a market for a variety of household types and a need for a mix of housing types in all communities.

Housing options accommodate households at different life stages: young adults early in their careers returning to the community; seniors looking for maintenance free homes; the elderly who have family in the community but need independent/assisted living facilities. Gilberts has space to grow (via incorporated and unincorporated areas) and in keeping with Gilberts rural, small town feel, much of that growth will be through new residential development. The community will guide the character and location of that development, and ultimately benefit from the increase in "rooftops" which can support existing and future local businesses.

Light industrial uses, warehousing, and logistics

are a very strong part of the current real estate market – supporting businesses trying to meet consumer demands. These uses create jobs, bring more people into the community, and yield tax revenue. While industrial uses can create additional traffic that must be managed, developments today are well-landscaped, have almost exclusively internal operations, and are carefully located and buffered to minimize their impacts on residents' quality of life.

The **Future Land Use Plan** (see *Figure 6.4*) identifies locations for future industrial uses where they meet one of three conditions: within existing industrial areas, adjacent to I-90, or at the periphery of Gilberts, especially where there are adjacent industrial uses in neighboring jurisdictions. A major community concern surrounding industrial developments in Gilberts is their design and impact on residential areas. This concern is valid and is addressed in the Community Character chapter which recommends establishing design guidelines.




Additional commercial retail (shopping and restaurants) uses are highly desired by the Gilberts community, but the local market for these uses is limited. Demand for commercial retail is heavily dependent on average daily traffic (ADT) counts along roadways – the commonly applied threshold is 20,000 cars per day. The highest ADT count in Gilberts is along Route 72 between I-90 and Randall Road, making this stretch the most likely to see new commercial development. More significant is the Village's proximity to Randall Road, a major corridor which provides retail and dining options to multiple communities. From a market perspective, Randall Road is a magnet, and locating in Gilberts away from Randall Road is less desirable for retail, dining, and service establishments.

The Future Land Use Plan identifies locations for future commercial retail uses where they meet the following conditions: intersections with major roadways, potential to co-locate with other commercial or compatible uses, and potential to co-locate with residential uses. Several areas of the Village currently zoned C-1 for commercial uses are not identified as locations for future commercial uses because they do not meet these conditions and therefore have limited potential for commercial development. Future commercial development is most likely at intersections with Route 72.

Land Use Changes

The Future Land Use Plan does not include specific recommendations to change active land uses within current Village boundaries. The Plan includes recommendations for future development in adjacent future annexation areas. These locations primarily include existing rural residential uses and agricultural land. While residential uses are largely anticipated to remain within the lifetime of this Plan, agricultural land may develop.

Land use recommendations for future development are illustrated with colored hatches as follows:

-  Future Residential – areas appropriate for consideration of townhome or multi-unit residential development are highlighted in the plan subareas.
-  Future Commercial – a mix of general commercial uses such as retail, service, dining, and office are appropriate for these areas.
-  Future Industrial – the impact of industrial development related to truck traffic and community aesthetics suggests the need to focus these uses as the most appropriate opportunities in the Village.

The Subarea Plans include additional future land uses which are discussed in the following sections devoted to each subarea.

See 6a: Route 72 & Tyrrell



See 6b: Route 72 & Big Timber

See 6c: Galligan & Huntley Road



Figure 6.4

FUTURE LAND USE PLAN

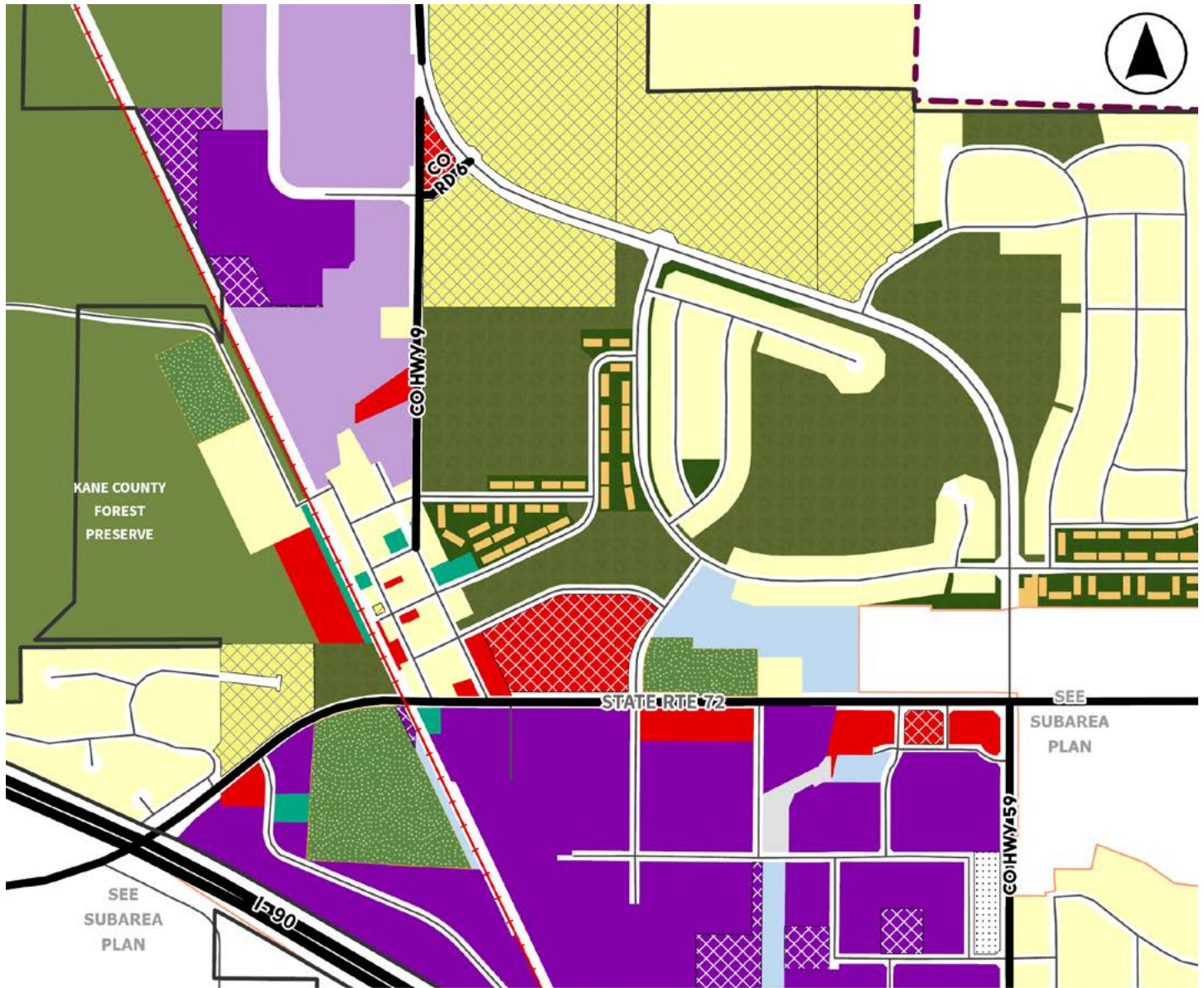
Legend

-  Gilberts Village Boundary
-  Boundary Agreements
-  McHenry County Line
-  Railroad
-  Forest Preserve
-  Single-Family Attached
-  Single-Family Detached
-  Residential Under Construction
-  Institutional
-  Commercial
-  Mixed-Use
-  Business Tech Flex
-  Industrial
-  Agriculture
-  Open Space
-  Residential Common
-  Stormwater
-  Utilities
-  Future Residential
-  Future Commercial
-  Future Industrial
-  Vacant
-  Airport



Figure 6.5

ROUTE 72 FUTURE LAND USE



Legend

- Gilberts Village Boundary
- Boundary Agreements
- Railroad
- Forest Preserve
- Single-Family Attached
- Single-Family Detached
- Institutional

- Commercial
- Mixed-Use
- Business Tech Flex
- Industrial
- Agriculture
- Open Space
- Residential Common

- Stormwater
- Utilities
- Future Residential
- Future Commercial
- Future Industrial
- Vacant



STRATEGIES

Set Expectations to Manage Growth.

The FLU Plan sets expectations which manage where and how, or if, the community grows. The map effectively communicates opportunities and constraints.

Opportunities can include areas recommended for future development, including currently unincorporated land which could annex into the Village.

Constraints can include the extents of municipal boundary agreements and sensitive development areas, which are important considerations for developers and Village administration.

The map also considers how to address locations where nonresidential uses may impact residential living. It is not necessary to completely separate uses, but buffers, traffic and designs should be considered and addressed in the UDO and development review process.

Developments that differ from the specific land use designations can be considered, but the reasons for such changes should be weighed thoughtfully and thoroughly in light of the overall goals of this Plan.

Protect Sensitive Development Areas.

Sensitive development areas (*see Figure 6.7*) are a consideration for development. Acute development concerns in the region are heavily focused on stormwater management and flooding. However, protected, and endangered habitats, such as wetlands and box turtle migratory area, are also significant considerations.

The map at right illustrates FEMA designated 100- and 500-year flood zones. These areas pose significant flooding threats to new development and must comprehensively address stormwater management and water quality impacts.

These areas, especially where open water bodies and creeks remain, are the best suited areas to incorporate green infrastructure buffers to simultaneously manage stormwater and create accessible green space.

Smart Growth Approach

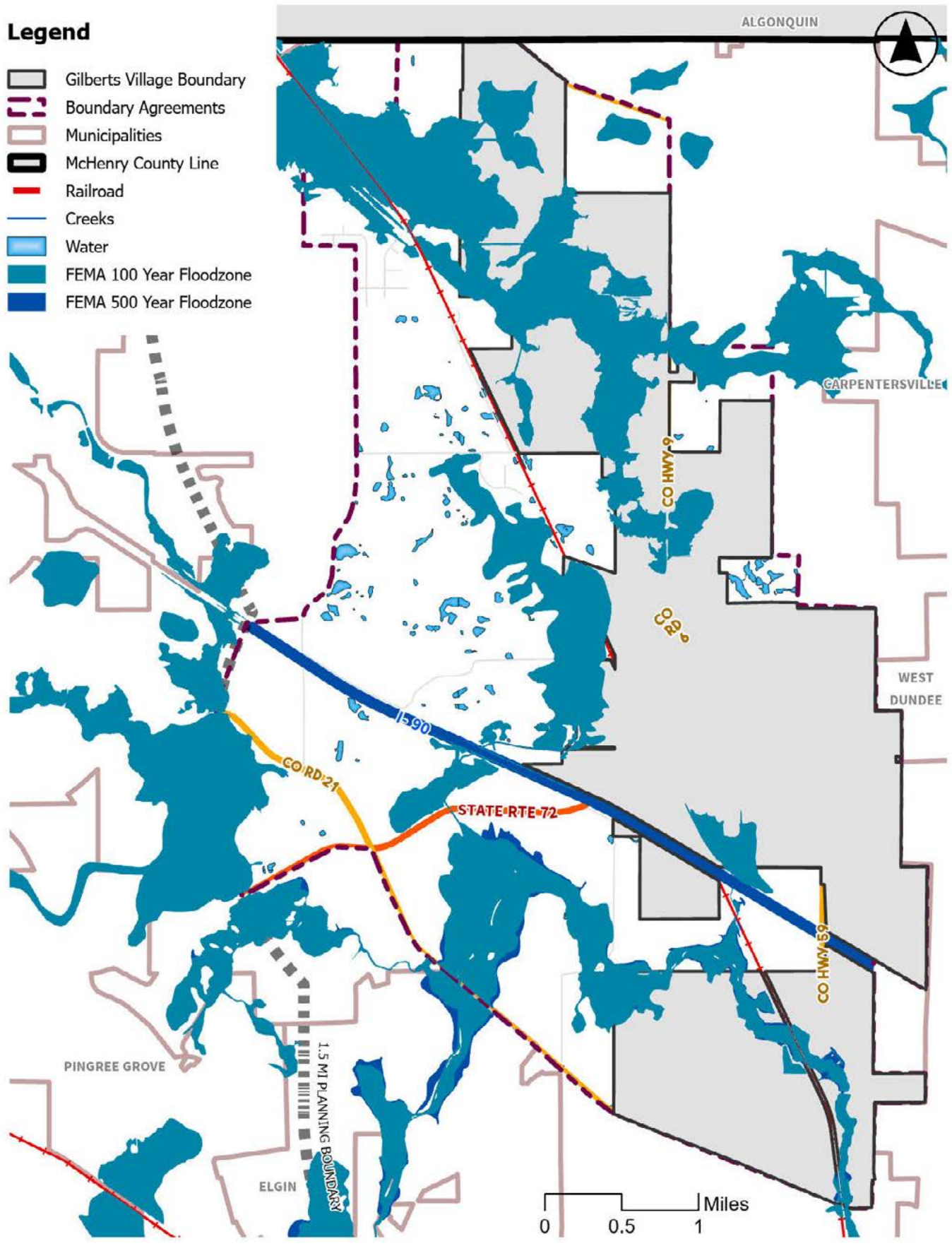
Smart Growth is "... that which supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for agriculture, open space, natural systems, and rural lifestyles." - American Planning Association

In the context of Gilberts, a smart growth approach includes evaluating development proposals for:

- their economic and environmental sustainability;
- optimization with prior infrastructure investments;
- their impact on available open space within the community;
- their connection and accessibility to transportation networks other than roadways.

Figure 6.7

SENSITIVE DEVELOPMENT AREAS



Revision and Modernization of UDO.

Periodic updates to zoning ordinances, or in Gilberts the *unified development ordinance (UDO)*, address targeted issues but can miss related details and do not provide more global updates which keep the ordinance modern. The Gilberts UDO was last revised in 2011 and a comprehensive review and update of the UDO is recommended to ensure legal compliance, to reflect the vision outlined in this Plan, and to accomplish needed updates to the overall organization, structure, and language.

Modernizing the UDO is more than revising language and removing outdated terms – it is also about ensuring the UDO is in step with best practices and reflects in regulations and policy the type of development desired in the future. Modernization of the UDO allows removal of irrelevancies, the addition of visual aids to make complicated regulations more understandable and provides an efficient opportunity to ensure legal competence and defensibility.

There are several users of the UDO – Village staff, developers, property owners, etc. While some users are more familiar with interpreting a UDO, others users such as property owners may not have much technical knowledge of experience, and yet are also required to follow the regulations and seek required permits.

Revisiting and updating the UDO is needed to facilitate future desired development. Certain elements of the UDO are out of sync with current best practices.

Some items to revisit are:

- A limited number of residential zoning districts are included in the UDO, which is not necessarily an issue. However, the districts require relatively large lots, minimum dwelling sizes, and design requirements for townhomes, which limit flexibility of housing types and impact affordability.
- The residential districts include standards for specific subdivisions, and the zoning shows a dependence on using PUDs for development. These factors can be an indication that the underlying code requirements do not match current markets or housing goals of the Village.
- One district each is provided for commercial, office, and industrial uses. This limits the ability for the village to distinguish between different types of users within each of these categories. The extent to which this has served to attract, review, and manage development can be reviewed to see if the districts match current development trends and goals.
- The Old Town district is specific to a past vision of that area and should be revisited to ensure it is consistent with current goals. Permitted and Special uses lists include long laundry lists of uses – this is no longer a best practice and use categories can be considered to ensure the code stays current in being applicable to modern uses.
- The zoning map includes large areas of commercial development that are unlikely to become commercial use, given current markets, the limited traffic on adjacent roads, and the location in the Village. Redesignating these areas can be considered in light of plan recommendations. In addition, concurrence with this plan will need to be incorporated into future development reviews.

HOW TO USE SUBAREA PLANS

The following Subarea Plans identify areas of opportunity for Gilberts provide examples of how these areas could develop.

Why were these areas chosen?

These subareas reflect opportunity areas in and near Gilberts. As the community continues to grow, these areas provide opportunity for advantageous development. Each plan describes a set of development considerations, the goal and objectives for the area, and a conceptual land use plan. Potential land uses are recommendations based on site characteristics, locational context, market realities and adjacent uses.

These Subareas look to further the overarching goals of this Plan:

Enhance Financial Stability and Sustainability

Diversify the tax base, ensure a fiscally solvent government, and maintain an affordable quality of life for residents.

Maintain Residents' Quality of Life

Strike the right balance of land uses for Gilberts to remain semi-rural yet connected; maintain a small town, family-oriented character in the face of regional development pressures.

Increase Community Resiliency

Continue to provide access to quality and reliable utilities and services, expand bike and pedestrian networks for recreation / access / fitness, and encourage development that advances sustainable elements.

How can I use these subarea plans?

Community Resident – community members are encouraged to become involved and engaged to support and direct development of these areas over time.

Business Owner – these subarea plans illustrate the overall vision for development, including the types of uses and connectivity what the Village seeks.

Trustee / Commissioner – the same at the larger Plan, these subarea plans communicate the community's vision and desires for the future. Trustees and commissioners can apply these subarea plans as a guide when evaluating developments and decisions. In particular, the Development Considerations are an important resource to guide land use decisions.

Village Staff – the subarea plans are the primary means by which staff can understand the community's vision and communicate that vision to customers – potential developers, residents, and others.

Developers – those seeking to build in the Village can use these plans to understand Village goals and expectations for these areas. By reflecting and respecting those goals, the development process can be most productive. Even if the Plan is not an exact match for a proposed development, it provides a place of common understanding of Village aims.



Chapter 6a

ROUTE 72 / TYRRELL ROAD SUBAREA PLAN

This chapter describes important development considerations, goals and objectives, and potential land uses for the Route 72 and Tyrrell Road subarea.

Development Considerations

- Existing industrial uses to the east add development pressure to sites in the Village for the same.
- Buffer between existing residential uses to the north.
- Outlot commercial development is more successful in current markets than strip center development.
- Buffer industrial and logistics uses when adjacent to residential uses.
- Preserve open space along floodways for public use and protect development from flooding.
- Create an internal trail network and inter-neighborhood connections to foster mobility.
- Minimize truck traffic through residential portions to minimize impacts.
- Create additional regional destination uses to attract a wider customer base.
- Integrate commercial opportunities at intersections to take advantage of multidirectional traffic.

Goals + Objectives

GOAL: As the eastern gateway into Gilberts, the intersection draws in visitors and provides shopping and dining opportunities for residents.

Objectives:

1. Consider proposals for nonretail commercial or industrial development along Higgins Road away from key intersections, where traffic counts are relatively low.
2. Consider proposals for development of townhome/apartment uses at the northeast quadrant of the intersection.
3. Encourage commercial development at the northwest and southeast quadrants of the intersection.

Subarea Plan

The subarea plan for the intersection of Route 72 and Tyrrell Road reflects a range of uses which are appropriate for this site. The concept plan below is an example of how these uses could be arranged and work together.

Proposed Land Uses

- Medical, Senior Living or Business Flex – flexible use space for professional services such as medical practice, business office, or possibly independent and/or assisted senior living.
- Professional Commercial Flex – flexible use space for professional services (office) or commercial.
- Business Flex – flexible space for a variety of small users, including retail, service, office or industrial allowing complementary uses to locate near each other.

- Courtyard Townhomes – townhome development built around common courtyards to match existing development to the north (Town Center Blvd).
- Mixed-Use – rental residential over ground floor retail
- Logistics Distribution Center – storage of goods and coordination of their distribution.
- Stacked Flats Rental Apartments
- Podium Rental Apartments with Structure Parking, Clubhouse and Pool
- Corner Anchor Retail Commercial

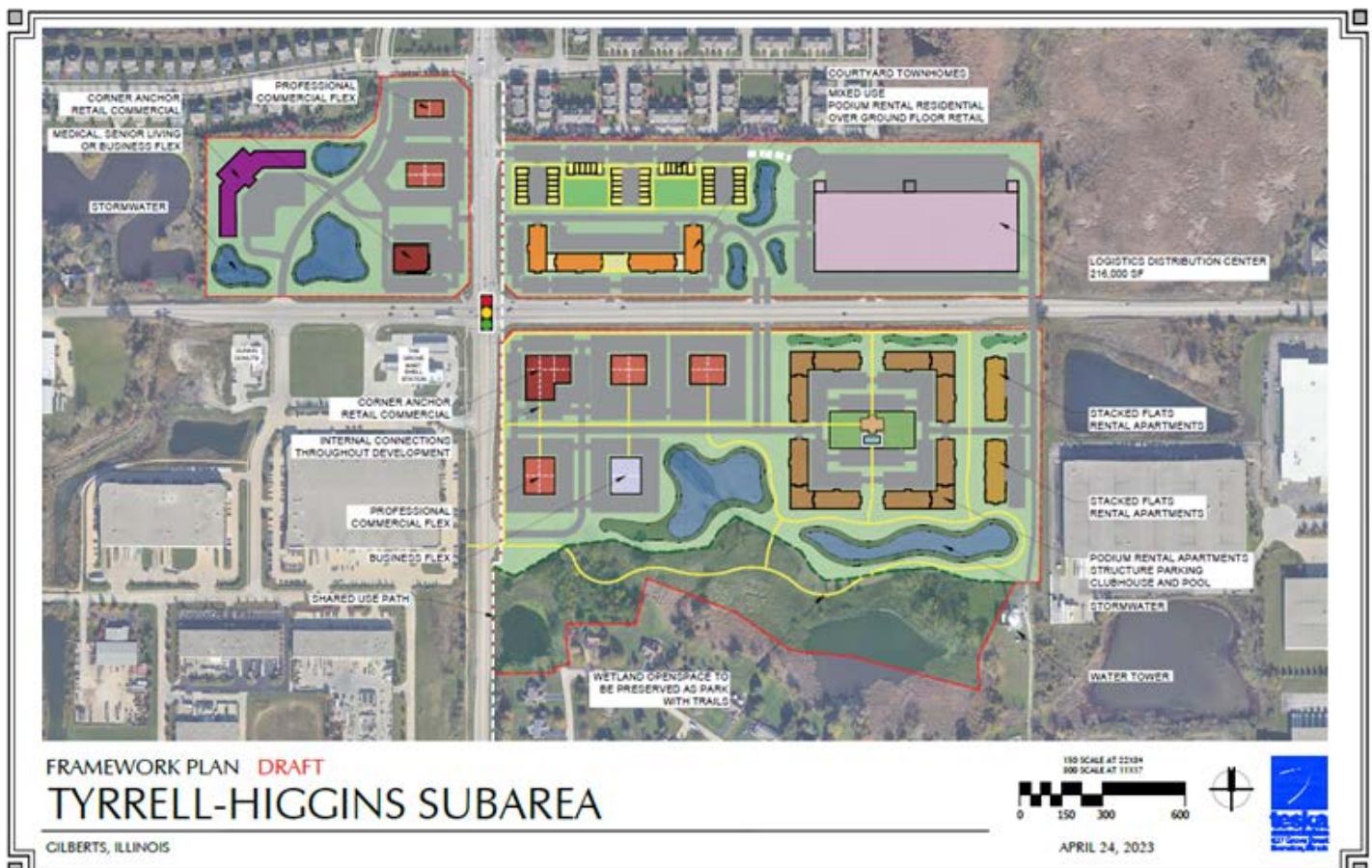


*Stacked Flats Example:
The Sixteen30 in Plainfield, IL*

For more information, visit <https://www.wingspandev.com/sixteen30>

Figure 6.8

ROUTE 72 / TYRRELL ROAD SUBAREA PLAN





Chapter 6b

ROUTE 72 / BIG TIMBER ROAD SUBAREA PLAN

This chapter describes important development considerations, goals and objectives, and potential land uses for the Route 72 and Big Timber Road subarea.

Development Considerations

- Preserve open space along floodways for public use and protect development from flooding.
- Minimize truck traffic through residential portions to minimize impacts.
- Create an internal trail network and inter-neighborhood connections to enhance mobility and reduce automobile use.
- Integrate commercial opportunities into intersections to take advantage of multidirectional traffic.
- Consider proposals for a regional destination uses to attract a wider customer base.
- Buffer industrial and logistics uses when adjacent to residential uses to minimize impacts.
- Develop higher intensity uses near the interstate to take advantage of easy access from I-90 and reserve quieter areas for lower intensity uses.

Goals + Objectives

GOAL: A development area that has a unique character and is connected to the balance of the Village.

Objectives:

1. Ensure that new residential development in the Higgins Road and Big Timber area (south of I-90) is interconnected via trails and sidewalks and well connected to nearby destinations such that automobile use is not required. ***Short Term goal, see Chapter 13 Implementation to learn more.*
2. Ensure that new development in the Higgins Road and Big Timber area (south of I-90) is accessible to and from existing portions of the Village.
3. Consider unique subdivision development in the area that attracts new types of development, such as estate residential homes, "agrihoods", or low impact development (LID) that naturally manages stormwater. ***Short Term goal, see Chapter 13 Implementation to learn more.*

Subarea Plan

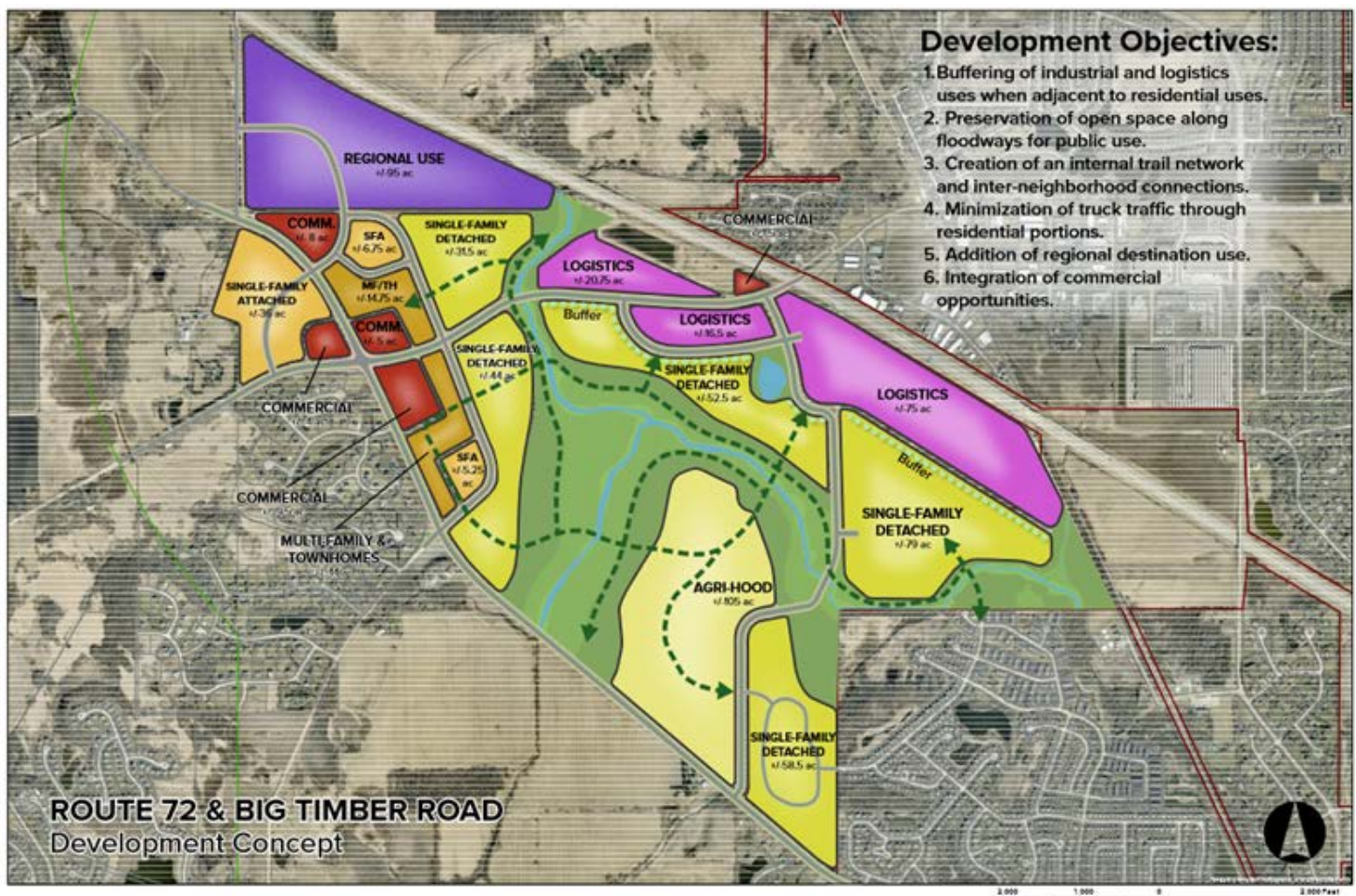
The subarea plan for the Route 72 and Big Timber Road subarea reflects a range of uses which are appropriate for this site. The concept plan below is an example of how these uses could be arranged and work together.

Proposed Land Uses

- Regional Use: This could include entertainment, sports, or other use(s) serving the region.
- Logistics: Industrial uses that are primarily geared toward the storage and movement of goods.
- Single-Unit Attached (SFA): Residential units which are attached such as duplexes and fourplexes or townhomes.
- Single-Unit Detached (SFD): Residential units which are entirely detached.
- Agrihood: A form of Low-Impact Development (LID); residential neighborhood built around agricultural or other uses which naturally manages stormwater.
- Commercial: Commercial services, retail and restaurant uses.
- Multifamily / Townhome (MF/TH): Multiple unit buildings or townhome residences

Figure 6.9

ROUTE 72 / TYRRELL ROAD SUBAREA PLAN





Chapter 6c

GALLIGAN / HUNTLEY SOUTHWEST QUADRANT SUBAREA PLAN

This chapter describes important development considerations, goals and objectives, and potential land uses for the Huntley Road and Galligan Road subarea.

Development Considerations

- Integrate commercial opportunities at the intersection to take advantage of multidirectional, regional traffic.
- Outlot commercial development is more successful in current markets than strip center development.
- Place residential uses behind retail both to buffer planned residential uses and to increase customer base.
- Locate moderate density housing near roadways to create easy access and reduce traffic in lower density residential areas.

Goals + Objectives

GOAL: A northern gateway to the community that advances development and economic development needs of the Village.

Objectives:

1. Zone for commercial or mixed-use development near the intersection of Galligan and Huntley Roads, accessible from both Huntley Road (for regional retail uses) and walkable for nearby residential neighborhoods (for local residents' needs).
2. Allow for more intensive development near the intersection of Huntley and Galligan Roads, acknowledging that Huntley Road is becoming a more significant thoroughfare.

Subarea Plan

The subarea plan for the southwestern quadrant at the intersection of Huntley Road and Galligan Road reflects a range of uses which are appropriate for this site. The concept plan below is an example of how these uses could be arranged and work together.

Proposed Land Uses

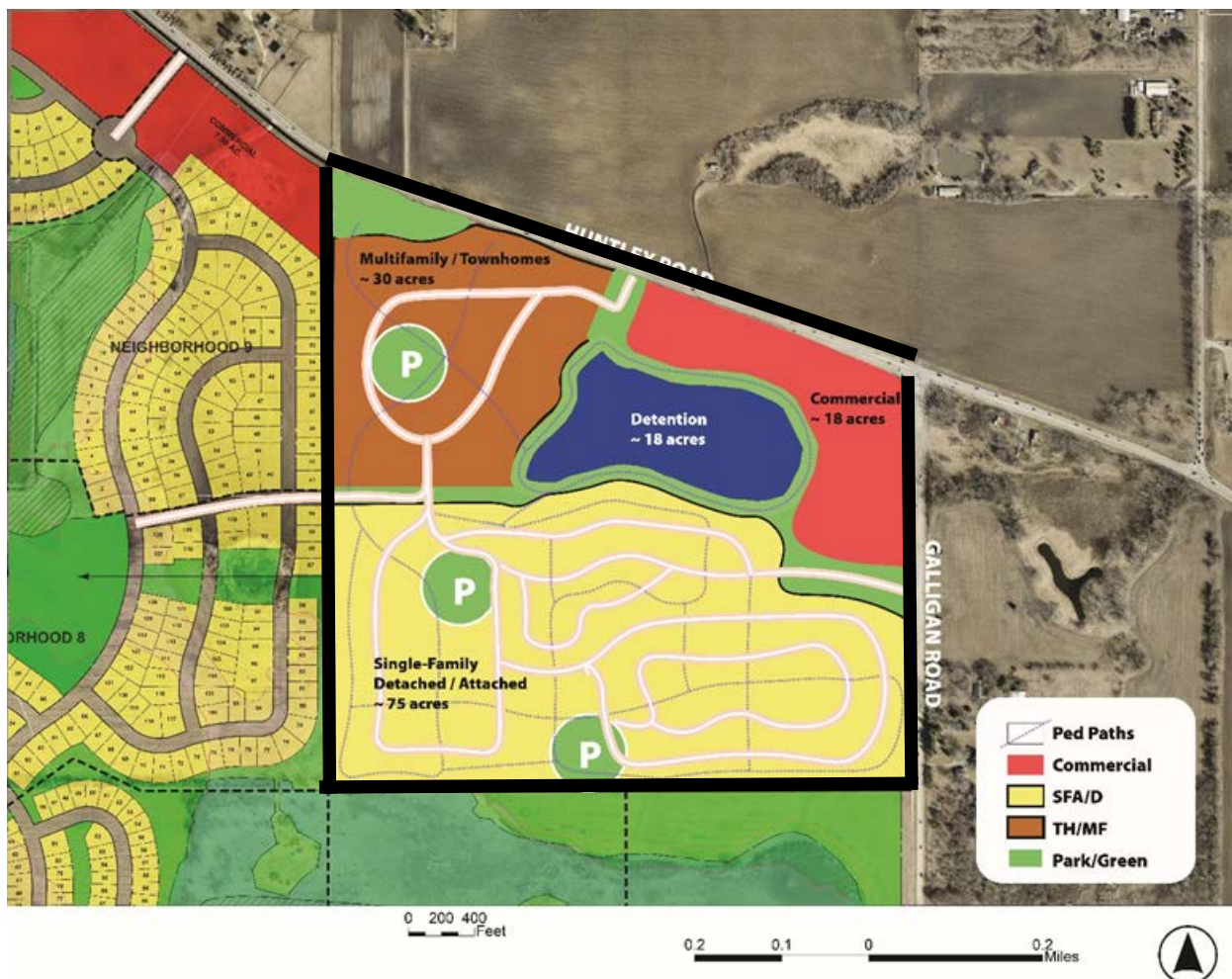
- Commercial: Commercial services, retail and restaurant uses.
- Single-Unit Attached (SFA): Residential units which are attached such as duplexes and fourplexes or townhomes.
- Single-Unit Detached (SFD): Residential units which are entirely detached.
- Multifamily / Townhome (MF/TH): Multiple unit buildings or townhome residences.

Intergovernmental Planning

- Revisit / Reestablish Boundary Agreements with Huntley and Carpentersville
- Requires utilities expansion planning

Figure 6.10

GALLIGAN / HUNTLEY SW QUADRANT SUBAREA PLAN



7

Chapter 7

COMMUNITY CHARACTER

Making Gilberts and wonderful place to be.

What is meant by community character?

"Why did you originally move to Gilberts?"

This was the first question in the community survey as part of the comprehensive planning process. Respondents could choose up to three reasons out of a total of eight options and what rose to the top were "cost of housing met my needs", "safe community" and "small town feel / character".

Community character is not a few big things, but rather a large collection of little things that provide a sense of comfort and delight. This collection of little things is what makes up our memory of places, and while we might remember a funky or beautiful building, we certainly remember the journey to get there.

Positioned between major commuting routes and an interstate, Gilberts feels a bit like a hideaway, or an escape from the hustle and bustle. This Plan recognizes that the balance of convenience and quiet is delicate. This chapter discusses how Gilberts aims to protect the small town feel and character which attracted residents in the first place, and ways the Village can manage development to benefit the community.





Existing Character

Since the 1960s, the Village has continued to develop through the construction of separate residential subdivisions. These developments tend to evoke the time in history in which they were developed, both in terms of architectural and infrastructural character.

- Old Town is organized as a grid, with a mix of uses parallel to the Union Pacific (C&NW) railroad.
- In the mid-1960s, the Gilberts Industrial Park was established on either side of the Union Pacific railroad, with direct access to Route 72 and I-90. The Prairie Business Park came next at the southwest corner of Routes 72 and 59. Both the industrial and business park structures tend to be small-scale with grass swales instead of curb & gutter, and no sidewalks.
- Residential development began to expand beyond Old Town in earnest after the 1960s, with the construction of four subdivisions: Windmill Meadows (1970s), Gilberts Glen (1980s), Indian Trails (1990s), Dunhill Estates (1980s). In general, these earlier subdivisions were built without a sidewalk network, are of a single housing type, and have larger, deeper lots.
- Several additional residential subdivisions have been built since 2000: Town Center and Timber Glen (mid 2000s), Timber Trails (mid 2010s), and Woodland Meadows, and The Conservancy (ongoing, construction started in 2015) reflect modern architectural styles, include a mix of unit types on smaller lots, and have internal sidewalks, parks, and green spaces.

Culture is also a component of character. Community events take on a different meaning when attendees know everybody versus just a few neighbors. Local experiences, such as visiting the Deep Roots Farm Stand, or horse riding in the forest preserves can also create that sense of belonging and shared experience among community members, creating a sense of cohesion.

Through this planning process, it became clear that while social ties are especially strong in Gilberts, there is a desire to create greater physical cohesivity and connectivity across the community. Engagement with the Gilberts' community highlighted how strongly the community feels about preserving open space and the small-town feel. With the community, there are a number of privately owned undeveloped properties within the Village which presently act as open space, however, their eventual development will be a marked shift in the experience of moving through Gilberts.

This Plan aims to set in motion actions to enhance community character, both in the design of development and in the ways that residents and visitors alike experience the community.

Community Character

GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Community Character. Some Objectives may be reflective of current policies and programs, whereas other describe steps to take to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: Gilberts' character reflects its unique positioning as the middle ground between urban and rural communities.

Objectives:

1. Use placemaking strategies, such as consistent lighting posts and signage, to give Gilberts a recognizable community character to unify the community visually.
2. Emphasize small town character in terms of development, community activities, and level of commercial development.

GOAL: New development complements Gilberts' small-town character.

Objectives:

1. Adopt Design Guidelines for light industrial, commercial, and other employment uses. **Near Term goal, see Chapter 13 Implementation to learn more.*

STRATEGIES

Create a Network of Signage to Enhance Wayfinding

The 'Welcome to Gilberts' gateway signs are the first means of communication about the community. Their design – size, color, branding, etc. – reflects community values and character and simultaneously indicates arrival in Gilberts. Current gateway signs are highly readable, but low profile monument signs. As the branding of the community changes, replacement of these signs to reflect current branding is recommended. Additionally, the scale of gateway signage and features should be considered. Gateway signs can be coupled with attention grabbing features, such as a sculpture, water feature or branding on a water tower, a branded archway. An estimated 15,800 vehicles use Route 72 every day and investments in gateways and wayfinding signage could help attract more of those vehicles to local businesses.



Gateway + Wayfinding Signage



Respondents of the Virtual Open House indicated strong support for enhanced gateway & wayfinding signage

Gilberts has some wayfinding signage which communicates navigational information – for example, St. Mary Church has a sign east-bound on Route 72 indicating its location “3 blocks north” on Galligan Road. Wayfinding signage can go a long way to welcome and direct visitors to local points of interest, institutions, parks, and other attractions. Wayfinding signage needs to be prominent and highly visible and is coordinated by the Village rather than private entities. Signs and features should also relate to the Village’s branding and can identify special areas within the Village, such as the Old Town or an historic district.

Establish Design Guidelines

Design guidelines communicate design preferences for new development. Engagement through the community survey and virtual open house showed a high level of consensus and agreement on design preferences. Similar to branding, design guidelines are a suite of principles that when followed enhance cohesivity while avoiding monotony. Guidelines are different for each community but focus primarily on architectural features and styles and site designs such as a mix of façade materials, building scale, landscaping, roof styles and more.

Adopted design guidelines are a resource for future developments. There may be specific guidelines for land uses, and / or community-wide guidelines. Existing development and property owners would be referred to the design guidelines when seeking building permits as well. In contrast to design standards, guidelines provide flexibility while still communicating preferences and are an effective tool to facilitate conversations about design before development starts. In Gilberts, design guidelines would be best used for larger-scale developments (other than single-family homes).

The Virtual Open House sought to better understand design preferences and development character among the Gilberts community. Respondents voted for their preferred designs of multiple land uses, including Industrial, Multifamily and Townhome developments. The following descriptions of the most highly preferred designs should be taken into consideration when drafting design guidelines.

LUXURY SUBURBAN LIVING: RESERVE RANDALL ROAD

Reserve Randall Road is depicted in the second photo below. As part of the Virtual Open House, this photo was chosen as the most appropriate design for Gilberts among four example of multifamily housing.

Reserve Randall Road was developed in 2019 and includes 380 apartment units across 19 buildings. The community was developed in two phases, with 300 units completed in 2021 and the remaining 80 in 2022. Amenities include a clubhouse, fitness center, pool, grilling station, dog park and entertainment lounges. Reserve Randall Road is located on Randall Road, with the nearest residential buildings setback around 400 ft and is adjacent Dundee Middle School and Randall Oaks Recreation Center. The community website describes the community as Luxury Suburban Living.

Industrial Design:

The preferred design depicted the Bystronic Americas headquarters in Hoffman Estates (2200 W Central Road) which include a landscape setback from the roadway, an articulated façade and a significant proportion of glass used for the entrance and the street-facing façade.

Multifamily Design:

The preferred design depicted Reserve Randall Road in nearby West Dundee (400 Randall Road). The buildings are two stories, with pitched roofs and a mix of façade materials surrounded by attractive landscaping.

Townhome Design:

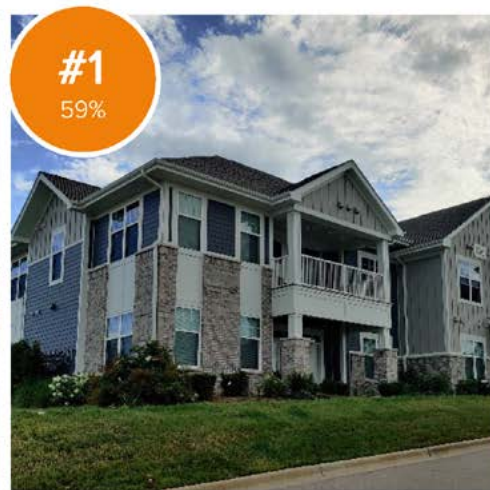
While respondents could vote for four options, two designs received a combined total of 66% of the vote. The preferred designs depicted Gilberts Town Center and Cambridge Lakes in Pingree Grove. Both communities include two-story buildings, with pitched roofs and a mix of façade materials surrounded by attractive landscaping. Gilberts Town Center townhomes feature a sidewalk leading to the front door facing the street with garages located in the back. The Cambridge Lakes townhomes have garages facing the street and are visually similar to detached single-family homes.

“Which design do you feel is most appropriate for Gilberts?”

RANKED QUICK POLL RESPONSES



INDUSTRIAL
Preferred Style



MULTIFAMILY
Preferred Style



TOWNHOME
Preferred Styles



Chapter 8

OPEN SPACE & RECREATION

Protecting and enhance spaces and places to recreate.

Why plan for open space & recreation?

The Gilberts community has a strong affinity for open space, trails and values living close to nature. This Open Space + Recreation chapter focuses on the health and wellness of the land and the people. The community also benefits from maintaining natural landscapes – from mitigation of stormwater flooding to the mental + physical benefits of living closer to nature.

This Plan reflects discussions with stakeholders in the community and other jurisdictions about the desire to preserve open space and provide ample opportunities for recreation. This chapter discusses how Gilberts aims to protect current open space and recreation areas and enhance and strengthen connections to the natural environment. Gilberts Community Says: Open space and bike paths and trails that connect to parks, forest preserves, and other parts of town are top priorities.

The **Community Survey** indicated that residents truly value access to open space and want to be able to move around town safely by active means of transportation – walking and biking.

While respondents rated “open space and natural areas” as excellent, “bike/pedestrian access + connectivity” was rated as “needs improvement”.

The top 3 greatest needs in Gilberts according to residents included “connectivity of sidewalks and bike trails” and “recreational facilities”.

The **Virtual Open House** asked the community to indicate their support for a variety of activities in Gilberts. 98% of respondents voted in favor of “Multi-use Paths and Bike Trails”.

All-Ages Outdoor Recreation / Nature Play
>> 97% of respondents voted in favor of All-Ages Outdoor Recreation



All-Ages Outdoor Recreation

Multi-Use Paths and Bike Trails


97%

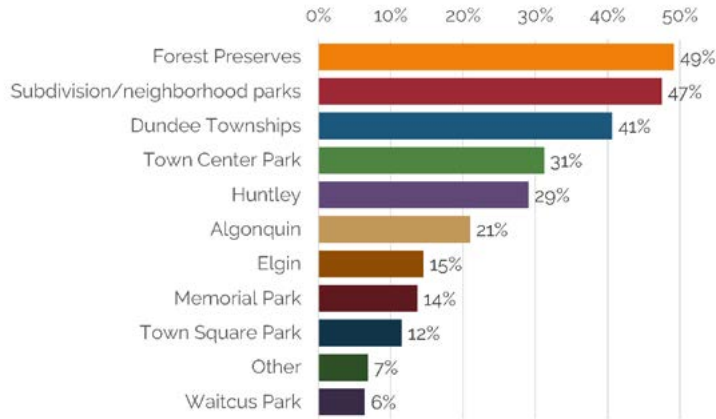

98%

Respondents of the Virtual Open House indicated very strong interest and support for all-ages outdoor recreation and multi-use paths and bike trails.

WHERE DO GILBERTS HOUSEHOLDS RECREATE?

"Where does your household recreate?"

RANKED QUICK POLL RESPONSES



Feedback from the Virtual Open House revealed that many Gilberts residents recreate most in Forest Preserves, in subdivision and neighborhood parks, and in Dundee Township parks and facilities.

Parks

Gilberts currently does not have a municipal parks department or a park district. The creation of a district requires a referendum and would create a new taxing district. The most recent referendum did not pass and consensus throughout this planning process indicated that while a local park district is desired at some point in the future, this is not the right time to add another taxing body to residents' tax bills. Proximity to neighboring park districts, Kane County Forest Preserves, and other recreational opportunities provide an array of options to Gilberts residents, which many currently use.

The Village UDO requires dedicated park areas in new subdivisions and provides recreational opportunities throughout the community. This has resulted in the creation of many of the most conveniently located parks to residential areas. These parks are owned by the HOAs but maintained by the Village.

The Village owns and manages Waitcus, Town Center, Town Square, and Memorial Parks. The Dundee Township Park District owns and operates around 40 parks and facilities and provides seasonal programs, all of which Gilberts residents have the option to use regardless of whether they live within Dundee Township. One of the closest facilities is the Randall Oaks Recreation Center.

Table 8.1

VILLAGE OF GILBERTS PARKS

Village Parks	Location	Size	Facilities
Memorial Park	355 Tyrrell Road	14.6 ac	Baseball diamond, basketball court, playground, pond, picnic pavilion
Town Center Park	301 Columbia Lane	17.5 ac	playground, splash pool, baseball diamond and open space
Town Square Park	195 Jackson Street	6.3 ac	playground, gazebo, a pond, and open space
Waitcus Park	Rt. 72 and Railroad Street	3.6 ac	baseball diamond, basketball 1/2 court, playground, and a picnic pavilion



Recreational Open Space

Gilberts has excellent access to recreational open space in Kane County Forest Preserves. The following areas share a border with the Village and provide opportunities for the community to use trails, camp, bird-watch, and more.

Freeman Kame - Meagher Forest Preserve

This preserve is one of the highest risk natural areas and also considered one of the most picturesque. It offers multi-use trails, picnic areas, and dedicated bike paths. There is also a horseback riding area and model aircraft field. For a map of the area, visit <https://kaneforest.com/upload/FKM-ModelAirFieldMap.pdf>.

Camp Tomo-Chi-Chi Knolls

This 206-acre area is devoted to youth group camping and recreation and is available for organized youth groups such as scouts, churches, and schools. It includes tent and lodge camping. For more details, visit <https://kaneforest.com/location/camp-tomo-chi-chi-knolls>.

Burnidge Forest Preserve/ Paul Wolff Campground

At 600 acres, this is one of the largest preserves in Kane County. It includes 9 miles of hiking trails, including a 2.25-mile multipurpose trail for hiking, biking, or equestrian use. The preserve includes areas for fishing, picnic shelters and the Paul Wolff Campground.

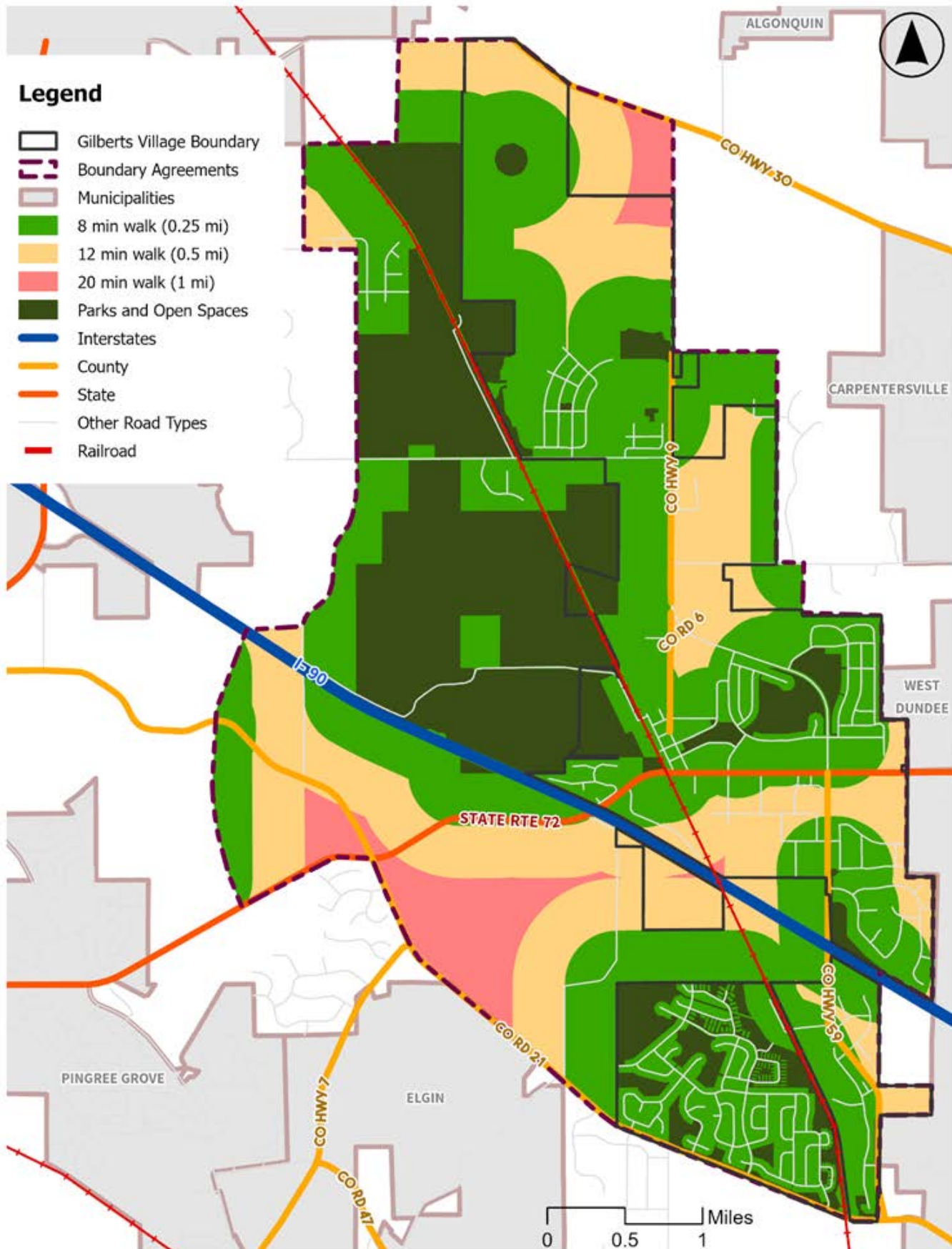
Parks and Open Space Access

The map on the following page indicates the location of all parks within the Village and forest preserves within the planning area. The vast majority of the Village has access within a quarter or half mile (equivalent to an 8- or 12-minute walk where there are sidewalks or direct connections. Planned parks within The Conservancy development have been added in their approximate location and size.

Areas where the Village can focus efforts to expand or improve parks and access are represented in red. These areas are between 0.5 – 1 mile away from a green space or park. At present, these areas remain mostly undeveloped. These include areas within two subareas: the Huntley Road / Galligan Road subarea and the Big Timber / Higgins Road subarea.

Figure 8.1

OPEN SPACE & PARKS ACCESS MAP



GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Open Space + Recreation. Some Objectives may be reflective of current policies and programs, whereas other describe steps to take to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: Gilberts is a community rich in parkland, open space, and opportunities to interact with the natural environment.

Objectives:

- Enhance safety and connectivity to parkland and open spaces by planning safe routes to parks in all new developments and identifying opportunities to add paths in existing developments.
- Create / enhance trail connections to local / neighboring parkland and conservation areas, such as Kane County Forest Preserves. ***Short Term goal, see Chapter 13 Implementation to learn more.*
- Close sidewalk gaps between residential neighborhoods and between residential areas and main roads.

GOAL: A trail system within Gilberts provides a safe, alternative way to get around for recreation and transportation.

Objectives:

- Identify roadways/routes for future trails, key sidewalk connections, and funding sources to create a pedestrian/bike network. ***Short Term goal, see Chapter 13 Implementation to learn more.*
- Create visual cues to identify bicycle routes (markings, sharrows, signage, etc.)
- Host community rides to enhance knowledge of the routes and create familiarity to enhance comfort. **Near Term goal, see Chapter 13 Implementation to learn more.*

Strategies

Create a Recreation Facilities + Activities Task Force.

Throughout this planning process, it became clear that the community welcomes a more in-depth evaluation of Village-owned and managed recreational facilities and activities. Creating a task force is a first step in evaluating the needs of the community, today and in the future, and how those needs can be effectively met.

Prepare a Parks + Recreation Plan

A Parks and Recreation Plan would establish standards for the community and build on discussions by the Task Force. The plan would identify strategies and action steps to meet or exceed those standards (short, medium, and long-term) and may identify metrics to measure success over time. Accessibility and connections should be top of mind to reduce inequities and increase mobility throughout the community. Such a planning process would include relevant stake holders, which could range from neighboring park districts to youth sports organizations, etc.

Create a Unified, Connected Trail System

While trails create recreational opportunities for walking and biking, when they connect directly to destinations (schools, parks, shopping, etc.) they can help make walking and biking feasible for more everyday trips. As the region continues to work towards more connected regional trails, partnerships with multiple levels of government, developers, and transportation agencies are needed to bring ideas to fruition through planning and securing funding. Locally, Gilberts will need to work closely with Kane County Forest Preserves, developers, and neighboring communities to work facilitate connections, build new routes, and prepare for enhanced connectivity to create an internally connected trail system in town.

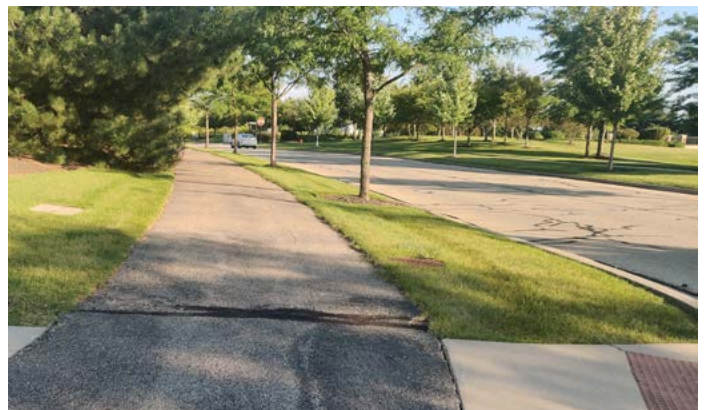
Off-street bike paths or trails, along main roadways where feasible, are preferred because they are buffered from vehicles, increasing safety. The primary routes within Gilberts where parallel bike paths or trails are recommended for further consideration include Tyrrell Road (including the bridge across I-90), Galligan Road, Higgins Road (including the bridge across I-90), Freeman Road. In addition, Big Timber Road and Powers Road would also be appropriate for bike paths or trails to serve future development areas.

LOCAL EXAMPLES OF MULTI-USE PATHS

This Plan advocates for the expansion and connection of multi-use paths in Gilberts to enhance connectivity within the community - between neighborhoods and across I-90. Learn more about multi-use paths and other recommendations to improve connectivity in Chapter 9.



Path located in The Conservancy.



Path located in Town Center.

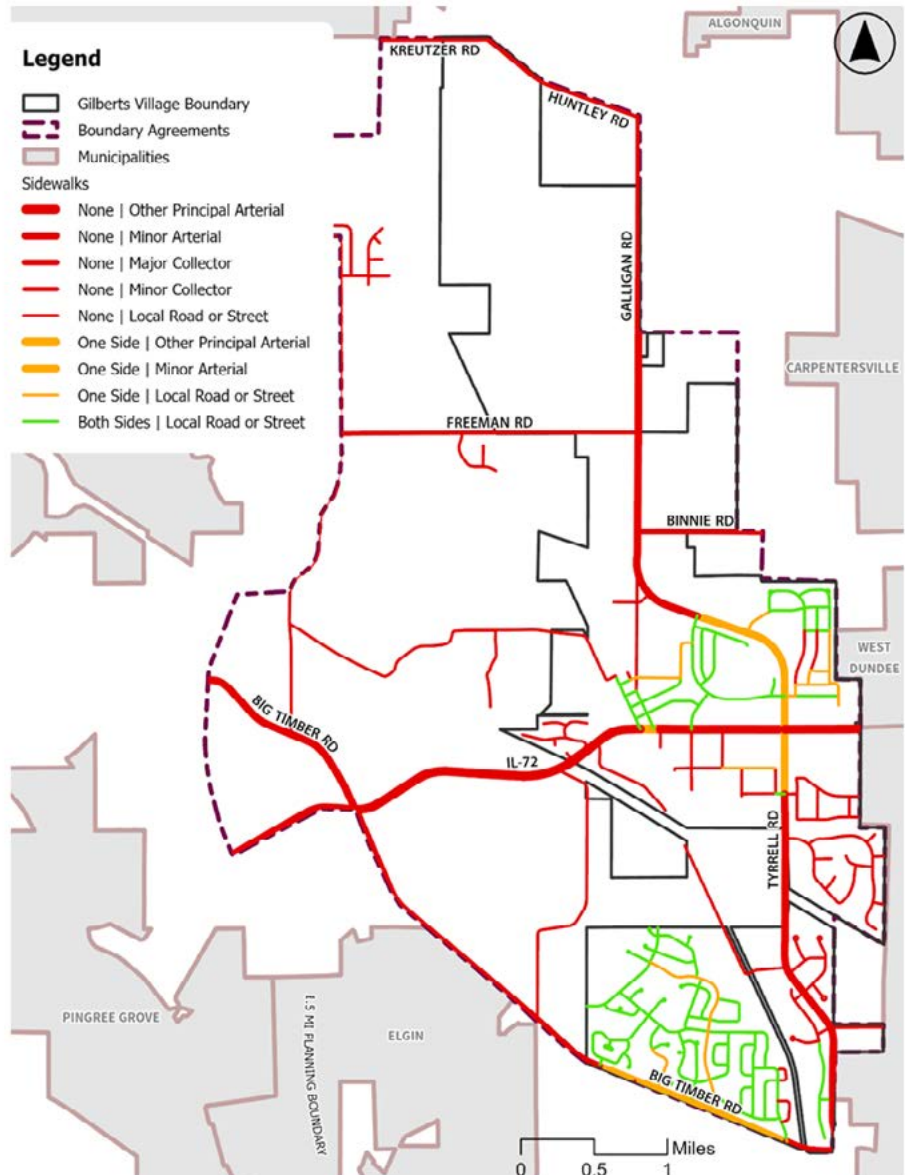
Complete the Sidewalk Network

While sidewalks create safer recreational networks for walking, they can also help reduce vehicle trips when they connect directly to community institutions, recreation and more. The following map indicates the presence of sidewalks along roadways within the Village. The thicker the line, the greater amount of traffic the roadway carries due to connections to other roadways. Roadways in red have no existing sidewalks, those in orange have a sidewalk on only one side, and those in green have sidewalks on both sides of the streets. Arterials and Collectors without a sidewalk on at least one side should be High Priority segments for closing gaps because they have the greatest potential to enhance connectivity.

Many of the main streets and regional corridors are not connected to sidewalks in residential areas. Priority areas to install sidewalks are on collector roads, such as Freeman Road which collects traffic from neighborhoods and businesses leading to more intensive roadways such as Randall Road and I-90. Closing gaps in the sidewalk network in the community will help enhance walkability and can also increase safety for bikes.

Reducing sidewalk gaps in residential areas is also important to creating a more complete network in town. While newer subdivisions in Gilberts tend to have complete sidewalk networks, older neighborhoods generally do not and engagement with residents indicated that some prefer not to have sidewalks installed.

Figure 8.2
SIDEWALK GAP PRIORITIES MAP





Chapter 9

MOBILITY & CONNECTIVITY

Ensuring safe and efficient networks and connections.

Planning for Mobility & Connectivity

The Gilberts community values being close to conveniences and benefits from being well-connected to the region, but access and connectivity remains primarily safe and efficient only by car. Feedback throughout the planning process indicated that there is room for improvements which can strengthen connectivity by expanding planning for mobility. Gilberts is a community of families which values the ability for everyone, especially children, to safely move about the community independently.

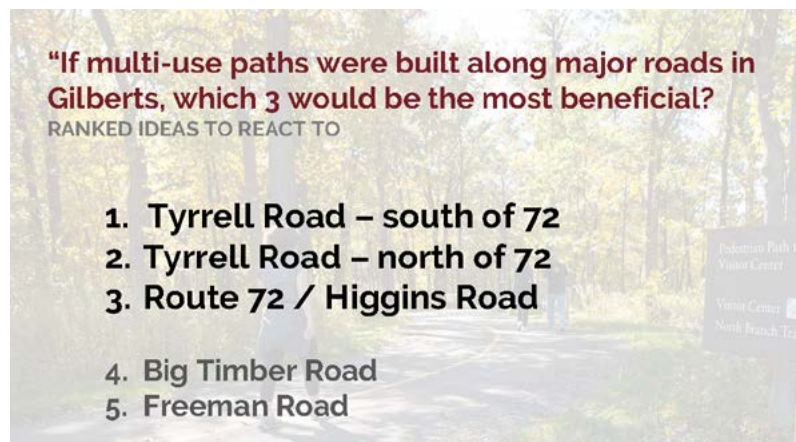
This Plan provides guidance and recommendations based on community feedback and insights related to opportunities for improved mobility and connectivity. This chapter evaluates multiple transportation networks (vehicle, bike, pedestrian) and describes strategies to improve connectivity going forward.

The **Community Survey** asked respondents' to rate their level of satisfaction with the quality and availability of various elements in Gilberts. "Bike/pedestrian access + connectivity" was rated as "Needs Improvement".

The **Virtual Open House** asked the community to indicate their support for a variety of activities in Gilberts. 98% of respondents voted in favor of "Multi-use Paths and Bike Trails" and 97% in favor of All-Ages Outdoor Recreation (see full summary in Appendix).

Based on these findings, this chapter describes opportunities to create better connections to destinations - including other parts of Gilberts - which will reduce the need to drive in town.

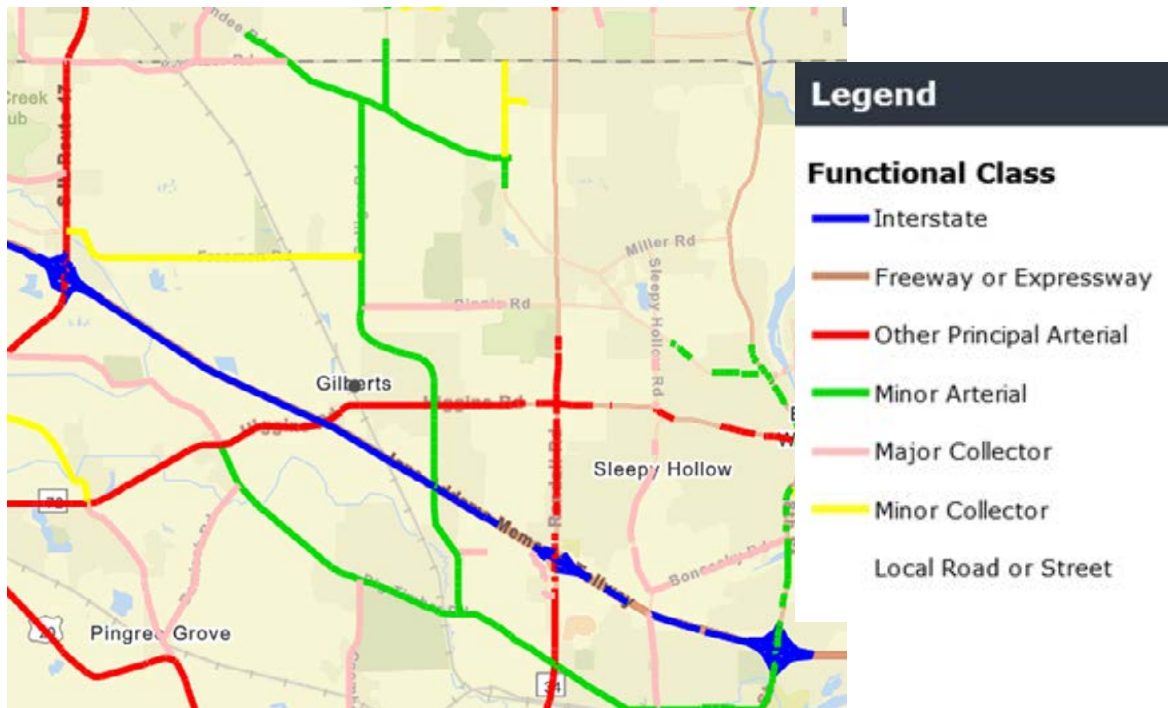
98% of Virtual Open House respondents indicated support for Multi-Use Paths and Bike Trails



See the full Virtual Open House Summary in the Appendix B

Figure 9.1

IDOT ROADWAY FUNCTIONAL CLASSIFICATION MAP



Source: IDOT Interactive Functional Classification Map, June 2023.

Roadway Classification + Maintenance

Gilberts is served by a system of roadways classified by their function and capacities. These roadway classifications are described below (depicted in Figure 9.1), beginning with the least capacity roadways to the highest capacity roadways.

Local Roads streets providing access in and between neighborhoods and nearby destinations. They connect with collectors and arterials. Local jurisdiction, either municipal, township or county owned and maintained.

Major and Minor Collectors used to collect and distribute medium volume traffic between other collectors and local roads and abutting property. Examples in Gilberts are Freeman Road (minor collector) and Binnie Road (major collector).

Minor Arterials provide access for trips of moderate length and offer connectivity to other arterials or expressways. Examples in Gilberts are Tyrrell Road and Big Timber Road.

Major/Principal Arterials serve major development centers and provide a higher capacity at relatively lower speeds. Arterials collect or distribute traffic to collectors and to expressways and interstates. Examples in and near Gilberts are Route 72/Higgins Road and Randall Road.

Freeways / Expressways, Intestates: these are the highest capacity and fastest moving roadways which connect to each other to provide efficient access to other cities and states. Interstate 90 is the nearest accessible interstate to Gilberts, which connects to Interstate 39 near Rockford, crosses into Wisconsin and connects with Interstate 43, and to Interstates 290, 294 and 55.

Over 26 miles of local roads within Gilberts are maintained by the Village Public Works Department. However, many of the primary roadways within Gilberts are under the jurisdiction of the Illinois Department of Transportation (IDOT), the Kane County Division of Transportation (KDOT) or Rutland Township, meaning that improvements and regulations are controlled by those governments.

Under IDOT Jurisdiction: Route 72 / Higgins Road, Route 47, Huntley Road

Under Kane County Jurisdiction: Tyrrell Road, Big Timber Road

Under Township Jurisdiction: McCornack Road, Tower Hill Road (west of railroad), Powers Road

IDOT, KDOT and Rutland Township plan improvements for these roads (and intersections with connecting roadways) with the assistance of adjacent communities. At present, there are no programmed improvements for these roadways.

Current Conditions in Gilberts

Roadway Conditions

The condition of roadways is impacted by weather, daily traffic, and the weight of vehicles using the roadways regularly. For local roads, the Public Works Department programs and performs maintenance for streets within the corporate boundaries. This includes sealing cracks and programming funding and resources for resurfacing.

Roadways under IDOT jurisdiction carry more traffic and are often truck routes, which causes more wear and tear. Additionally, these roadways are often the first to experience increased traffic as an area develops or redevelops with more intense uses. These changes can necessitate widening roadways and/or significant improvements to intersections. These roadways also require additional coordination and approvals for other modifications, such as installing on or off-street bike paths, or gateway and wayfinding signage.

This Plan anticipates that Route 72 (IDOT jurisdiction) may be widened in the future to accommodate traffic demand originating in Gilberts or elsewhere along the route.

Truck / Cargo Van Traffic

Designated truck routes are designated based on their connections to major roadways and interstates and, more importantly, their ability to accommodate wide, heavy vehicles. There are currently no designated truck routes within Village limits, though Route 47 and Randall Road are nearby.

The designation of truck routes has formalized where large and heavy vehicles are permitted, which has the added benefit of reducing the wear and tear on lower capacity roadways. However, the movement of goods is no longer exclusively performed by truck trailers / semis. Vans are increasingly used to complete home delivery services for a range of goods and services – from clothing to packages to food deliveries. These vehicles are not restricted to truck routes, and prudent roadway planning must now take them into account.

An Amazon Fulfillment Center opened in November 2022, at 11500 Freeman Road in the Village of Huntley. Coinciding with the opening of the new facility is a roadway expansion of Route 47 to the west, which connects to I-90. KDOT is currently studying the intersection of Freeman Road and Tyrrell Road for needed improvements to cope with additional traffic (cargo and vehicular).

Non-vehicular Mobility

There are limited ways of getting around town outside of a car and off roadways at present. This limits mobility for children, the elderly who may not drive, and anyone who would need or prefer to get around outside a car. Without non-vehicular networks and connections, kids can't safely visit friends in other neighborhoods, seniors have limited independence, and driving is reinforced even for short trips because there are no viable alternatives.

Sidewalks are the primary and most widespread infrastructure in Gilberts, but many of the early residential developments do not have an internal sidewalk network, and many collectors and arterials have incomplete sidewalks as well.

Neighboring forest preserves and communities have bike trails and paths, but there are no direct connections to Gilberts and no local trail system. The primary transit service in the area is Pace Bus, though there are no routes that currently connect in or move through Gilberts. The nearest Metra commuter rail service connection is the Big Timber Station in Elgin (Big Timber and Randall Roads).

Kane County Bicycle & Pedestrian Plan

Kane County recently adopted a Bicycle & Pedestrian Plan in June of 2023. The plan is an extensive compilation of recommendations, ideas, and solutions, and includes findings from community engagement. Primary objectives of this recently adopted plan are to Improve Connectivity and Foster Partnerships. The plan notes the connectivity improvements include filling critical network gaps, proposing design solutions to improve safety, and expanding networks west. Fostering partnerships includes creating guidance for municipalities to enhance on-street bike networks and serve as a source of technical assistance for municipalities.

KANE COUNTY BICYCLE & PEDESTRIAN PLAN

ROAD/TRAIL CROSSING GUIDANCE

EXISTING FACILITY TYPES
There are ten facility types currently present within Kane County. Detailed descriptions on the facility types can be found in the Bicycle Facilities section.

PROPOSED ROADWAY CROSSING FACILITIES

Off-Set/Staggered Mid-Block Crossings
A staggered crosswalk is a crosswalk on a road with four or more lanes that has a pedestrian refuge island dividing it into two halves that are offset from each other. This type of crosswalk is ideal for mid-block areas with low to medium pedestrian volumes and medium vehicular volumes.

School Zone Improvements
A variety of roadway improvements may be used to enhance the safety or mobility of children in school zones, including school advance warning signs, clearly-marked areas for student drop-offs, adding sidewalks or separated walkways and paths, and parking prohibitions near intersections and crosswalks.

Parking Lot & On-Street Parking Improvements
Often overlooked in roadway and travelway crossings are pedestrians crossing parking lots and roadways after parking vehicles. Studies show that one in four crashes occur in parking lots. Parking lot safety can be improved by providing drivers and pedestrians reasonable parking aisles. Two-way parking aisles causes drivers to drive at slower speeds, increasing pedestrian safety. Changing angle parking to parallel parking allows drivers to drive forward to leave the parking space with a clearer view of traffic. Having raised islands at the end of parking rows is preferable to striped end islands, as it opens sight lines. When parking aisles are parallel to building, marked crosswalks and openings are recommended to avoid pedestrians from having to snake through parked vehicles.

RANDALL ROAD MULTI-MODAL CORRIDOR STUDY

Randall Road serves between 35,000 and 50,000 vehicles daily. The corridor is home to a variety of busy commercial centers, recreational facilities and residential areas. To better meet the needs of this changing area, the Kane County Division of Transportation (KDOT) is working to enhance Randall Road and create a more accessible roadway for bicyclists, pedestrians and transit riders alike.

Identified issues include: too few sidewalks and pedestrian crosswalk signals at intersections, low levels of safety and comfort for bicyclists, and limited infrastructure at bus stops.

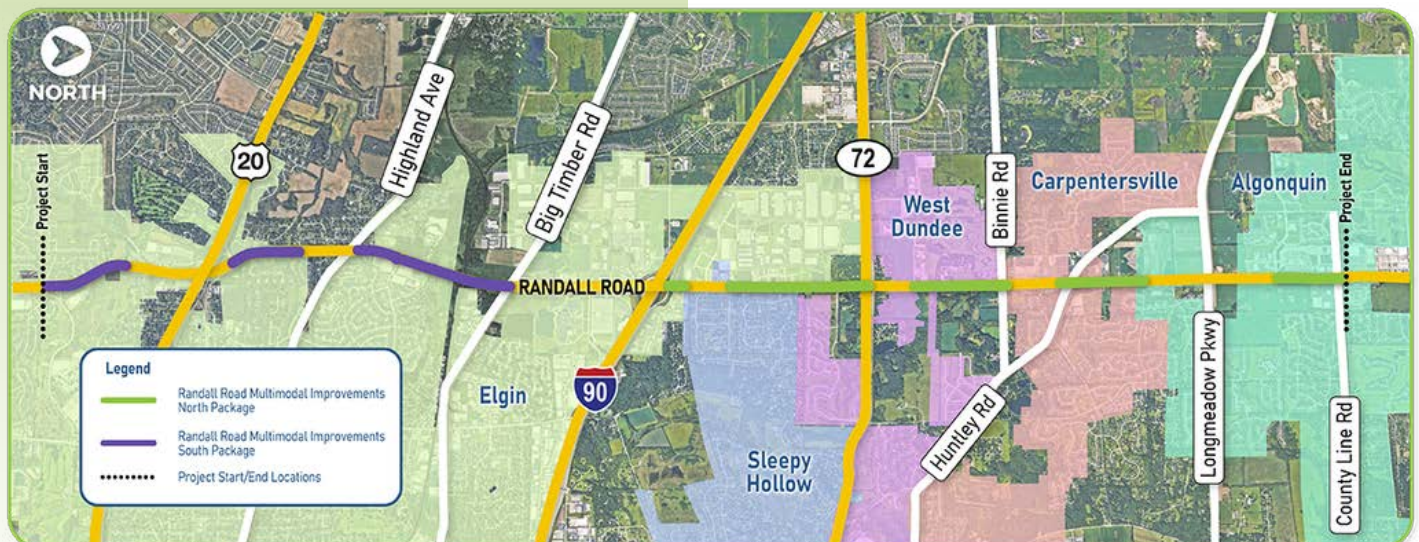
This study, which began in 2023 and is anticipated to conclude in 2023, will develop and review alternatives for the construction of new shared use paths and sidewalks, intersection signals, signage and other related improvements on Randall Road. Kane County is funding this study in coordination with local communities, Pace Suburban Bus, the Illinois Department of Transportation and various other organizations.



www.RandallRoadMultiModal.org

Ongoing + Anticipated Transportation Projects / Programs

- Galligan Road Modernization Project (between Freeman Road and Binnie Road) – programmed for FY2023-2027 KCDOT. Phases 1-2 in 2023, Phase 3 in 24-25 and Construction planning in FY24-25.
- Tyrrell Road Modernization project (between Raymond Road and Mason Road) – programmed for FY-2023-2027 KCDOT. Phases 1 in 2023, Phase 2 in FY 25, Phase 3 in FY27, Construction and ROW in FY28.
- Construction at the intersection of Huntley Road and Galligan Road – programmed for FY 2023 as part of KCDOT FY2023-2027 projects.
- Randall Road Multi-Modal Corridor Study – concept study and phase 1 + 2 are underway with completion of Phase 3 in 2024.
- An extension of the Metra Milwaukee District West line from Elgin with planned stops in Huntley, Belvedere and Rockford is anticipated to begin service by 2027. The extension will utilize the Union Pacific rail line, running directly through Gilberts. While not programmed, a station in Gilberts could be appropriate in the future. The expansion is being funded through “Rebuild Illinois” and is identified as an Unconstrained Major Capital Project in the Go To 2040 CMAP Plan.



Source: Project Study Area Map from project website

GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Mobility + Connectivity. Some Objectives may be reflective of current policies and programs, whereas other describe steps to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: Gilberts is a safe place for everyone to move around safely and independently, especially youth and the elderly.

Objectives:

1. Assure connectivity for the entire community through multi-use paths and/or trails which connect within Gilberts and to regional paths/trails. **Short Term goal, see Chapter 13 Implementation to learn more.
2. Implement a gateway and wayfinding program to help people know they are in Gilberts and find recreational, commercial, open space and community facilities.

GOAL: Gilberts' residents and employees have convenient access to employment hubs and opportunities locally and regionally.

Objectives:

1. Actively participate in intergovernmental planning for anticipated future roadway improvements, such as the widening of Higgins Road.
2. Incorporate pedestrian and bike infrastructure along roads that connect to regional routes to enhance accessibility + safety.
3. Continue to maintain a relationship and open communication with RTA and PACE Bus.
4. Support the construction of an additional I-90 interchange to serve Gilberts.

Strategies

Adopt a Complete Streets Policy.

"A Complete Streets policy specifies how a community will plan, design, and maintain streets so they are safe for all users of all ages and abilities." - Smart Growth America

Adopting and implementing a complete streets policy is a proactive and comprehensive approach to meeting the goals of this chapter. The main purpose of adopting and applying Complete Streets is to keep in everyone's mind that roads and transportation systems are no longer just about cars, they must also consider people walking and on bicycles. The policy applies to all new projects and considers every project's greater context, including the surrounding community's current and expected land-use and transportation needs.

Smart Growth America has identified ten critical elements to crafting strong Complete Streets policies:

1. Establishes commitment and vision: How and why does the community want to complete its streets? This specifies a clear statement of intent to create a complete, connected network and considers the needs of all users.
2. Prioritizes underinvested and underserved communities: Requires jurisdictions to define who are their most underinvested and underserved communities and prioritize them throughout.
3. Applies to all projects and phases: Instead of a limited set of projects, it applies to all new projects, retrofit or reconstruction projects, maintenance projects, and ongoing operations.
4. Allows only clear exceptions: Any exceptions must be specific, with a clear procedure that requires high-level approval and public notice prior to exceptions being granted.
5. Mandates coordination: Requires private developers to comply, and interagency coordination between government departments and partner agencies.
6. Adopts excellent design guidance: Directs agencies to use the latest and best design criteria and guidelines and sets a time frame for implementing this guidance.
7. Requires proactive land-use planning: Considers every project's greater context, as well as the surrounding community's current and expected land-use and transportation needs.
8. Measures progress: Establishes specific performance measures that match the goals of the broader vision, incorporate equity considerations, and are regularly reported to the public.
9. Sets criteria for choosing projects: Creates or updates the criteria for choosing transportation projects so that Complete Streets projects are prioritized.
10. Creates a plan for implementation: A formal commitment to the Complete Streets approach is only the beginning. It must include specific steps for implementing the policy in ways that will make a measurable impact on what gets built and where.

Partner with Kane County to Construct Proposed Bicycle Paths.

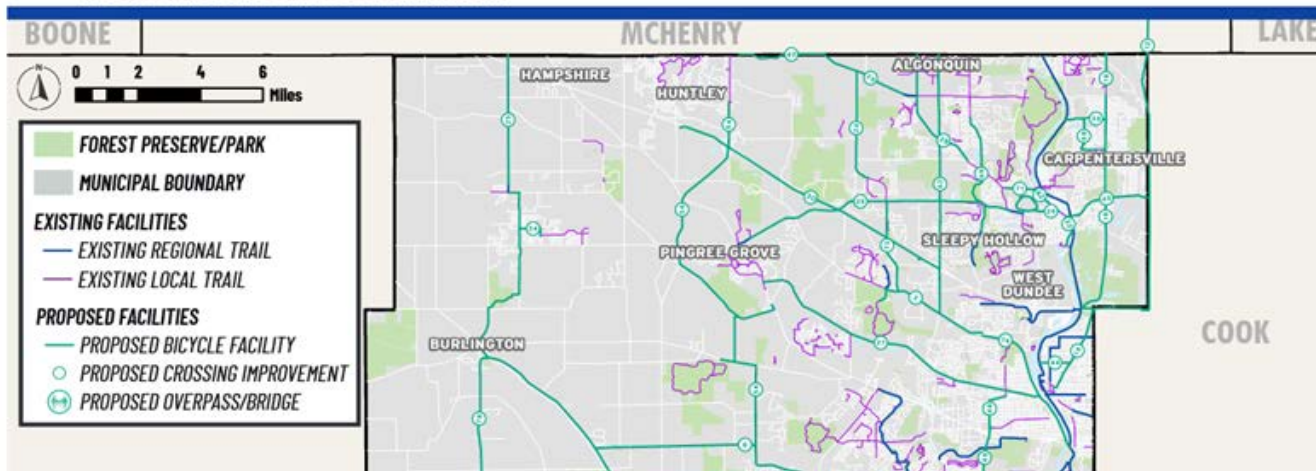
The Kane County Bicycle & Pedestrian Plan adopted in June of 2023 highlights opportunities to improve pedestrian connections and expand the bicycle network in the County. The plan recommends bike facilities within Gilberts along IL-72, Tyrrell Road / Galligan Road, and Big Timber Road. Going forward, the Village will need to continue to work with the County and other applicable jurisdictions to fund and implement these projects.



[Click Here to View the 2023 Kane County Bicycle & Pedestrian Plan](#)

Figure 9.2

KANE COUNTY PROPOSED BICYCLE NETWORK



Source: Kane County Bicycle & Pedestrian Plan, adopted June 2023

Table 9.1

KANE COUNTY PROPOSED BIKE AND PEDESTRIAN PROJECTS

Facility	Jurisdiction(s)	Length (mi.)	Extent	Estimated Cost
Galligan Road Sidepath	KDOT	2.7	Huntley Road to Town Center Boulevard	\$1,530,000
Higgins-Main Bikeway	Multi-jurisdictional	7.3	Pouley Road to Tanna Farms Golf Club	\$7,203,000
Big Timber Road Trail	Multi-jurisdictional	2.97	Meadows Drive to McLean Boulevard	\$1,753,000
I-90 Bikeway	KDOT	7.15	Main Street to Kennedy Road	\$3,412,000
Tyrell Road	KDOT	2.21	I-90 to Big Timber Road	\$31,000

Source: Kane County Bicycle & Pedestrian Plan, adopted June 2023

Construct Local Multi-Use Paths.

Multi-use paths can function as sidewalks, walking paths, and bike trails on main thoroughfares and they provide an added sense of safety and comfort for all ages because they are typically separated from the street (constructed in the right-of-way).

This plan recommends looking first at constructing a multi-use path along the north side of Freeman Road, between Galligan Road and Powers Road. The advantages of this path would be the ability to connect directly to the Freeman Kame – Meagher Forest Preserve, and local control since Freeman Road is within the Village's jurisdiction. This path could connect directly to existing sidewalks at the entrance to the Conservancy at Blue Aster Parkway.

This plan also recommends safety improvements to existing routes of access to forest preserves to enhance safety for pedestrians and cyclists. One of these connections is the rail crossing at Tower Hill Road, west of Railroad Street.

Recommendations include signage on Tower Hill Road specifically identifying the connection to forest preserves, and safety instructions for crossing the rail (on both the east and west sides of the tracks).

WHAT ARE MULTI-USE PATHS?

[Click here](#) to learn about these and other pedestrian facilities in the 2023 Kane County Bicycle & Pedestrian Plan.



Source: Kane County Bicycle & Pedestrian Plan, adopted June 2023

View looking east along Freeman Road, at Blue Aster Parkway,



Source: Google Street View

View looking east along Tower Hill Road,



Source: Google Street View

TRAIL LOCATIONS & CONNECTIONS

Feedback gathered through the Virtual Open House drove recommendations for building out a local trail system, including multi-use paths.

Respondents indicated that **high priority locations to connect to via trail or path** are Parks, Forest Preserves and the other side of I-90.

Tyrrell Road, Route 72 and Higgins Road were chosen as the **most beneficial roadways in build multi-use paths along** - these are also missing complete sidewalks. Multi-use paths will enhance the pedestrian and the bike network in Gilberts.



See Figure 8.2
Sidewalk Gap
Priorities Map

Construct pedestrian/bike connections across I-90.

Of the two bridges that cross I-90 within the Village, neither was constructed with pedestrians or cyclists in mind. There are no other non-vehicular paths which connect the north and south portions of Gilberts to each other. This Plan recommends the Village work with Townships, IDOT and other partners to evaluate opportunities to establish pedestrian/bike connections across I-90. This includes evaluating a retrofit or rebuild of the Tyrrell Road bridge over I-90 to include a pedestrian/bike path to safely connect the north and south residential areas of Gilberts. Due to the nature of traffic speed and limited visibility across this bridge, a separated lane or path is needed, not simply sharrow markings.

“If multi-use paths were built along major roads in Gilberts, which 3 would be the most beneficial?”

RANKED IDEAS TO REACT TO

1. Tyrrell Road – south of 72
2. Tyrrell Road – north of 72
3. Route 72 / Higgins Road
4. Big Timber Road
5. Freeman Road



10

Chapter 10 HOUSING

Maintaining quality housing choices for current and future residents.

Why plan for housing?

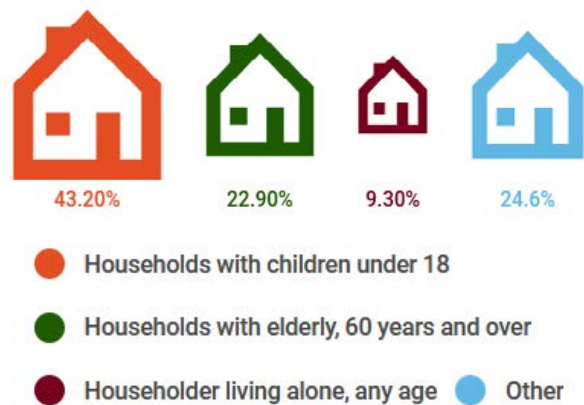
The Gilberts community values being close to conveniences and benefits from being well-connected. Housing in Gilberts primarily includes single-family detached dwellings, though a greater variety of housing types have been built in recent years. For the most part, housing remains more affordable in Gilberts when compared to the region, creating homeownership opportunities for young families, empty nesters, and people who work in the Village. A community survey showed that Gilberts attracts families looking for affordable homes in a welcoming small-town community.

Throughout the planning process, the community considered options, discussed challenges, and wrestled with implications of decisions related to housing in Gilberts. This Plan reflects these insights, concerns, and feedback from the community. This chapter examines what is needed to protect the existing housing stock and how the Village will approach and evaluate housing development going forward.

Housing Stock

Analysis of the housing stock showed that most homes are single-family detached houses (74%). An additional 24% are single-family attached homes, including townhomes and 1% are multifamily apartments. Today, 43% of households in Gilberts have children under 18 (43%), 23% have members over 60, and 9.3% live alone.

Overall, this reflects the housing commonly found in family oriented communities, but the types of housing desired by all segments of the market are changing. Young families may desire or be able to better afford townhomes. In some cases, townhomes are found in the market as rental units. In addition, apartment dwellings are becoming more common in the marketplace and desirable for those unsure of where they will live or work long term – and looking for a quality rental situation. Seen in this context, the diversity of housing in Gilberts is limited and has potential for added variety to serve households at different life stages.



The **Unified Development Ordinance (UDO)** plays an important role in guiding future residential development to align with the community's vision and in supporting a healthy housing stock over time. Zoning regulations, part of the UDO, need reflect the type of residential developments desired, through requirements such as maximum number of units per acre, maximum height, and lot size. As zoning regulations change over time, they sometimes become out of step with markets, community goals, and the needs of those looking for housing. Development regulations need to keep up with these changes. This chapter makes recommendations related to the UDO to better align with the goals of the Plan.

Rooftops + the Housing Market

It's true what they say – location, location, location. Businesses look for the best possible combination of visibility, foot + vehicle traffic, complementary uses, and access from major roadways. Businesses which cater and depend mostly on nearby residents are likely to look for locations which have a higher density of housing units within a 15-minute drive. The more "rooftops", the more sustainable their market is. Businesses which cater to a wider range of customers, such as commuters or visitors, will be looking for locations where they can be easily discovered -- they need to be highly visible (or at least their signs need to be) and easily accessible from major roadways.

Most suburban communities have lower residential densities (mostly single-family detached homes) and less access to potential customers, whereas busy corridors, such as Randall Road, carry residents and commuters alike. These busy corridors organically become the location of choice for many businesses because precisely because they find success in being highly visible, discoverable, and easily accessible. As the number (or density) of rooftops increases, so does demand which can inspire businesses to grow their footprint and offerings in those locations and can attract new, competing businesses.

Community feedback showed that housing affordability is one of the top reasons for moving to Gilberts. And while housing affordability is relative for each household, what is affordable today in Gilberts may not be affordable in coming years to similar households. The primary variables that determine the price of housing are discussed in the sidebar on the following page. These notions are useful in understanding current and future housing markets and considering how to maintain the affordability residents sought in the village.

WHAT IMPACTS HOUSING AFFORDABILITY?

The construction of a new housing unit is impacted by the cost to buy the land, the cost of materials, and the cost of labor. The cost of land is generally intertwined with its development potential, impacted by the location and the unique characteristics of the land itself (e.g., need for grading, flooding risk, etc.).

The costs of materials and labor are impacted by supply and demand. Together, these variables influence the cost to build a new home and are the primary determinants of where residential units get built. While the FLU map illustrates preferred locations for future residential development, these factors will play a major role in where and when these areas develop. The land use implication for this factor is density. As the cost of land increases, affordability is reduced as the cost attributed to each dwelling increases. One way to maintain overall affordability in the community is to identify locations that are appropriate for denser housing and refine the UDO to make appropriate forms of that housing feasible for development.

The value of an existing home is also highly dependent on the housing market – fluctuating relative to demand and the sale price of comparable homes in the same general area. Property taxes are tied to the value of the home, so when the value of a home increases dramatically, so does the property tax bill. For households like seniors, with lower or fixed incomes, this fluctuation can be difficult to manage over time.

Gilberts residents today are primarily families with young children, but their ability to continue to afford their homes is one factor in how long these families remain in Gilberts.

Homeownership and Renting in Gilberts

The homeownership rate is 90%, meaning that most households own their own home in Gilberts (2020 US Census). Among homeowners, around 70% own a single-family detached dwelling and 30% own an attached dwelling, such as a townhome or duplex.

A common misperception is that renters live primarily in apartments. In Gilberts, 10% of households (around 267 units) rent their homes, but only 19% of rental households live in an apartment. At present, only 2% (53 units) of all housing units in the Village are multifamily rental units. The bulk of households – an estimated 71% – which rent lived in single-family detached homes and the remaining 8.6% live in single-family attached homes.



Housing

GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Housing. Some Objectives may be reflective of current policies and programs, whereas other describe steps to take to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: Gilberts is a Quiet, Affordable Place to Live

Objectives:

1. Provide a range of housing types within the Village to make the community more accessible to young families through UDO refinements. **Near Term goal, see Chapter 13 Implementation to learn more.*
2. Encourage denser residential development (such as townhomes and apartments) at major intersections + along regional corridors, such as Higgins Road.

GOAL: Gilberts' residential areas are walkable, connected, and facilitate access to recreation and open space.

Objectives:

1. Revise Unified Development Ordinance to emphasize desired residential development types, recreation + open space, and connections. **Near Term goal, see Chapter 13 Implementation to learn more.*

GOAL: Preserve existing housing stock.

Objectives:

1. Encourage regular maintenance and repairs to older homes through resources and assistance programs to homeowners.
2. Continue to protect rural estates and rural residences through zoning to perpetuate the ability for residents to enjoy a more rural lifestyle in town.

Strategies

Encourage a mix of residential types in new developments.

Tradition subdivision developments have focused on a single residential product, either single-family homes or townhomes or multi-family structures, but this is shifting. There are several benefits to mixing different residential products together in a single neighborhood. It caters to a wider range of housing needs and accommodates households with different needs, such as seniors looking for a more maintenance free lifestyle, families looking for a community to raise children in, and even individuals or families who may not be ready to buy a home. Mixing different residential products enhances the ability to retain open space and create more community spaces by clustering housing.

Update UDO

As noted in several instances in this plan, the current UDO standards, and processes merit review to ensure they advance the goals of this plan. Most notably is the number of zoning districts – the limited number of districts allows for little flexibility and differentiation within use types. The document would also benefit from a more modern format that included more graphics, use categories to replace long use lists, and a clear connection to the policies in this plan.

Consider developments for residential development design which integrates agriculture and community with low-impact residential development.

Gilberts' charm and attractiveness is its rural, small town feel close to conveniences. Residents voiced concerns about the future development of land which presently functions as open space and of rapid development which would alter the community's rural, small-town character. Indeed, much of the land being developed for residential uses is former agricultural land. Encouraging residential development design which integrates agriculture and community with low-impact development techniques could not only alleviate these concerns, but also create unique living opportunities in the region in Gilberts.

A Low Impact Development (LID) approach to land development aims to minimize the impact of development on natural resources. LID development involves designing and implementing strategies that mimic natural hydrological processes to control stormwater runoff, reduce pollution, and preserve or restore natural landscapes. LID techniques typically include features such as rain gardens, green roofs, permeable pavement, and bioretention areas.

The following are examples of integrated agriculture and community residential designs:

- 1. "Agrihood", short for agricultural neighborhood:** These are residential communities built around a functioning farm. They are designed to integrate agriculture and residential living, with a focus on sustainable food production and community engagement. Agrihoods often include shared gardens, community-supported agriculture (CSA) programs, farm stands, and educational activities related to farming and agriculture.

2. **Farm-to-Table Developments:** These developments emphasize the proximity and accessibility of locally sourced, fresh food. They may include community gardens, farm stands, or on-site farmers' markets. The aim is to provide residents with the opportunity to engage in sustainable agriculture, promote healthy eating habits, and strengthen the local food system.
3. **Sustainable Land Trusts:** Sustainable land trusts focus on preserving and managing land for sustainable agricultural practices and community benefit. These trusts may offer long-term leases to farmers, support organic farming methods, and provide educational programs for residents. They aim to protect agricultural land, promote food security, and foster a strong connection between farmers and the community.
4. **Permaculture Communities:** Permaculture communities follow the principles of permaculture, which is a design approach that mimics the patterns and relationships found in natural ecosystems. Permaculture communities often integrate food production systems such as edible landscapes, food forests, or aquaponics. They prioritize regenerative practices, resource efficiency, and community resilience.

AGRIHOOD CASE STUDY

Prairie Crossing located in Grayslake, Illinois is an award-winning agrihood that has gained recognition for its commitment to sustainable agriculture, conservation, and community engagement.

The development of Prairie Crossing began in the 1980s with a vision to create a community that preserved open space and fostered a deep connection to nature and agriculture. The 677-acre site was transformed into a mixed-use community that integrates residential, commercial, and agricultural components.

Key features of the Prairie Crossing agrihood include:

1. **Sandhill Organics Farm:** In the heart of Prairie Crossing, the farm operates on 9 acres of land within the community and supplies fresh produce to residents through a community-supported agriculture (CSA) program. The farm also serves as an educational resource, offering workshops and farm tours to promote sustainable farming practices.
2. **Conservation:** Over 60% of the community's land is dedicated to open space, which includes prairies, wetlands, woodlands, and trails. The conservation efforts contribute to the overall ecological health of the region and provide residents with ample opportunities for outdoor recreation and appreciation of nature.
3. **Green Building Practices:** The homes in Prairie Crossing follow green building principles and are designed for energy efficiency and environmental sustainability. The community features energy-efficient technologies, rainwater harvesting systems, and renewable energy installations.
4. **Community Amenities:** Prairie Crossing fosters a sense of community through various amenities and activities. It has a community center that hosts events, workshops, and gatherings. The community also offers shared gardens, a playground, and access to a private lake for recreational activities like swimming and boating. These amenities provide spaces for residents to interact, connect, and build a strong community bond.

Prairie Crossing serves as a successful example of an agrihood, where agriculture and conservation are seamlessly integrated into a residential community. It showcases the possibilities of combining agriculture with thoughtful community planning, creating a unique and intentionally agriculturally focused place to live.



Chapter 11

ECONOMIC DEVELOPMENT

Supporting business, entrepreneurship and employment in Gilbert.

What is Economic Development, and why does Gilberts need a strategy?

In the simplest of terms, economic development refers to securing a solid tax base that enables a community to provide the services and quality of life that residents expect and desire. Economic development often is measured by the number of jobs created, or the amount of tax revenue generated from opening a new business or expanding an existing business. The economic development strategies detailed in this chapter are guiding steps to support those elements of the community.

This Plan recognizes the challenges of capitalizing on opportunities despite having little control over regional and national real estate markets, decisions of national corporations, and property owners with differing objectives. This chapter describes the benefits of a sound and stable business environment and outlines an economic development strategy in line with the vision and goals of this Plan.

Commercial Retail Trends

Commercial retail refers to any business that sells goods or services, such as a grocery store, hair salon or gas station. In addition to providing goods and services to the local community (and commuters and visitors), commercial retail businesses also provide a source for municipal revenue through sales taxes.

National trends indicate that the construction of new retail space has slowed, the amount of vacant retail space has dropped overall, and the type of retail spaces most in demand have shifted over the past decade.

The following list generally describes trends observed nationally derived from CBRE market reports^{1F}, and regional examples:

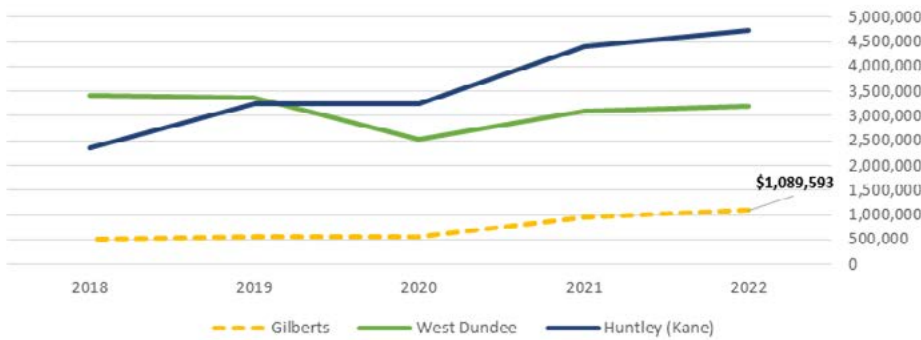
- **Regional malls** in the Chicago region continue to undergo either full or partial redevelopment; this includes plans to redevelop Spring Hill Mall in West Dundee to include retail and residential uses.
- **Big Box stores, also known as Power Centers**, remain in demand though big box retailers have been forced to change their business models (BOPIS: buy online, pick up in store) or have struggled to stay in business (Bed Bath & Beyond filed for bankruptcy in April 2023).
- **Shopping centers with multiple anchors** (grocery, pharmacy, etc.) and multiple retailers are the most common and remain in high demand, though space availability has continued to drop since 2013. The retail centers and retailers along Randall Road are good examples of this trend and types.

Commercial Retail Trends continued

While Gilberts has limited retail sales in town, sales have continued to climb since 2020. The Village keeps track of the types of businesses in town through business licensing. In 2022, the top business types were business & construction services, manufacturing, auto services, and online or wholesale retail. An estimated 25% of businesses in Gilberts are commercial retail, and most are local, independent operators, however,

Dunkin Donuts (located on Route 72 at Tyrrell Road) is reportedly one of the highest grossing locations in the state. Randall Road and Route 47 are busy commercial corridors running through multiple towns, but Gilberts' restaurants, services, and retail environments offer a slower pace and small-town feel that neigh corridor can match.

Figure 11.1
RETAIL SALES TAX REVENUES, 2018 - 2022



Source: Illinois Department of Revenue

Figure 11.2
NET ABSORPTION OF INDUSTRIAL SPACE, Q1 2023



Source: CBRE Q1 2023

Industrial Trends

Demand for industrial space is an all-time high in the Chicago region and across the country. Businesses and developers are looking for warehousing, logistics, assembly, and manufacturing space. From small industrial space to brand new large (300,000+ sq ft) spec construction.

Demand for existing and new space continues to push further and further west of Chicago, where there are good interstate connections and space to build. While the industrial area in Gilberts was developed long before this trend, the Village has continually received inquiries to build along Route 72.

Industrial Trends continued

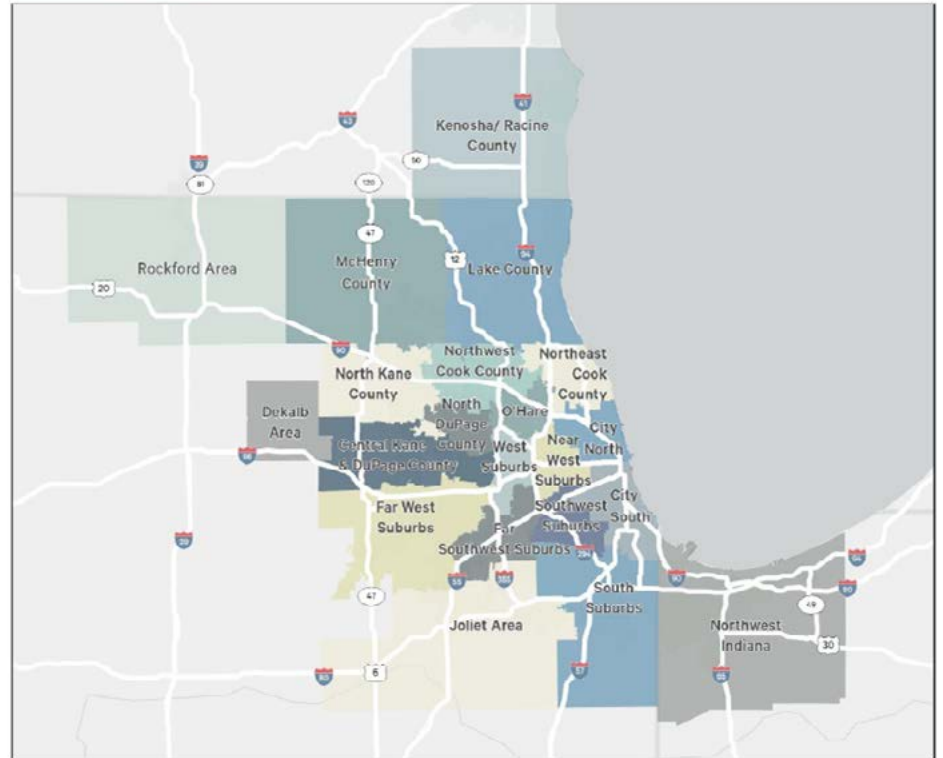
The Village of Gilberts is located within CBRE's *North Kane County submarket* which has led absorption (the total proportion of industrial space which is occupied) among all submarkets in Chicago with 502,680 sf of space.

The vacancy rate in the region has continued to drop since 2013 and data from the first quarter of 2023 indicate it remains historically low at around 3.7% in the North Kane County submarket.

Over 1.3 million sf of industrial space is current under construction in the North Kane County Submarket and asking rents range from \$5.20 to \$7.35 / sf.

Figure 11.3

INDUSTRIAL MARKET AREA OVERVIEW MAP, CBRE



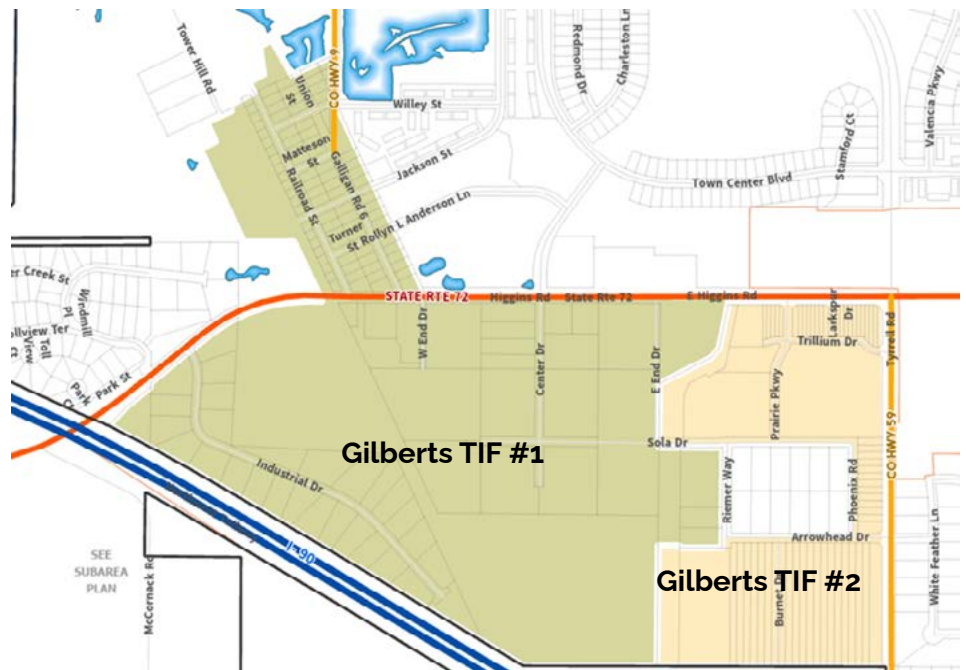
Source: CBRE Q1 2023

Tax Increment Financing Districts (TIF)

The Village has two active TIF Districts: Gilberts TIF 1 includes Old Town and adjacent industrial areas south to I-90 and east to Reimer Way; and Gilberts TIF 2 lies adjacent to the east and extends to Tyrrell Road but excludes properties between Sola Drive, Phoenix Road, Arrowhead Drive and Reimer Way.

Figure 11.4

TIF DISTRICTS IN GILBERTS



Source: Village of Gilberts; Teska Associates, Inc.

Commercial & Industrial Façade Improvement Program (CIFIP)

Approved by Ordinance on September 20th 2022, the CIFIP grant is a financial incentive for businesses to update and beautify the façades of their buildings that reside within the TIF #1 Redevelopment Area. This includes commercial and industrial parcels along Route 72. The intent of the grant is to:

- Improve the overall image and increase property values of commercial and industrial properties to strengthen the economy, EAV, and quality of life in the Village.
- Remove and alleviate adverse conditions by encouraging private investment in the rehabilitation and maintenance of owner-occupied properties.
- Assist property owners and tenants with rehabilitating and restoring the visible exterior of existing structures for the betterment of the community.
- Further the objectives of the TIF 1 Redevelopment Plan program.

Examples of eligible projects include:

- Façade cleaning
- New siding and siding repair (Except when replacing with metal siding)
- Front and wrap-around porches
- Front and rooftop patios or walkways
- Decorative masonry walls
- Exterior cornices
- Exterior lighting and/or lighting improvements
- Pitched roofs
- Fences (Other than chain-link)
- Landscaping retaining walls and improvements
- Painting with neutral colors in general conformance with the surrounding area
- Windows and doors
- Tuckpointing
- Awnings/canopies
- Replacement of sidewalks in the public right-of-way
- Restoration of brick using a non-abrasive paint removal material
- Removal of inappropriate exterior finishes, materials, or feature

GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Economic Development. Some Objectives may be reflective of current policies and programs, whereas other describe steps to take to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: Gilberts is home to a range of businesses + employment uses.

Objectives:

- Refine the Village's Economic Development Strategy to reflect the community vision and economic considerations.
- Find opportunities to expand the number of commercial businesses + employment uses to increase local shopping and dining within Gilberts.
- Attract new businesses, including light industrial uses and entrepreneurial ventures to the Gilberts Industrial Park. *Near Term goal, see Chapter 13 Implementation to learn more.
- Use TIF funds and work with business and property owners in the Gilberts Industrial Park to enhance the overall appearance of the area and properties there.
- Encourage business expansion and stronger business relationships.

GOAL: Commercial + Retail uses are economically sustainable, cater to locals, and attract visitors.

Objectives:

- Review zoning and work with property owners to expand retail uses at prime locations within the Village: the Higgins Road / Tyrrell Road intersection; along the south side of Huntley Road; and at the intersection of Galligan and Freeman.
- Encourage additional businesses that provide goods and services geared toward youth + families.
- Encourage commercial + retail uses that complement Gilbert's character, such as farm stands, local shops and restaurants.
- Identify and pursue logistics and light industrial uses along frontages of I-90. *Near Term goal, see Chapter 13 Implementation to learn more.

Strategies

Market the Village's Locational Advantages to Attract Business + Industry.

The best way to communicate priority development sites is to provide key information in easy to find places. A dedicated page on the Village website with market area facts and available sites is generally the easiest to maintain. Printable brochures or booklets are also useful because they can be shared easily at networking events.

Gilberts' location near I-90, IL-47, large scale retail along Randall Road and logistics businesses in neighboring communities are all major assets which can help attract related or spinoff development. *Gilberts has the advantage of being near, but not within already high volume corridors with steep competition.* Economic development is most likely to occur in the areas and on the roadways which are most closely aligned with the needs of a business, and the Village can market those areas now to indicate Village priorities. **The I-90 frontage** (unincorporated land north and south of the interstate) is ideal for businesses which desire a high level of visibility and reasonable access to the interstate (a 5–10-minute drive). **Route 72** has the advantage of being directly connected to Randall Road, making it a common route of choice (or the most convenient route) for all residents of communities located along it. It is also one of the most direct ways to enter the Village, traveling westbound via I-90.

Work with Local Businesses to Understand Their Needs.

There are two arms to economic development – attracting new businesses and retaining existing businesses. Business attraction is best done through marketing (addressed above) and by maintaining a good rapport and reputation with existing businesses. To understand local business needs, regular communication with business owners is key and can be done through formal meetings and business surveys, but also informally through phone calls or stopping by the business when feasible. While many business needs cannot be addressed by the Village, regular communication is an effective way to keep tabs on the local economy, better understand local issues, and gather ideas to inform solutions.

Work with the County and Other Regional Resources to Understand Local Markets.

The phrase "a rising tide lifts all boats" is a great way to think about the connection between individual communities and their larger regions. When the region is successful, Gilberts will experience the effects of that success. Regional governments (i.e., counties, Chicago Metropolitan Agency for Planning (CMAP), etc.), real estate firms (e.g., CBRE), and business organizations (e.g., chambers) are focused on the larger picture and are better positioned to inform local markets, development trends, and the larger economic development strategy.

The Village should continue to take part in regional conversations and maintain relationships with governmental entities who can provide guidance. Gilberts benefits from regional planning efforts because they look broadly at market trends, economic strengths and industry clusters, and are often responsible for grants programs to distribute state funding.

Revise the UDO to Reflect the Meeting Point of Strong Markets and Desirable Developments.

Over time, the Village must continue to review and revise development regulations to ensure compatibility with modern development standards and community vision. The UDO is the vehicle by which the Village expresses how development can look and function and lays out the approval process. A clear, easy to use code, coupled with a predictable and efficient approval process are very important to developers. This can hamper the community's ability to attract desired development types and opportunities to take advantage of strong market segments. Review and revision of the UDO following this comprehensive plan update is recommended to ensure that requirements are not only up to date but that the Village remains competitive.



Chapter 12

COMMUNITY SERVICES, ACTIVITIES & PROGRAMS

Why plan for services, activities + programs?

The Village organizes and provides an array of community services, activities, and programs, ranging from hosting Community Days to municipal park maintenance to coordinating with other governmental agencies who serve Gilberts residents. These are all building blocks of community well-being - they strengthen social interaction, enhance community identity, and create opportunities for residents to engage and socialize. Communities, like Gilberts, which offer affordable services attract families looking for stability.

This Plan recognizes where the Village needs to continue investing in the community in order to continue to deliver quality services and prepare for future development. This chapter discusses strategies to maintain existing quality of services and identifies partners and opportunities.

EXISTING SERVICES

Police

The *Village of Gilberts Police Department* serves Village residents and participates in mutual aid support to neighboring municipalities. The department serves 5 square miles and approximately 8,400 residents (2020 Census).

Facilities: The Department has a single station located at 86 Railroad Street in Old Town within the Village. This structure has been home to the department for over 25 years and is inadequate for current and anticipated departmental needs.

Fire Protection Services

Both the *Rutland Dundee Fire Protection District* and the *Huntley Fire District* serve property incorporated in Village of Gilberts. Future Development Areas could expand Village boundaries into the Pingree Grove and Countryside Fire District service area.

Rutland Dundee Fire Protection District (RDFPD) provides emergency fire suppression and medical services to the Villages of Gilberts and Sleepy Hollow and unincorporated Rutland and Dundee Townships. The district serves an approximate total of 14,600 residents spread over 28 square miles.

Facilities: Fire Station #51 operates out of 11 E. Higgins Road. A second station #52 is located at 7 Thorobred Lane, near Sleepy Hollow Road, south of Rt 72.

Public Works Department (PW)

PW provides maintenance, repair, and general upkeep to the streets, buildings, public areas, and parks of the Village of Gilberts. The Public Works Department is located at 73 Industrial Drive, which also houses the Building and Finance departments. PW collaborates with all Village departments and other jurisdictions as needed.

Roadways: PW maintains 26 miles of streets, including addressing potholes, snow and ice removal, street resurfacing and roadway crack sealing.

Facilities: PW performs a variety of maintenance for all buildings owned and operated by the Village (Village Hall, the Police Department, the Water Treatment Plant, the Wastewater Treatment Plant, and the Public Works Facility).

Public Areas + Parks: PW maintains facilities and landscaping within Village parks and public areas and provides support for community events.

Stormwater Management: PW repairs curbs and catch basins as needed, including annual vacuuming and inspections to help keep debris out of waterways.

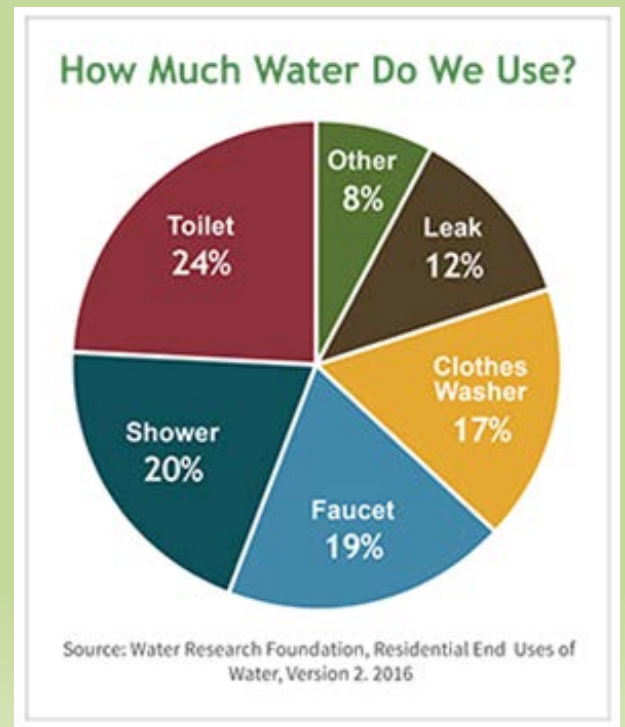
Village Coordinated Services

Water

Gilberts draws its water from 1,000-foot-deep wells reaching the Gilberts aquifer located in north-central Kane County. Two new wells and an ion exchange treatment system were placed in service in January of 2002. The Illinois EPA has completed a source water assessment for the Gilberts system which did not find the Gilberts wells to be considered geologically sensitive and did not identify potential sources of contamination in the assessment. Annual water quality reports are required by the US EPA. These reports include details about the source(s) and what the water contains to describe the quality and compare it to the former year.

Current Water and Sanitary Sewage Billing Rates in Gilberts are:

- Water per 1,000 Gallons: \$5.50
- Sanitary sewage per 1,000 Gallons: \$5.50



DID YOU KNOW?

According to the EPA, the average American family uses more than 300 gallons of water per day at home (that's 9,000 gallons per month!). Roughly 70 percent of this use occurs indoors.

Refuse & Recycling

MDC Environmental Services provides weekly refuse, recycling, and yard waste hauling services to the Village. Local business, Elgin Recycling, accepts items for recycling from residential or commercial customers, including scrap metal, paper, plastic and electronics and appliances.

Energy

While electricity and natural gas remain the primary energy sources used in homes and businesses, there are significantly more sources creating electricity than in the past. With a significant reduction in costs, property owners can now afford to install solar panels to provide some or all of their electricity needs. Providers, such as Commonwealth Edison, generate electricity from a variety of sources ranging from coal power plants to solar arrays to windfarms.

Considerations and Opportunities:

- Should the Village relocate or build a new municipal campus, it would be prudent to co-locate the Police Department within a new campus.
- Gilberts' future development areas may increase demand for services.
- Additional development will expand service areas for Gilberts Police Department and Rutland Dundee Fire Protection District service areas and total population which would likely necessitate additional personnel, equipment and facility needs.
- PW maintains all Village-owned and subdivision parks within the Village, therefore increases in the number or size of parkland may necessitate additional resources (personnel, equipment).
- Create a long range (five year) capital improvements plan to as a tool to manage upcoming facilities investments.
- Future development areas are located within the Gilberts Water and Sanitation District but will necessitate the expansion of water and sanitation systems.
- Revisit UDO regulations to provide additional guidance on solar, wind and other energy systems.

Community Partners + Services

Gilberts residents have access to a wide array of services, activities, and programs, beyond those provided directly through the Village. Numerous districts and organizations serve areas within Rutland and Dundee Townships. Gilberts partners includes School District 300 and Huntley School District 158, the Fox Valley Library District and Huntley Area Public Library District, the Dundee Township and Huntley Park Districts, the Taylor Branch of the Golden Corridor Family YMCA, and others.

Assessing Service

Because Gilberts alone does not provide all services and programming, these partnerships, and the levels of service they provide are not tied solely to changes in Gilberts alone. The needs of Gilberts residents may be different from those of other populations they serve. The Village's role is in evaluating local needs and maintaining open communication with partners to advocate for needs in Gilberts. Community forums and surveys can be useful in evaluating needs and desires, and local task forces can go a step further to consider alternatives and scenarios.

ELECTRIC VEHICLE CHARGING AT HOME

Learn more at <https://www.epa.gov/greenvehicles/charging-my-electric-vehicle>

Charging Level	Power Requirements	Additional Equipment Required	Typical Time to Full Charge
Level 1 Charger ~ 5 mi / hr	120-volt AC, 15 amps	None. Standard, grounded, three-prong 120-volt outlet with ground fault circuit interrupter (i.e., GFCI) typically already available.	9-24 hours
Level 2 Charger ~ 25 mi / hr	240-volt AC, 15-30 amps	Requires installation of Electric Vehicle Supply Equipment (EVSE), i.e., a charging station, with a standard SAE J1722 connector for the vehicle and potential upgrades to the home's electrical wiring and panel(s)	4-8 hours

Community Services, Activities & Programs

GOALS & OBJECTIVES

GOALS + OBJECTIVES

The following Goals and Objectives relate to Community Services, Activities + Programs. Some Objectives may be reflective of current policies and programs, whereas other describe steps to take to implement this Plan.

Goals are aspirational statements of ambitions for the future. **Objectives** are the actions or policies to be followed in pursuit of goals.

GOAL: Quality community services and administration for Village residents, businesses, and property owners.

Objectives:

1. Maintain quality and cost-effective Village services for the community.
2. Coordinate with taxing jurisdictions serving the Village to identify service, facility, and equipment sharing needs as a way to keep service costs down.
3. Work with surrounding communities to update or establish intergovernmental and boundary agreements. *Near Term goal, see Chapter 13 Implementation to learn more.

GOAL: Access to recreation facilities and youth activities and programming is excellent and affordable.

Objectives:

1. Continue to provide Gilberts residents with information about regional programs, services, events, and natural assets.
2. Identify opportunities for private providers to sponsor recreational and sports activities in the Village.

Strategies

Identify opportunities for a permanent library presence in Gilberts.

The benefits of public libraries go beyond borrowing books today. They are places where the community can gather for workshops to learn new skills, bring children to story times, and access new technologies, such as 3D printing. While Gilberts residents are nearest to the Randall Oaks Branch Library (500 Randall Road), there is no community library within the Village. The community should continue to evaluate how to best partner with Fox River Valley Library District as additional residential development occurs. Continue to host community events such as Community Days.

Gilberts' municipal parks draw the community together – perhaps the best example being the annual Community Days festival held in Town Square Park. More than family-friendly fun, these events create shared experiences for the community. Other events such as the Easter Egg Hunt, the Halloween Bonfire, and smaller scale gatherings in neighborhood parks have a similar effect, bringing neighbors together. These traditions play an important role in maintaining a sense of community by creating opportunities for community members to build bonds and memories.

Establish a new Municipal Center.

Village departments are located in multiple locations within the community and existing facilities provide limited opportunity for growth. The adaptive reuse of a former church has functioned as the Village Hall for many years but is slowly becoming obsolescent. As the Village population expands, a municipal center with the potential to house multiple governmental facilities together would provide the opportunity for updated facilities and additional space to accommodate growth in personnel needs.

The Village is currently evaluating location opportunities and space needs.

Continue Intergovernmental Planning + Communications.

Because the Gilberts community has limited staff and resources, one of the most important strategies to implementing projects and recommendations is to continue to work closely with partner organizations, especially with other governmental entities and jurisdictions. Intergovernmental planning, communication, and coordination are an effective means of making improvements and projects a priority regionally and expand opportunities to secure funding to move forward on projects.



13

Chapter 13 IMPLEMENTATION

How Plans Get Implemented

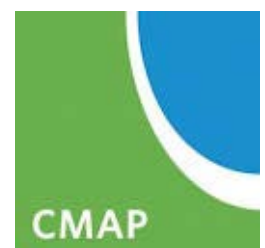
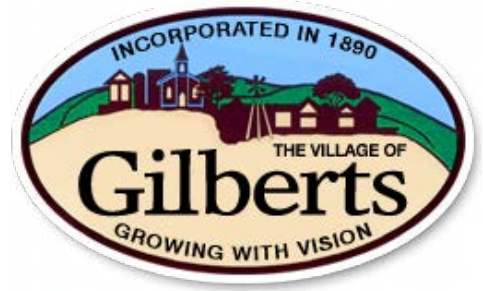
This Chapter describes the next steps and actions to take to implement this Plan. Implementation is a mix of policy, programming, and planning efforts undertaken by the Village. These efforts may be prioritized for the short, medium, or long term and may require securing funding and working closely with partner governments or organizations.

Importance of Partners

Many of the recommendations of this Plan will require working alongside partners, ranging from neighboring communities to county governments to regional agencies. Partners are key to implementation when the intent of a project is to establish or strengthen connections, such as roadways and trails. In other cases, partners can provide technical assistance, funding, or resources, and help coordinate efforts with others. Key partnerships have been identified but are not inclusive of all potential partners that a project may require for full implementation.

Funding + Resources

Projects often require multiple funding sources and often share resources from partners. Several federal funding streams are distributed by state agencies through grants and programs. Specific resources that align recommendations and programs or opportunities to share resources have been identified to support implementation. Information about those programs is listed on the following page.



Congestion Mitigation and Air Quality Improvement Program (CMAQ):

CMAQ grants requests are submitted through the Chicago Metropolitan Agency for Planning (CMAP). This is a Federally funded program that is part of the surface transportation improvements designed to improve air quality and to mitigate congestion. Eligible projects include pedestrian and bicycle facility projects, as well as transit improvements and traffic flow projects. Projects are submitted to the CMAP Transportation Committee, however IDOT administers the program. <https://www.cmap.illinois.gov/mobility/strategic-investment/cmaq>

Illinois Transportation Enhancement Program (ITEP):

The ITEP program is administered by IDOT with funds primarily coming from Federal sources. The program provides a maximum of \$2 million per project and generally requires a 20% local match. This program is highly competitive but is also one of the best programs available. <https://www.idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/funding-opportunities/ITEP>

RTA Community Planning Program:

This program offers technical assistance and funding for plan implementation activities to local governments and intergovernmental organizations to address local planning needs that intersect public transportation and land use. Through this assistance the RTA encourages municipalities in the region to develop walkable and more sustainable communities near transit stations and along transit corridors. <https://www.rtachicago.org/plans-programs/grants-projects/community-planning>

PeopleForBikes:

Funds bicycle infrastructure projects, including bike paths, lanes, trails, and bridges; bike parks and pump tracks; bike racks, bike parking, repair stations and storage. PFBs also funds some bike advocacy projects. Funding up to \$10,000, up to 50% of the project cost. <https://www.peopleforbikes.org/grants>

RTA Access to Transit Program:

The RTA launched the Access to Transit program in 2012 to support small-scale capital projects that improve pedestrians' and bicyclists' access to public transportation. The program is open to municipalities and counties that have completed, or are in the process of completing, a planning or implementation project through either the RTA Community Planning program, the CMAP LTA Program, or other community planning efforts. The plans should specifically recommend bike and/or pedestrian access improvements to transit.

There are two types of eligible projects: Category A funds Phase II engineering and construction for small-scale bike/ped infrastructure improvements (budgets between \$150,000 and \$1 million) and Category B supports Phase 1 engineering from municipalities of high need (budgets between \$5,000 and \$55,000). <https://www.rtachicago.org/plans-programs/access-transit-program>

IDNR Recreational Trails Program and Illinois Bicycle Path Grant Program:

This program helps with the acquisition, construction and rehabilitation of public, non-motorized bicycle paths and directly related support facilities. Applications must be received by IDNR by March 1 of each calendar year when there is an active program. The State also occasionally has other bike trail funding programs. <https://www2.illinois.gov/dnr/grants/Pages/IllinoisTrailsGrantPrograms.aspx>

Federal RAISE Grants:

Formerly known as Tiger Grants, the federal RAISE Grant program is intended to fund projects to modernize infrastructure. Projects are selected on merit, evaluated by "statutory criteria on safety, environmental sustainability, quality of life, economic competitiveness and opportunity, state of good repair, partnership and innovation." Projects will be assessed for universal design and accessibility for travelers as well as to increase mobility for freight and supply chain efficiency. <https://www.transportation.gov/RAISEgrants>

Federal Recreational Trails Program (RTP):

RTP was created through the National Recreational Trail Fund Act (NRTFA) as part of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and re-authorized by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). This program provides funding assistance for acquisition, development, rehabilitation, and maintenance of both motorized and non-motorized recreation trails. By law, 30% of each state's RTP funding must be earmarked for motorized trail projects, 30% for non-motorized trail projects and the remaining 40% for multi-use (diversified) motorized and non-motorized trails or a combination of either.

Examples of eligible project activities include:

- Trail construction and rehabilitation
- Restoration of areas adjacent to trails damaged by unauthorized trail uses
- Construction of trail-related support facilities and amenities
- Acquisition from willing sellers of trail corridors through easements or fee simple title

<https://www2.illinois.gov/dnr/AEG/Pages/FederalRecreationalTrailsProgram.aspx>

Surface Transportation Program (STP):

The STP provides flexible funding used by states and localities. Funds can be used for a variety of improvements, including bicycle and/or pedestrian projects or elements of projects and may be useful towards funding a pedestrian/bikeway bridge. Funding is allocated via Councils of Mayors which oversee planning and programming of STP funds, and each develops its own set of project selection guidelines. Projects are reviewed first by Council, then reviewed by CMAP. <https://www.cmap.illinois.gov/committees/advisory/council-of-mayors/stp>

AARP Livable Communities:

Through its Livable Communities initiative, AARP offers an annual challenge grant. Non-profits and local governments are eligible to apply. Applications for grant funding are due in April. The Community Challenge program provides small grants to fund quick-action projects (such as public artwork or space activations) that can help communities become more livable for people of all ages. Grants are typically less than \$15,000 and programs that support residents aged 50 and over are prioritized. <https://communitychallenge.aarp.org/2023/organizations/aarp/home>

IDOT Safe Routes to Schools (SRTS):

The main goals of the program are to enable and encourage children to walk and bicycle to school and to make biking and walking to school safer and more appealing. Given the location of schools within Elburn, this program may be applicable for some, but not all the intended pedestrian/bicycling improvements. The program provides funding for both infrastructure improvements to the physical environment and non-infrastructure projects. Funding elements include 80% with a 20% match, 70% – 90% of total allocated funds for Illinois go to support infrastructure projects, and an approved Illinois School Travel Plan is required. <https://idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/safe-routes-to-school/index>

Business District (BD):

Municipalities can establish BDs as a means of supporting development within targeted areas in a community, particularly attracting new development to vacant properties and redevelopment of existing sites. In addition to improving commercial and mixed use areas, the intent is to provide for new businesses that enhance the availability of goods, services, and amenities to the community, which generate sales and property tax revenues to the municipality and local taxing bodies. https://www.ilcma.org/wp-content/uploads/2019/02/What-are-Opportunity-Zones-and-Business-Improvement-Districts_Heniff.pdf

Near and Short Term

IMPLEMENTATION PRIORITIES

Implementation Priorities

The Comprehensive Plan contains a number of implementation tasks, programs, and projects. The Village will endeavor to incorporate these into its ongoing governance activities. However, there is only so much time and limited resources. Therefore, the main priorities suggested to be pursued are noted in the table that follows.

These priorities are identified with the understanding they can bring significant benefits to the community, are important to leveraging future improvements, and are in keeping with the vision, goals, and objectives of this Plan.

NEAR-TERM PRIORITIES (1- 2 years)	Key Partners	Potential Funding/ Resources
Prepare marketing sheets for development opportunities and priority sites in the Village.	Chamber of Commerce	TIF Funding / Business District
Prepare a long-range (5 year) Capital Improvement Plan (CAP) to prepare for significant investments in infrastructure, equipment, and personnel needs.	Village Departments	RTA Community Planning program
Comprehensively evaluate and update the Village's Unified Development Ordinance (UDO).	Developers, business owners, residents, consultant	RTA Community Planning program
Adopt Design Guidelines for light industrial, commercial, and other employment uses.	Consultant	BD, RTA Community Planning program
Adopt or renew boundary agreements with neighboring municipalities.	Villages of Huntley, Carpentersville, Pingree Grove, Elgin, Algonquin, and Hampshire	
Continue to host community-wide events which reinforce connections and community character (being family-friendly, semi-rural lifestyle, close to nature).	Community organizations, schools, parks, forest preserves	AARP Livable Communities
Evaluate opportunities to create safe and efficient paths to cross I-90 as a pedestrian or on bike.	Kane County, IDOT, Townships, Union Pacific (C&NW) railroad.	

Near and Short Term

IMPLEMENTATION PRIORITIES

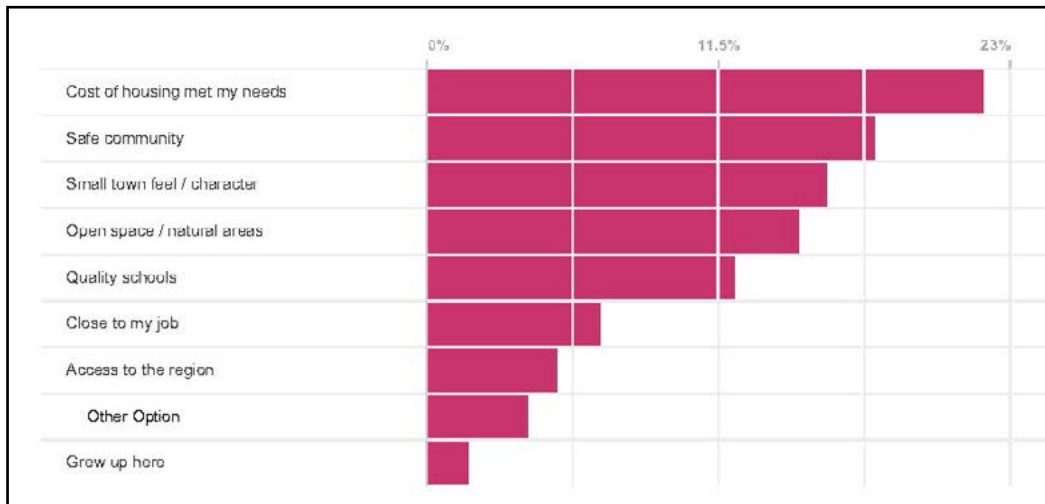
SHORT-TERM PRIORITIES (2 - 4 years)	Key Partners	Potential Funding/ Resources
Create a trail system which is internally connected within the Village and connects to regional trails.	Kane County, Kane County Forest Preserves, and neighboring communities	CMAQ, SRTS, ITEP, RTA programs, IDNR Programs, PeopleForBikes, RTP, RAISE, STP, IDOT SRTS
Encourage Low-Impact residential development (LID).	Developers, Kane County	
Evaluate opportunities to establish a new municipal center.	Village Departments, Police Department	



APPENDIX A COMMUNITY SURVEY RESULTS

Question 1: Where did you originally move to Gilberts?

This question sought to understand what has drawn (or kept) residents in the community. The top 3 reasons for moving to Gilberts included Cost of housing met my needs, Safe community, and Small town feel / character.



Question 2: How would you rate these elements within Gilberts?

This question asked about the experience of living in Gilberts to better understand where improvements may be needed. Respondents indicated that Recreational Facilities, Youth Programming, and Local shopping/dining options are currently "Poor" in Gilberts.



APPENDIX A

COMMUNITY SURVEY RESULTS

Question 3: How often do you SHOP in the following areas?

Much of the land which remains undeveloped is zoned for commercial uses. Questions 3 and 4 sought to understand if residents leave the community to shop and dine, and if so, where they go and how often. Respondents indicated they Rarely shop within Gilberts, and travel 1-2x per week to Randall Road and Algonquin.

	EVERY DAY	ONCE/TWICE A WEEK	ONCE/TWICE A MONTH	RARELY	NEVER
Randall Rd, north of Binnie Rd					
Randall Rd, south of Binnie Rd					
West Dundee / Carpentersville					
within Gilberts					
Huntley					
Elgin					
Algonquin					

Question 4: How often do you DINE in the following areas?

When asked about dining, respondents indicated that they Rarely dine within Gilberts. Respondents indicated that they dine on Randall Road or in Algonquin 1-2x a month.

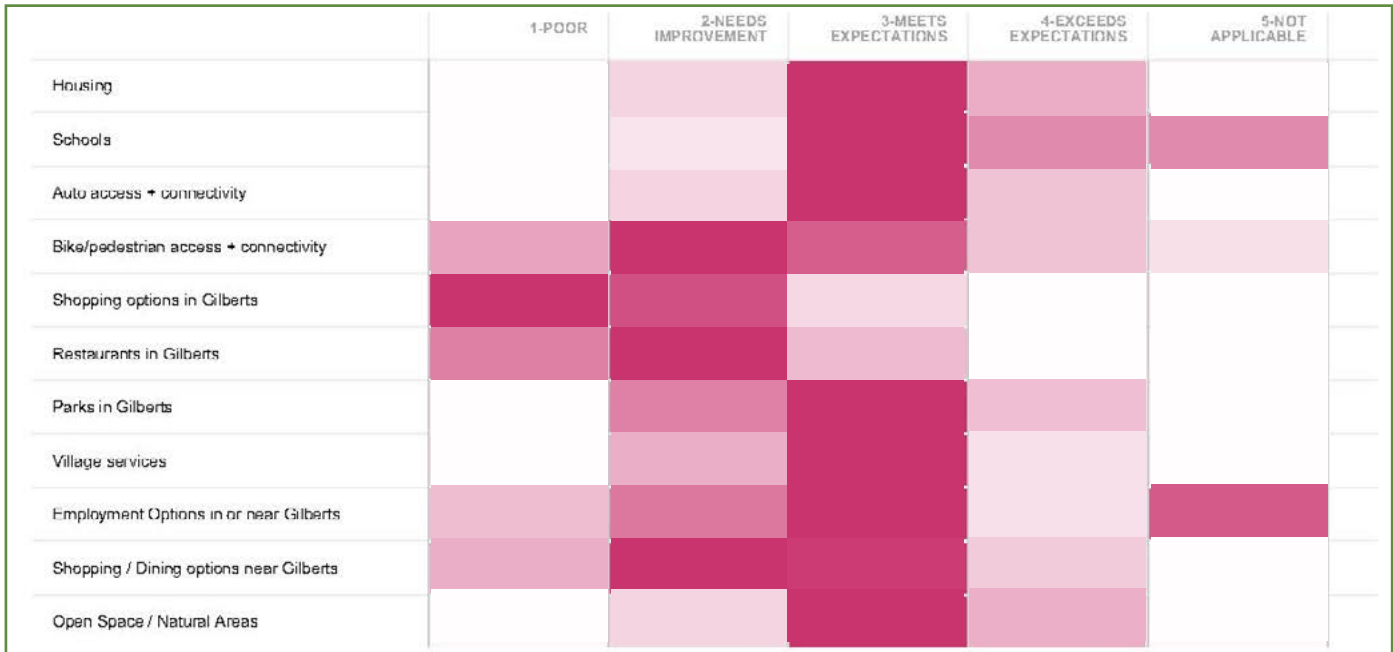
	EVERY DAY	ONCE/TWICE A WEEK	ONCE/TWICE A MONTH	RARELY	NEVER
Randall Rd, north of Binnie Rd					
Randall Rd, south of Binnie Rd					
West Dundee / Carpentersville					
within Gilberts					
Huntley					
Elgin					
Algonquin					

APPENDIX A

COMMUNITY SURVEY RESULTS

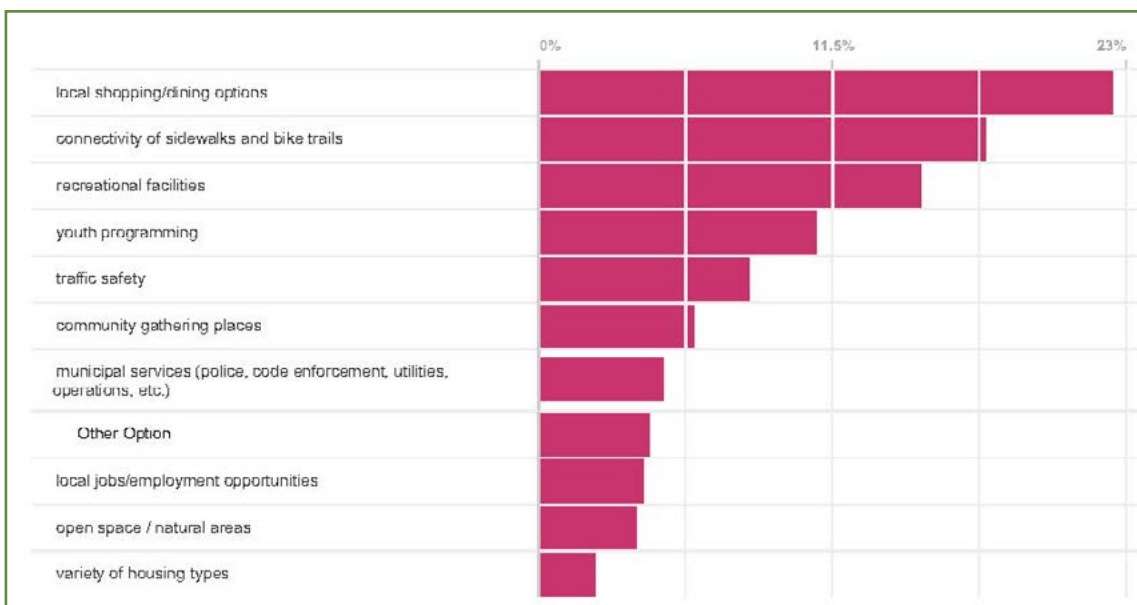
Question 5: Thinking about quality and availability, how would you rate these elements in Gilbert?

This question asked about respondents' level of satisfaction with the quality and availability of various elements in Gilbert. Shopping options in Gilbert were rated Poor, while Bike/pedestrian access + connectivity, restaurants in Gilbert, and Shopping/Dining options near Gilbert were rated as "Needs Improvement".



Question 6: What are the greatest needs in Gilbert?

asked respondents to indicate which of a provided list of options they felt were the greatest needs in Gilbert. The top four needs were 1) local shopping/dining options, 2) connectivity of sidewalks and bike trails, 3) recreational facilities, 4) youth programming.





APPENDIX B
VIRTUAL OPEN HOUSE
RESULTS SUMMARY



VIRTUAL OPEN HOUSE
Summary of Feedback

Open March 8, 2023 - March 31, 2023



Virtual Open House

Open March 8, 2023 - March 31, 2023

Each week focused on a theme

1. Community Character
2. Recreation + Open Space
3. Land Use

Each week included

- quick 2-3 question poll
- ideas to react to
- ranking activity for objectives

How to Participate

Meet the Activity Stations

Instructions: Below are the activity stations you are about to explore and a synopsis of what each covers. For the best user experience, participate using a desktop computer or tablet. If viewing on your phone, flip the orientation to landscape mode (sideways) to maximize your screen size.
** Content may not load correctly in private browsing modes.*

01

Quick Poll

Take the Quick Poll to share some quick insights.

[>> Jump to Quick Poll](#)

02

Tell Us More

Share a little more through follow-up activities.

[>> Jump to Tell Us More](#)

03

Identify Priorities

Identify which draft objectives are your highest priorities.

[>> Jump to Priorities](#)

Let's dive in!



VIRTUAL OPEN HOUSE RESULTS SUMMARY

Virtual Open House

1.9k

Webpage Views

15

Surveys + Polls

20+

New Subscribers to
PlanGilbertsFuture.com

Purpose of the Open House:

- Confirm and test plan objectives.
- Gather ideas for future development of subareas.
- Understand the community's development priorities.
- Expand on findings from previous engagement events, comment mapping, and prior surveys.

Week 1

Community Character

"Think of Community Character like the difference between Chartreuse and Shamrock – both are shades of green but they are distinct from each other. Help us understand the 'shade' or character of Gilberts!"

-Week 1 Theme Intro

APPENDIX B

VIRTUAL OPEN HOUSE RESULTS SUMMARY

“Which design do you feel is most appropriate for Gilberts?”

RANKED QUICK POLL RESPONSES



#1
41%

INDUSTRIAL
Preferred Style



#1
59%

MULTIFAMILY
Preferred Style



#1
37%



#2
29%

TOWNHOME
Preferred Styles

Should Gilberts consider incorporating these ideas?

RANKED IDEAS TO REACT TO



Multi-Use Paths and Bike Trails

👍
98%



All-Ages Outdoor Recreation

👍
97%



Gateway + Wayfinding Signage

👍
86%

VIRTUAL OPEN HOUSE RESULTS SUMMARY

Should Gilberts consider incorporating these ideas?

RANKED IDEAS TO REACT TO



Public Art



Community Garden



“Rank the objectives to help us understand which are your priorities.”

RANKED OBJECTIVES

- 1** Emphasize small town character in terms of development, community activities, and level of commercial development.
58% of respondents agree this objective is their highest priority.
- 2** Use placemaking strategies, such as consistent lighting posts and signage, to give Gilberts a recognizable community character to unify the community visually.
41% of respondents agree this objective is their second highest priority.
- 3** Adopt Design Guidelines for light industrial, commercial, and other employment uses.
66% of respondents agree this objective is their third priority.

VIRTUAL OPEN HOUSE RESULTS SUMMARY

Week 2

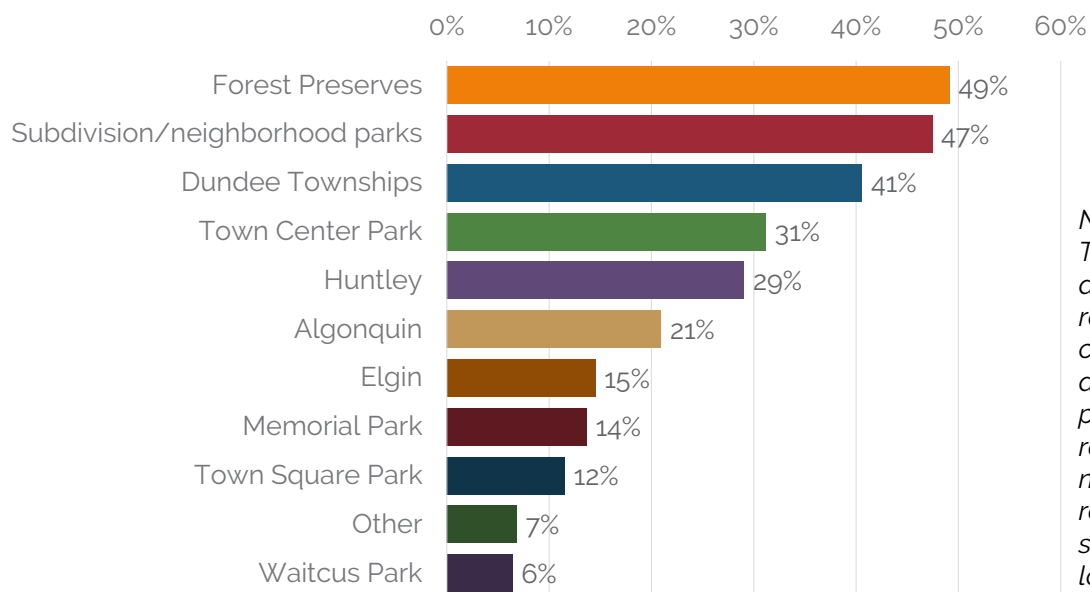
Recreation + Open Space

"We have learned from engaging the community that Recreation and Open Space are very important – but we're interested in understanding the nuances. Scroll down to tell us what recreation should look like in Gilberts."

-Week 2 Theme Intro

"Where does your household recreate?"

RANKED QUICK POLL RESPONSES



*NOTE:
This question asked respondents to check all that apply. The percentages represent the number of respondents who selected each location.*

VIRTUAL OPEN HOUSE RESULTS SUMMARY

“If you were to use a trail or path, where would you like to be able to connect to?”

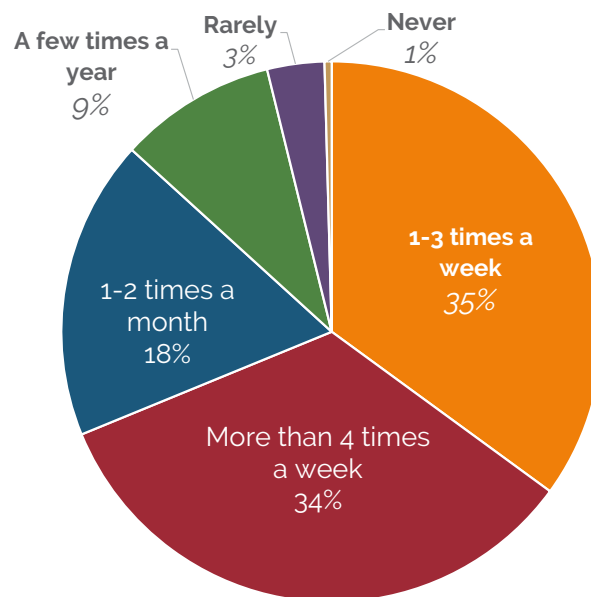
RANKED QUICK POLL RESPONSES

- 1. Parks in Gilberts**
- 2. Forest Preserves**
- 3. The other side of I-90**
4. Regional trails
5. Shopping & Entertainment
6. Schools
7. Other

NOTE: This question asked respondents to check all that apply. These results reflect the top choices of all respondents.

“How often do you/your household use trails, parks, recreational facilities/centers, or participate in organized sports?”

QUICK POLL RESPONSES



VIRTUAL OPEN HOUSE RESULTS SUMMARY

“Which ACTIVITIES would you and your household participate in if available in Gilberts?”

RANKED IDEAS TO REACT TO

- 1. Bike Paths/Multi-Use Trails**
- 2. Nature Park**
- 3. Tennis**
4. Pickleball
5. Outdoor Fitness Equipment
6. Other
7. Disc Golf / Frisbee Golf
8. Skate Park

NOTE: This question asked respondents to check all that apply.

“If multi-use paths were built along major roads in Gilberts, which 3 would be the most beneficial?”

RANKED IDEAS TO REACT TO

- 1. Tyrrell Road – south of 72**
- 2. Tyrrell Road – north of 72**
- 3. Route 72 / Higgins Road**
4. Big Timber Road
5. Freeman Road

NOTE: This question asked respondents to check their top 3 choices.

APPENDIX B

VIRTUAL OPEN HOUSE RESULTS SUMMARY

"Rank the objectives to help us understand which are your priorities."

RANKED OBJECTIVES

1

Create / enhance trail connections to local / neighboring parkland and conservation areas, such as Kane County Forest Preserves.

46% of respondents agree this objective is their highest priority.

2

Close sidewalk gaps between residential neighborhoods and between residential areas and main roads.

35% of respondents agree this objective is their second highest priority.

3

Identify roadways/routes for future trails, key sidewalk connections, and funding sources to create a pedestrian/bike network.

38% of respondents agree this objective is their third priority.

"Rank the objectives to help us understand which are your priorities."

RANKED OBJECTIVES

4

Create visual cues to identify bicycle routes (markings, sharrows, signage, etc.)

60% of respondents agree this objective is their fourth highest priority.

5

Host community rides to enhance knowledge of the routes and create familiarity to enhance comfort.

80% of respondents agree this objective is their fifth highest priority.

VIRTUAL OPEN HOUSE RESULTS SUMMARY

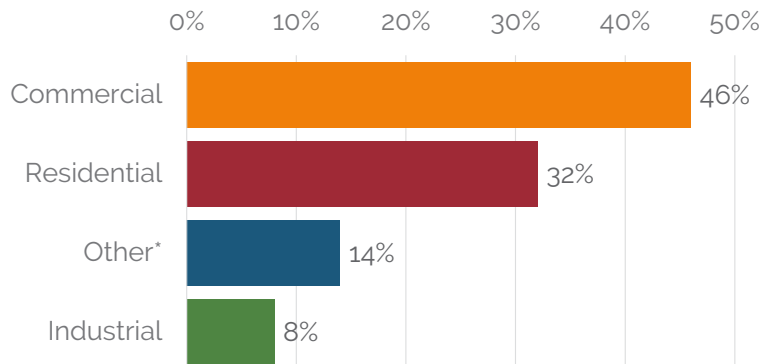
Week 3 Land Use

"Let's talk land use! Gilberts is growing, and we want to hear your feedback on how that growth should occur. What land uses are needed? Where should they go? If ever there was a time to tell us what you really think, it's now!"

-Week 3 Theme Intro

"If Gilberts were to expand south and west of I-90, which of the below uses are acceptable in this area?"

RANKED QUICK POLL RESPONSES



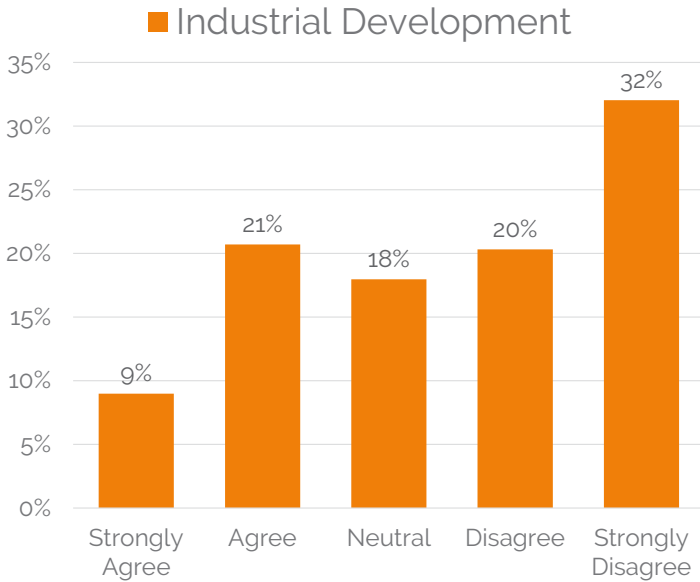
NOTE: This question asked respondents to check all that apply. The percentages represent the number of respondents who indicated that each use was acceptable.

APPENDIX B

VIRTUAL OPEN HOUSE RESULTS SUMMARY

“If aesthetically pleasing and placed in an appropriate area, Gilberts can support...”

RANKED QUICK POLL RESPONSES



What does this data tell us?

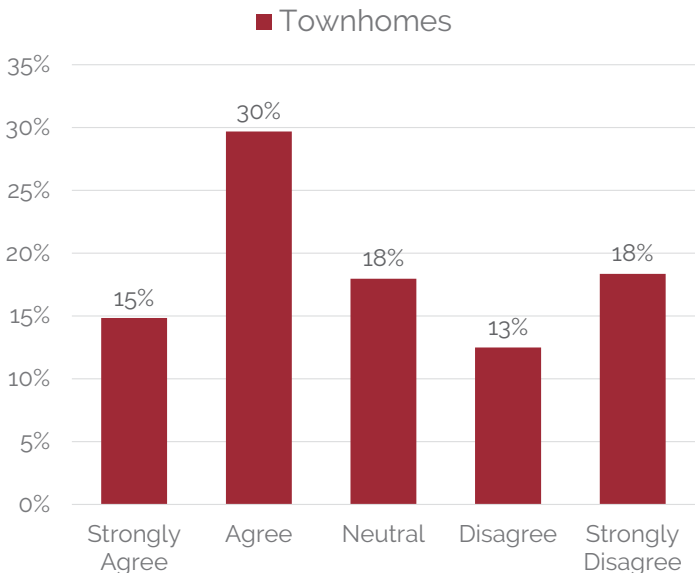
52% of respondents Disagree or Strongly Disagree that aesthetically pleasing + well placed Industrial Development is something that Gilberts can support.

30% of respondents Agree or Strongly Agree

18% of respondents were Neutral

“If aesthetically pleasing and placed in an appropriate area, Gilberts can support...”

RANKED QUICK POLL RESPONSES



What does this data tell us?

45% of respondents Agree or Strongly Agree that aesthetically pleasing + well placed additional Townhomes is something that Gilberts can support.

31% of respondents Disagree or Strongly Disagree

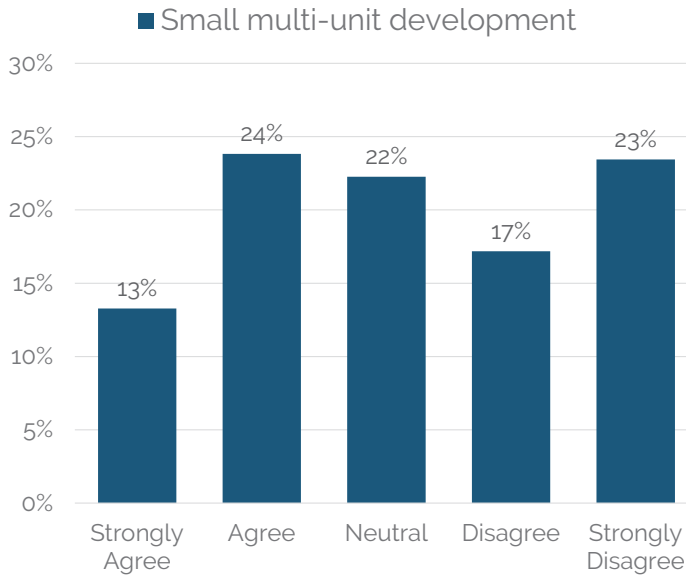
18% of respondents were Neutral

APPENDIX B

VIRTUAL OPEN HOUSE RESULTS SUMMARY

"If aesthetically pleasing and placed in an appropriate area, Gilberts can support..."

RANKED QUICK POLL RESPONSES



What does this data tell us?

40% of respondents Disagree or Strongly Disagree that aesthetically pleasing + well placed Small Multi-unit Development is something that Gilberts can support.

37% of respondents Agree or Strongly Agree

22% of respondents were Neutral

"Could an "agri-hood" work in Gilberts?"

RANKED IDEAS TO REACT TO

Agri-Hood



82%



[View Urban Land Institute \(ULI\) Video "What is an Agrihood?"](#)

APPENDIX B

VIRTUAL OPEN HOUSE RESULTS SUMMARY

“Rank the following objectives to help us understand which are your priorities.

RANKED OBJECTIVES

1 Pursue a development pattern that respects, supports, and protects existing residential development of the Village.

35% of respondents agree this objective is their highest priority.

2 Ensure that new development is interconnected with existing parts of the Village by trails, sidewalks, and roads.

38% of respondents agree this objective is their second highest priority.

3 Incorporate pedestrian and bicycle trails within and beyond future developments in this area.

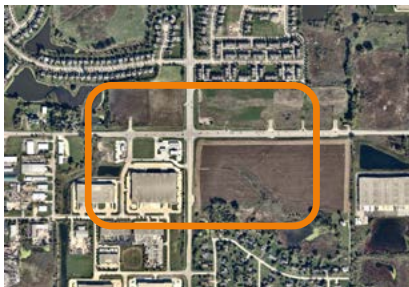
35% of respondents agree this objective is their second highest priority.

4 Ensure that ongoing development of The Conservancy continues to meet proposed connectivity within and beyond the development.

59% of respondents agree this objective is their fourth priority.

“Which of these Subareas is MOST IMPORTANT to develop for Gilberts’ future?”

RANKED IDEAS TO REACT TO



Route 72 & Tyrell

65%

Believe this is the most important subarea to develop for Gilberts’ future.



Route 72 between I-90 and Big Timber Road

20%

Believe this is the most important subarea to develop for Gilberts’ future.



SW Quadrant at Higgins and Huntley Roads

15%

Believe this is the most important subarea to develop for Gilberts’ future.

VIRTUAL OPEN HOUSE RESULTS SUMMARY

“Rank the following objectives about each of the Subareas to help us understand which are your priorities.”

RANKED OBJECTIVES

Route 72 & Tyrrell

1. Encourage commercial development at the northwest and southeast quadrants of the intersection.
2. Consider proposals for nonretail commercial or industrial development along Higgins Road away from key intersections..
3. Consider proposals for development of townhome/apartment uses at the northeast quadrant of the intersection.

Route 72 between I-90 & Big Timber Road

1. Ensure that new residential development in the Higgins Road and Big Timber area (south of I-90) is interconnected via trails and sidewalks.
2. Consider unique subdivision development such as estate residential homes, “agrihoods”, or low impact development (LID) that naturally manages stormwater.
3. Ensure that new development in the Higgins Road and Big Timber area (south of I-90) is accessible to and from existing portions of the Village.

SW Quadrant at Higgins & Huntley Roads

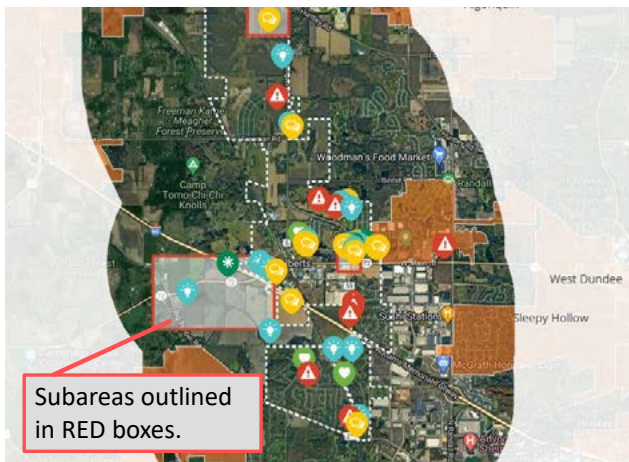
1. Zone for commercial or mixed-use development near the intersection of Galligan and Huntley Roads, accessible from both Huntley Road and walkable for nearby residential neighborhoods.
2. Allow for more intensive development near the intersection of Huntley and Galligan Roads.

“What does Gilberts need + where should it go?”

MAPPED IDEAS + COMMENTS

“If well-designed and minimally disruptive, where would be most appropriate for new industrial uses? Townhomes? Multifamily uses?”

Drag to comment > Ideas and Suggestions Comment Development Opportunity Concern Asset



+23

Comments during Virtual Open House

207

Total Unique Users

47

Total Map Comments

VIRTUAL OPEN HOUSE RESULTS SUMMARY

“What does Gilberts need + where should it go?”

SELECTED MAPPED IDEAS + COMMENTS

I think a new apartment complex would be nice here... would be great to have some retail on the north side of 72 with apartments behind.

North side of 72, W of Tyrrell

I see kids crossing the bridge via bikes or walking. A foot/bike bridge would be much safer and better connect our community.

Tyrrell, crossing I-90

Since this area is away from residential areas, it wouldn't bother me if there was more commercial development...especially if that sort of business is beneficial to the Village.

Subarea: W of I-90, north of 72

This area has high visibility. Great location to add something interesting, like a shop or restaurant.

Subarea: Huntley at Galligan

I would LOVE to see a sidewalk along Galligan and Tyrrell – it would be great to be able to get from one side of town to the other without a car.

Along Tyrrell + Galligan

View All Mapped Comments

shareinput.org/plangilbertsfuture#/

Plan Gilberts' Future
Plan Gilberts' Future

Virtual Open House · Plan Gilberts' Future

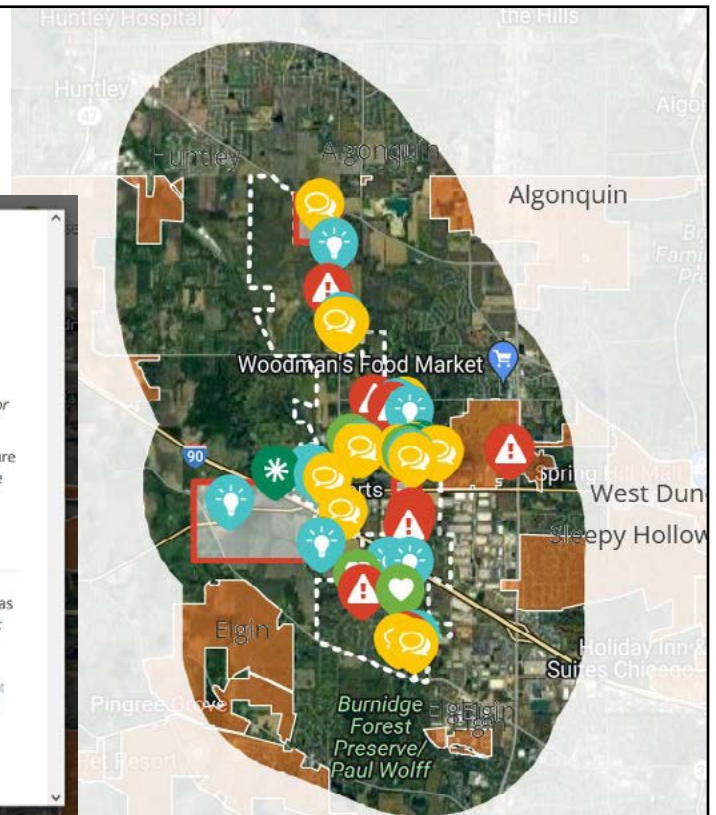
What does Gilberts need and where should it go? If well-designed and minimally disruptive, where would be most appropriate for new industrial uses? Townhomes? Multifamily uses?

Please use the most appropriate marker to share your thoughts regarding future development in the Subareas, identified within the Red boxes in the interactive map. We continue to review all comments, ideas, and concerns added to the map to inform the planning process.

How to Use: Along the top, there are different "comment" options (Assets, Ideas and Suggestions, Comments, and Development Opportunity). Click and drag any of these options to location of your choosing on the map.

Drag to comment > Assets Ideas and Suggestions Comment Concern Development Opportunity

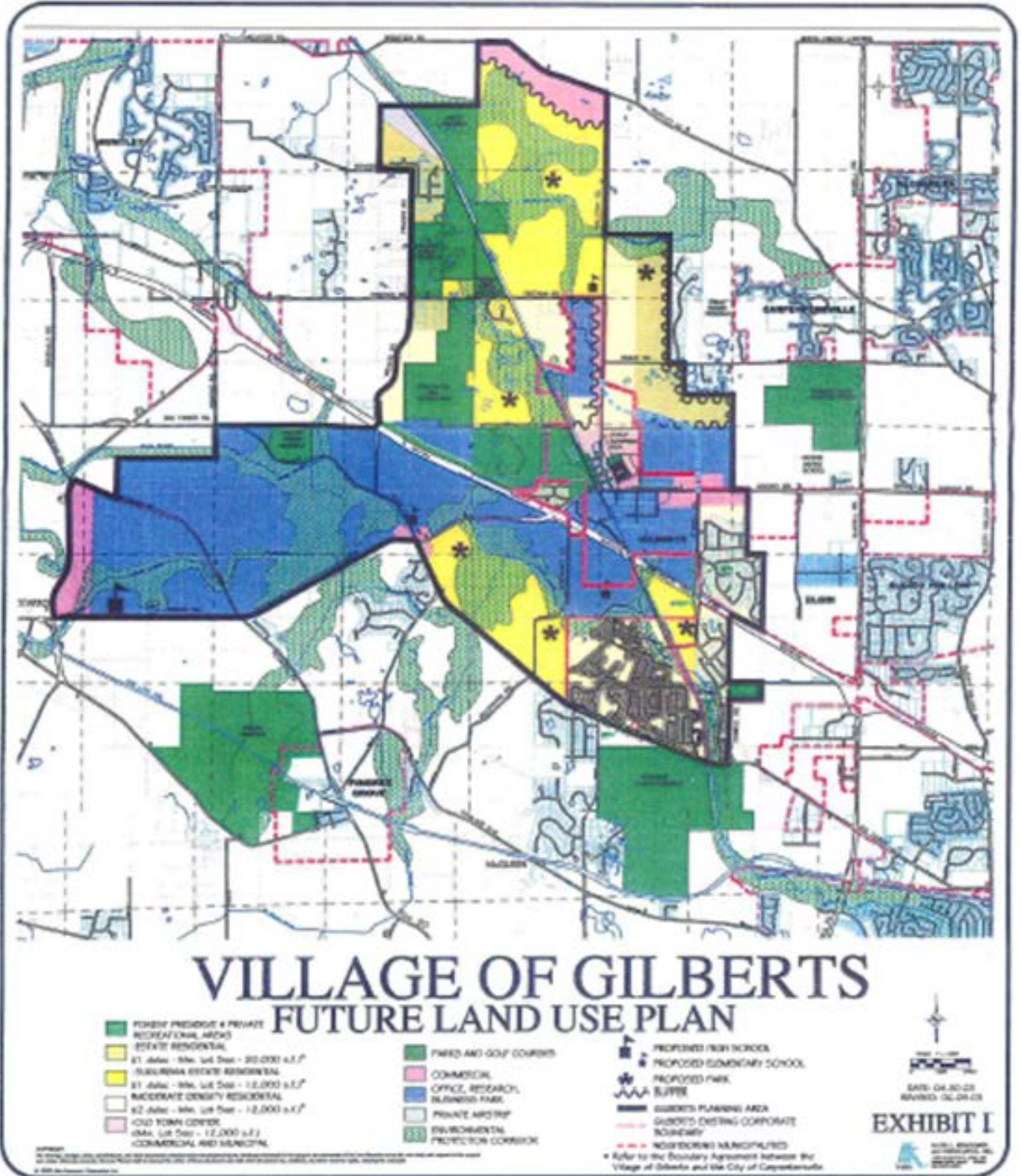
Add Comments





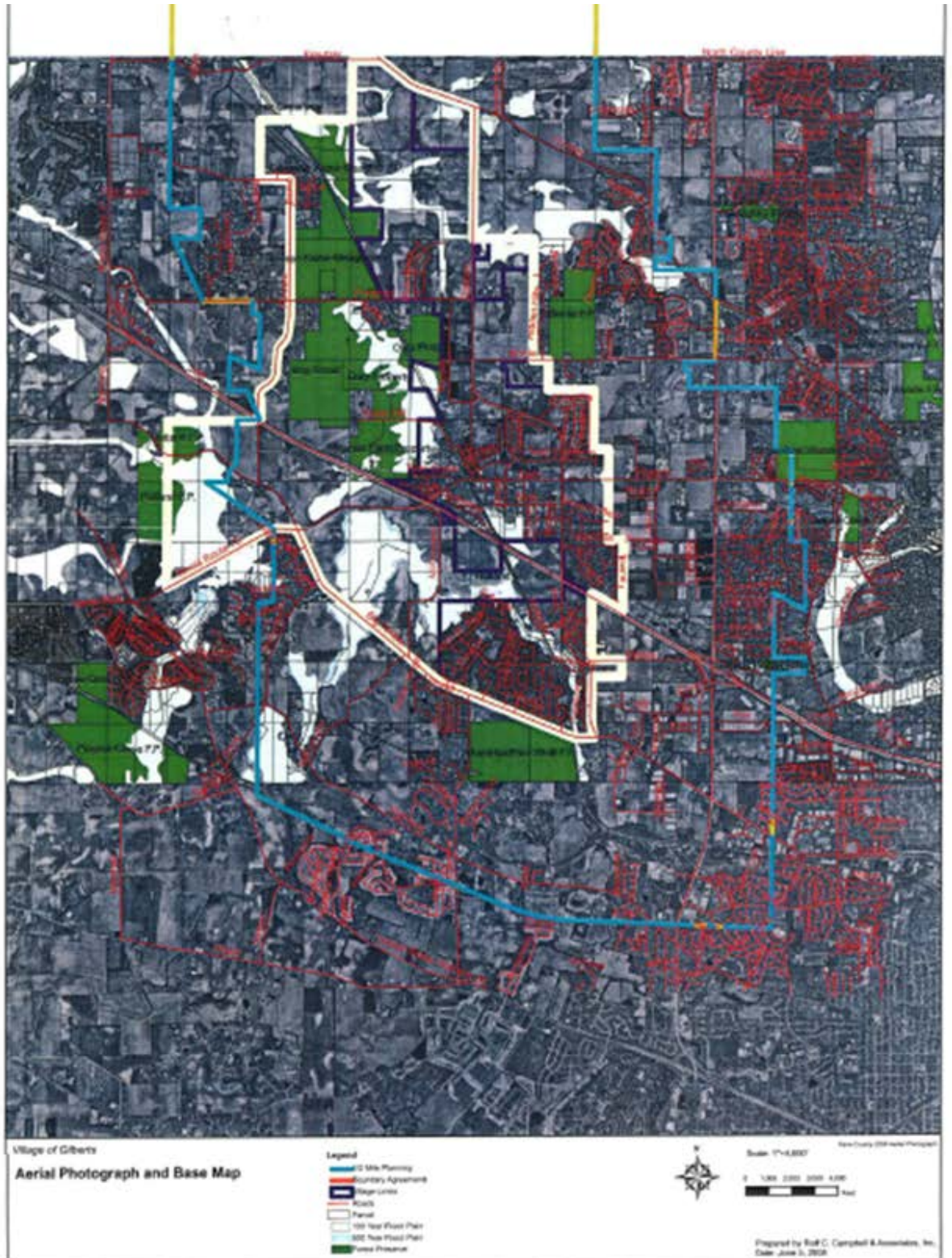
APPENDIX C

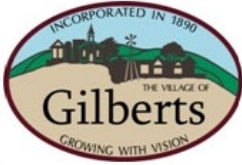
2003 FUTURE LAND USE PLAN





APPENDIX D 2008 GILBERTS PLANNING AREA MAP





Village of Gilberts

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

To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: November 21, 2023 Village Board Meeting
Re: Item 5.B: Authorizing Acceptance of Public Improvement in Neighborhood 1 (NH-1) in the Conservancy Development

Background

In July 2019, Gilberts Development LLC commenced work on the final punch list of items necessary for Village acceptance of the public improvements. The public improvements were subsequently inspected and a final recommendation letter was provided by Robinson Engineering.

The appropriate Bill of Sale has been provided as well as the required one-year maintenance bond. Additionally, the Village does have “as-built” drawings of all the public improvements that are to be accepted and final costs to include the improvements in the Village’s fixed assets.

Should the Board concur with acceptance, the Village’s Public Works Department will take over snow plow operations this snow season in NH-1 of the Conservancy. Please note, snow operations in all other neighborhoods will continue to be maintained by Gilberts Development LLC.



October 31, 2023
Project 18-R0565

To: Village of Gilberts
87 Galligan Road
Gilberts, IL 60136

Attn: Brian Bourdeau, Village Administrator

RE: **Conservancy Neighborhood 1**
Acceptance Request

Dear Mr. Bourdeau:

We have reviewed Moda Homes' (Moda) request for acceptance of Neighborhood 1 (NH1) that was presented by Manhard Consulting's (Manhard) via email on October 25, 2023. It should be noted that this memo generally follows the requirements set forth in Section 12-7 and 12-8 of the Village of Gilberts' (Village) Unified Development Ordinance as amended by the original Annexation Agreement (recorded as 2006K002188).

Subdivision Public Improvements

Robinson Engineering, Ltd. (Robinson) has been working with Moda since 2018 with respect to the status of the Public Improvements. Several punch lists have been made and completed over the past few years. Most recently, significant work was done at the lift station (including installation of a new flow meter, safety grates that were not originally required, and new pump impellers). At this time, Robinson, as the Village Engineer, finds that the improvements are in satisfactory condition for acceptance by the Village.

Subdivision Record Drawings ("As-Built" Plans)

Manhard has resubmitted the record drawings for NH 1 and our review of the submittal finds it to be in general conformance with the design intent of the subdivision. In addition, Manhard submitted a detailed survey of each crosswalk within NH 1 and provided the following certification:

ENGINEER'S STATEMENT

I, Quinten Hoogenboom, state that I have personally reviewed all as-built ADA accessible curb ramp information and certify that all curb ramps adhere to the latest Illinois Accessibility Code requirements.

Guaranty Security (Bond Amount)

We have reviewed Manhard's proposed bond amount and find it to be in conformance with the requirement of Section 12-8 of the Village's Unified Development Ordinance. As you are aware, Manhard's original "Engineer's Opinion of Probable Cost" (dated 12/11/06) was prepared for the previous developer as part of "Clublands Gilberts – Pod 4". Based on the aforementioned Section 12-8, the bond amount should be posted with the Village for a period of 24 months; however, the original Annexation Agreement reduces that timeframe to 12 months.

Original Bond Amount:

Work Remaining = \$3,691,816.28
10% Contingency = \$ 369,181.63
Original Bond Amount = \$4,060,997.91

Current Status:

Work Completed = \$3,691,816.28
Remaining Work = \$ 0.00

New Bond Amount:

10% of Work Completed = \$ 369,181.63

110% of Work Remaining = \$ 0.00
New Bond Amount = \$ 369,181.63

Other Items required prior to Acceptance

Section 12-7 Village's Unified Development Ordinance requires the following other items to be verified by Village staff or the Village Attorney prior to the acceptance of the public improvements:

- Moda, at Moda's own cost and expense, remove, discharge, or otherwise dispose of any and all liens and other encumbrances on the public improvements.
- Moda must convey and transfer title to the public improvements by bill of sale to the Village.
- Moda must deliver a non-exclusive easements on, over, and across the property to enable the Village to access the public improvements.

Should you have any questions or concerns, please do not hesitate to contact me at 708-932-8244.

Very truly yours,

ROBINSON ENGINEERING, LTD

Jonathon Zabrocki, PE
Consulting Village Engineer

MAINTENANCE BOND

Bond No. 6213032856

KNOW ALL MEN BY THESE PRESENTS:

That Gilberts Development, LLC
340 W. Butterfield Road, Unit 2D Elmhurst, IL 60126,
as Principal, hereinafter called Contractor, and United States Fire Insurance Company
305 Madison Avenue, Morristown, NJ 07960, as Surety, hereinafter called Surety, are held
and firmly bound unto Village of Gilberts
87 Galligan Road Gilberts, IL 60136, as Obligee, hereinafter
called Owner, in the penal sum of Three Hundred Sixty Nine Thousand One Hundred Eighty Two
Dollars and 00/100 Dollars (\$ 369,182.00), for payment whereof Contractor
and Surety bind themselves, their heirs, executors, administrators, successors, and assigns,
jointly and severally, firmly by these presents.

WIIEREAS, Contractor has constructed various public improvements:

Gilberts Conservancy Pod 4 – Excavation & Grading, Sanitary Sewer, Water Main, Storm Sewer, and
On-site Roadway

in accordance with the General Conditions, the Drawings and Specifications, which Plans are by
reference incorporated herein, and made a part hercof, and is referred to as the Plans.

NOW, THEREFORE, the condition of this obligation is such that, if Contractor shall remedy any
defects due to faulty materials or workmanship, and pay for any damage to other work resulting
therefrom, which shall appear within a period of 12 months from the date of substantial
completion of the work provided for in the Plans, then this obligation to be void; otherwise to
remain in full force and effect.

PROVIDED, HOWEVER, that Owner shall give Contractor and Surety notice of observed
defects with reasonable promptness.

SIGNED and sealed this 24th day of October, 2023.

In the presence of:



Gilberts Development, LLC
Principal (Seal)

By:  Title

United States Fire Insurance Company
Surety

By: 
Michelle Anne McMahon Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Gentry Stewart, Kathryn Pryor, Michelle Anne McMahon, Joshua Sanford, Nicholas Turecamo, Sam E. Begun, Melissa J. Stanton, Robyn Salley, Rebecca M. Josephson, Jennifer Godere, Jonathan Gleason, Doritza Mojica, Nicholas Miller, Sarah Murtha, Connor Wolpert, Richard Hackner, Kristopher Pisano

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

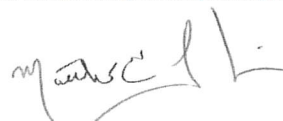
(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

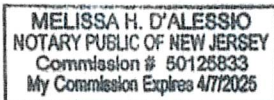
UNITED STATES FIRE INSURANCE COMPANY

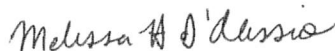


Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.





Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24th day of October 2023

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President



RESOLUTION NO. 40- 2023

RESOLUTION AUTHORIZING ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR NEIGHBORHOOD 1 (NH-1) IN THE CONSERVANCY DEVELOPMENT

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees approved the First Amendment to an Annexation and Development Agreement between the Village of Gilberts and Gilberts Development LLC for 914.02 acres of the Conservancy Development (“*Gilberts Development Parcel*”), which Agreement was recorded on February 3, 2017, with the Kane County Recorder’s Office, as Document No. 2017K006674, and which Agreement was further amended by the Second Amendment and the Third Amendment (collectively, “*Amended Annexation Agreement*”); and

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees also approved Ordinance No. 05-2017, an Ordinance Approving a First Amendment to an Existing Planned Unit Development and the Preliminary PUD Plan for the Conservancy Development, which Ordinance was recorded on February 3, 2017, with the Kane County Recorder’s Office, as Document No. 2017K006675, which Ordinance was further amended by the Second Amendment to the PUD Ordinance (collectively, “*Amended PUD Ordinance*”); and

WHEREAS, the Village Board has approved various plats of subdivision for phases of development of the Conservancy Development Parcel, including final plats for Neighborhoods 1, 2A-1, 2A-2, 2B-1, 2B-2, 2B-3, and 3A; and

WHEREAS, the developer of the Conservancy Development Parcel has requested that the Village Board approve the release of the performance security for the public improvements in Neighborhood 1 (“*NH-1*”), accept the maintenance security for those public improvements, and accept those public improvements which are identified on Exhibit A to this Resolution (“*NH-1 Public Improvements*”); and,

WHEREAS, the Village Engineer has recommended that the Village accept the NH-1 Public Improvements;

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

Section 1. Approval of Release of Performance Security. Upon the approval of this Resolution and the posting of the maintenance security required by Section 3 of this Resolution, the Village agrees to release the posted performance security for the NH-1 Public Improvements.

Section 2. Acceptance of NH-1 Public Improvements. Upon the recommendation of the Village Engineer, the Village Board of Trustees hereby accepts the NH-1 Public Improvements constructed as part of the development of NH-1 in accordance with the approved plans and specifications, and as identified on Exhibit A. The Village acknowledges receipt of the developer’s representation and warranty that the development is free and clear of all liens, charges, and encumbrances, in accordance with Section 23 of the Mechanics Lien Act. The approval and acceptance of the NH-1 Public Improvements will be effective upon recordation of any necessary

easements and the provision of a bill of sale for the NH-1 Public Improvements (attached as Exhibit B), as well as the developer’s posting of the maintenance security required by Section 3 of this Resolution.

Section 3. Maintenance Security. In accordance with the requirements of the Amended Annexation Agreement, the developer of the Conservancy Development Parcel must post with the Village Clerk maintenance security in the amount of 10% of the construction value of the NH-1 Public Improvements, being \$369,181.63, as approved by the Village Engineer, which maintenance security must remain in place and be valid for 12 months.

Section 4. Effective Date. Upon its passage and approval according to law, this Resolution shall, by authority of the Board of Trustees, be published in pamphlet form.

PASSED BY THE BOARD OF TRUSTEES this 21st day of November, 2023, as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 21st DAY OF NOVEMBER, 2023.

Guy Zambetti, Village President

(SEAL)
ATTEST:

Lynda Lange, Village Clerk

Exhibit A

NH-1 Public Improvements

[Attach Record Drawings for NH-1 Public Improvements]

Exhibit B

Bill of Sale

BILL OF SALE

Seller, Gilberts Development LLC, a Delaware limited liability company, in consideration of TEN AND NO/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer, warrant and set over to the Village of Gilberts, an Illinois municipal corporation, in Kane County, Illinois, the following public improvements and personal property:

Public improvements constructed as part of the development of Neighborhood 1 (originally Pod 4) in The Conservancy, including public utilities, public roadways, and the public sanitary lift station, as described in *Exhibit A* (collectively, the "*Property*").

Seller hereby represents and warrants to the Village of Gilberts that Seller is the absolute owner of said Property, that said Property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said Property and to make this Bill of Sale.

IN WITNESS WHEREOF, Seller has signed and sealed this Bill of Sale at _____, this 20 day of OCTOBER, 2023.

By: _____
TROY MERTZ

(Type or Print Name Here)

Its: MANAGER

ATTEST:

By: _____
Its: MANAGER

(SEAL)

Subscribed and sworn before me
this 20 day of October, 2023

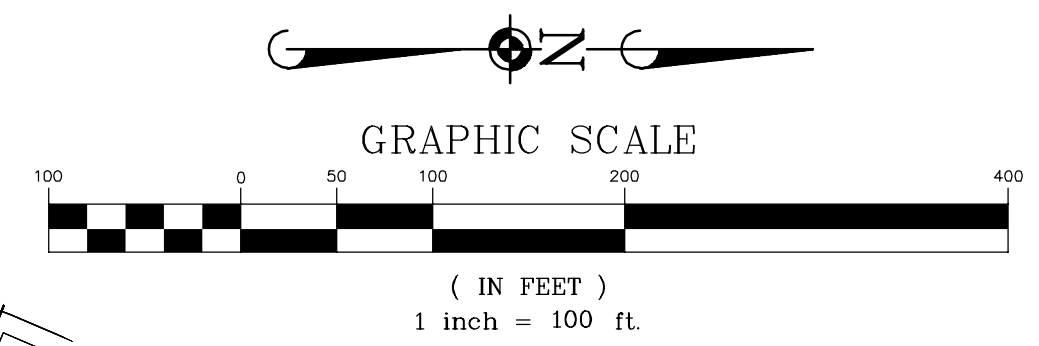
Victoria Edwards

Notary Public



EXHIBIT A

Record Drawings for The Conservancy – Pod 4



LEGEND

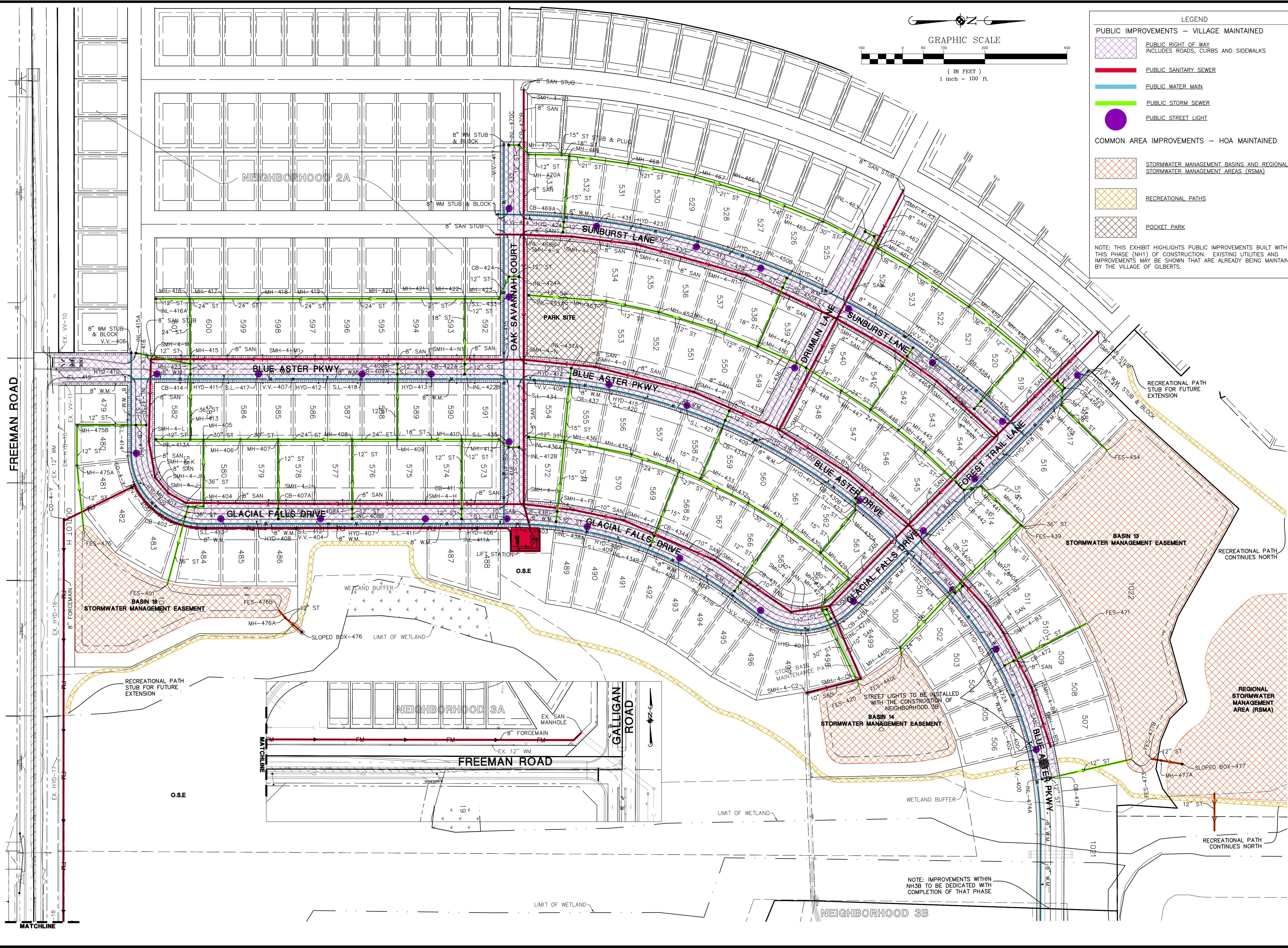
PUBLIC IMPROVEMENTS – VILLAGE MAINTAINED

- PUBLIC RIGHT OF WAY INCLUDES ROADS, CURBS AND SIDEWALKS
- PUBLIC SANITARY SEWER
- PUBLIC WATER MAIN
- PUBLIC STORM SEWER
- PUBLIC STREET LIGHT

COMMON AREA IMPROVEMENTS – HOA MAINTAINED

- STORMWATER MANAGEMENT BASINS AND REGIONAL STORMWATER MANAGEMENT AREAS (RSMA)
- RECREATIONAL PATHS
- POCKET PARK

NOTE: THIS EXHIBIT HIGHLIGHTS PUBLIC IMPROVEMENTS BUILT WITH THIS PHASE (NH1) OF CONSTRUCTION. EXISTING UTILITIES AND IMPROVEMENTS MAY BE SHOWN THAT ARE ALREADY BEING MAINTAINED BY THE VILLAGE OF GILBERTS.



NOTE: IMPROVEMENTS WITHIN NH3B TO BE DEDICATED WITH COMPLETION OF THAT PHASE

Manhard CONSULTING

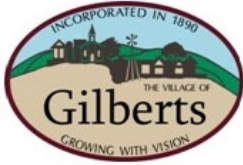
1000 S. Main Street, Suite 100, Gilbert, IL 60138
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE CONSERVANCY - NEIGHBORHOOD 1 (POD 4)
 VILLAGE OF GILBERTS, ILLINOIS
 PUBLIC IMPROVEMENTS EXHIBIT

PROJ. MGR: ODH
 PROJ. ASSOC: JEF
 DRAWN BY: NAH
 DATE: 11/06/23
 SCALE: 1"=100'

SHEET
EXB
 NEUG14

November 6, 2023 - 16:15 Doc Name: P:\Village\Area\Final Drawings\Exhibits\Public Improvements.dwg Updated By: Information

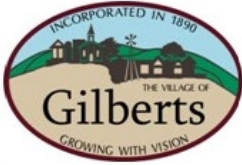


Village of Gilberts

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

To: President Zambetti & Board of Trustees
From: Brian Bourdeau, Village Administrator
Taunya Fischer, Finance Director
Jon Zabrocki, Village Engineer
Date: November 21, 2023 Board Meeting
Re: Item 6.A: Utility Billing Rate Structure

The Village last reviewed its utility billing rate structure in 2016. Village staff and the Village Engineer will present and lead a discussion of the current rate structure as well as proposed adjustments.



Village of Gilberts
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To: President Zambetti and Board of Trustees
Cc: Brian Bourdeau, Village Administrator
From: Taunya Fischer, Finance Director
Date: November 21, 2023 Board Meeting
Re: Item 6.B: Payment Agreement changes

Background

Presently, the Delinquent Payment Agreement available to residents is not conducive to get residents back to paying their bills regularly and by the due date. Right now, residents can sign up for a payment plan by paying 25% of their bill and then make another payment within 30 days. While this can help out residents, there is no way to prevent a resident from continually being on a payment agreement. Those who are consistently on a Delinquent Payment Agreement are essentially granted time extensions for paying their regular bill and as such it is not fair to all of the other residents that pay their bills by the due date.

To resolve this issue, we are proposing a re-vamp of the payment agreement to limit residents to one payment agreement within a 12-month period. Additionally, if they are on a payment plan, they would pay the agreed upon amount every month; and on utility bill due months they would pay the agreed upon amount plus their regular bill. The new plan also sets limits as to how long the payment plan can be in place for based on the amount of the residents' balance. Additionally, this policy gives the Finance Director the ability to lengthen the plan agreement time if the balance is extremely large due to a leak, but for no longer than 12 months.

We will notify all residents currently using the Delinquent Payment Agreement that it will be changing and that it will be different than the plan they are accustomed to. We will also provide them with a copy of the new policy. While it is not our desire to create any hardship on residents, this is a way to establish a fairer policy and one that cannot be misused so easily.

VILLAGE OF GILBERTS
UTILITY/REFUSE BILLING ACCOUNT
PAYMENT AGREEMENT POLICY

PURPOSE

There are many good reasons to allow for an extension of time for customers to pay their utility bill. Assisting our customers in a time of need helps to foster a positive image of the Village. Payment plans are meant to be used from time to time and not habitually.

The purpose of this policy is to establish procedures regarding customer billing and payment concerns and provides guidelines for delayed payments (payment agreement).

The Village of Gilberts Utility Bill Account Modification Policy is herein established to maintain the integrity of the Village Utility and Refuse Accounts.

The Village acknowledges that unique facts and circumstances may arise from time to time. In such a case, the Village Administrator, or their designee, may elect to take additional actions not listed herein on a case-by-case and non-precedential basis.

DEFINITIONS

Delinquent/Late Payment: Any payment not received on or before its due date.
Shut Off: Water service termination.
Payment Agreement: Agreement between customer and the Village to extend payments over an agreed amount of time to bring the account current.

POLICY

This policy is herein established to ensure that all customers of the Village are treated equally and provides guidelines to ensure the integrity of the Water, Sewer, and Refuse accounts. Further, this policy is meant to ensure, that due to the inability of some customers to make payment, the system remains solvent and the inability of some does not cause any undue burden to others.

GUIDELINES

Payment Agreement

As a courtesy to customers with unpaid utility/refuse bills, the Village of Gilberts may grant a payment plan if upon review of the facts and circumstances the Finance Director or their designee deems a payment plan to be warranted. Customer must have a clean payment record (as

deemed by the Finance Director). Only one such plan shall be allowed per account during any rolling 12-month period.

- The customer must agree to pay a deposit. The deposit amount will be \$50.00 or 25% of the outstanding bill rounded up to the nearest even dollar amount, whichever amount is greater.
- No agreement shall be longer than six (6) months (1st month Deposit, 5 months of payments), dependent upon the amount of the balance. See chart below.
- An agreement will not be established after the due date of any month.
- Late fees and other charges will **stop** accruing as long as plan is followed.
- Deposit must be submitted when agreement is signed.
- Agreement may only be signed by the resident and an authorized person in the Finance Department.
- Agreement must be signed to be considered in force.
- A copy of the signed payment agreement will be given to the signer. A copy will also be mailed to the service address.
- On a monthly basis, the customer must pay the payment agreement amount plus any current amount on or before the 10th of the month.
- The Payment Agreement shall be considered delinquent and service may be disconnected with no further notice if:
 - payment is not received on or before the bi-monthly due date of regular utility bills (10th of FEB, APR, JUN, AUG, OCT or DEC)
 - no payment is received by the 10th of JAN, MAR, MAY, JUL, SEP or NOV
 - a payment is returned or reversed for any reason
- Shut off of service will result on any delinquent payment unless the full amount outstanding is paid immediately in cash, cashier's check, money order, or credit card.
- If a customer moves within our service territory, the Agreement will transfer to the new account and continue without interruption. If the customer moves out of our service territory, they will be required to pay off the Agreement with the final bill.
- Discretion may be used in individual cases as circumstances warrant.

Special Extension Periods

Notwithstanding the foregoing, there is a situation where payment plans may be established with special extension periods:

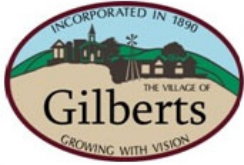
- Leak - When a leak on a property occurs and a substantial balance is present, a payment plan may be allowed for up to 12 months.

RESPONSIBLE VILLAGE OFFICIAL

The Finance Director or their designee shall be the Village official responsible for the overall implementation and administration of this Policy.

PAYMENT PLAN BREAKDOWNS

# Months	Amount Due
2	\$1 - \$149
3	\$150 - \$299
4	\$300 - \$449
5	\$450 - \$599
6	\$600 +



Village of Gilberts

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To: President Zambetti and the Board of Trustees
From: Brian Bourdeau, Village Administrator
Taunya Fischer, Finance Director
Date: October 12, 2023 Village Board Meeting
Re: 2024 Draft Budget Transmittal

November 21, 2023

No budget changes have been made after discussions on November 7, 2023. The November 21 discussion will focus on the recommended merit pool and any additional questions or concerns prior to the final draft being prepared for December adoption.

November 7, 2023

Pursuant to the discussion on October 17, 2023, the following changes will be reflected in the 2024 Budget:

- Removal the weather siren maintenance fee of \$2,500 in account 01-03-5461 as that was transferred and is reflected in account 01-02-5450.
- Incorporation of the two part-time personnel additions highlighted in the Budget Transmittal that were included for discussion but not reflected in the budget.

With both above changes, the fund balance of the General Fund remains more than \$300,000. The November 7, 2023 Budget discussion will focus on Public Works – Streets, Public Works – Utilities and the Capital Fund.

On behalf of Village Staff, we are pleased to present a draft Calendar Year 2024 (2024) Budget for Village Board consideration and discussion. The 2024 Budget as presented represents a full 12-month budget as the Village completes the transition of the fiscal year to align with the calendar year. The 2024 draft budget is a balanced budget, which continues the Village's ongoing commitment to establishing an ongoing and sustainable investment in capital and infrastructure funding. For over a year, the Village has been working to update its Comprehensive Plan. That process is nearing completion with the plan expected to be considered by the Plan Commission and Village Board prior to the end of 2023. The Comprehensive Plan includes a set of both short-term and long-term implementation priorities. The 2024 Budget includes funds to pursue several of those priorities, which are outlined in greater detail later in the budget transmittal. Additionally, earlier this year, the Village Board and Staff reviewed a 2024 Village Work Plan and Priorities listing of which several projects are either incorporated directly in the budget with funds or staff has allocated personnel resources and time in the next year to focus on several of them.

The 2024 Budget is presented in two general parts: (1) operations and (2) a capital plan.

Overview of the Calendar Year 2024 Budget

The 2024 Budget continues to focus on operational needs and establishing sustainable long-term capital project funding, while incorporating continues to seek efficiencies through the enhanced use of technology, as well as an investment in providing professional development opportunities to staff at all levels of the organization.

- Personnel:

- A 3.0% contractual wage adjustment is contemplated in the proposed budget for the Police CBA. Similarly, a 3.0% cost-of-living adjustment (COLA) is included in the budget for all non-CBA personnel.
- The Village's Group Health Insurance for medical is anticipated to increase but at this time, the Village does not have estimates. The Village's group health insurance is on a July 1 plan year with preliminary rates typically released in January and final rates in March. The 2024 Budget does reserve funds for a potential increase. As you may recall, the Village extended vision coverage to employees through our IPBC pool with the July 2023 plan year. The coverage will remain available at 100% employee pay.
- Police Pension Fund contribution of \$223,632. This represents actuarial recommended contribution.
- There were several mid-year personnel adjustments previously reviewed with the Board and are reflected in the 2024 Budget. A summary of those changes are as follows: (a) the addition of a full-time Public Works Laborer position, (b) addition of a second Management Analyst position, and (c) the transition of the Village Clerk position to part-time. While completed mid-year, the changes continue to reflect the Village's efforts to ensure measured growth in our staffing to meet the growing needs and customer service expectations of the community.

- Goals and Priorities

- With the anticipated finalization of the Village's updated Comprehensive Plan the 2024 Budget seeks to begin implementation of the near-term priorities that may bring the most immediate impact to the community and are important to leveraging future improvements.
 - Comprehensively evaluate and update the Village's Unified Development Ordinance
 - Prepare a long-range (5 year) Capital Improvement Plan to prepare for significant investments in infrastructure, equipment, and personnel needs.
 - Adopt or renew boundary agreements with neighboring municipalities.
- Emphasis on continued staff professional development opportunities to ensure our employees are able to continue their professional growth and utilize those skills in their daily work.
- In September 2023, the Village Board and Staff reviewed a draft Village Work Plan and Priorities list. Included below is that list in rank order for next year in terms of priorities. Those plans of highest priority have corresponding funding in the budget and/or allocations of personnel time in our operations plan for 2024. Highest priority projects are in green, followed by orange and blue. If Staff can accomplish all projects highlighted in green, we will continue moving through the list to the extent that funds and/or personnel time are available:
 - Overall Projects (Village-wide, Administration / Land Use / Permitting)
 - Unified Development Ordinance update following Comprehensive Plan (Corresponds to Comprehensive Plan Implementation Priorities)
 - Planning for new municipal complex (Comprehensive Plan Strategy – Chapter 12)
 - Information technology assessment and plan
 - Internet/connectivity upgrade

- Update personnel manual
- Village logo refresh
- Economic development strategy/outreach (corresponds to Comprehensive Plan near-term implementation priority to prepare marketing sheets for development opportunities and priority sites in the Village)
- Update Village Building Codes
- Building permit fee update
- Building permit application updates
- Transition to online building permitting
- GIS zoning layers available for public viewing
- Long-term electronic document storage
- Police Department
 - Bodycams (acquisition and deployment)
 - Squad car replacement program (part of Village CIP)
 - Taser upgrades
 - Report management system upgrade
 - New messaging / speed trailer
 - Additional AEDs for squad cars
 - Upgraded squad car camera system
 - Solar-powered speed signage
 - Scenario based training (VR/AR)
 - Portable range
- Finance Department
 - Payment plan policy update
 - Electronic deposit of account holder online bank payments
 - Online timesheets
 - AR Module
 - BS&A Cloud system
- Streets and Parks
 - Tree trimming and removal
 - Memorial Park upgrades
 - Mower upgrades
 - Splash pad upgrades
 - Park/field use rental policy revision
 - Ditch maintenance program (annually)
 - Sign replacement program
 - GIS street sign mapping
 - Park flagpoles
 - Paint PW building
 - Parkway tree replacement program
 - Road maintenance plan
 - Rat hut replacement
 - Street sweeper
 - Town Center Park parking lot replacement
 - Memorial Park playground replacement
- Utilities
 - Water system emergency connect (exploratory phase)
 - Water rate study
 - Sewer televising

- DE storage building
 - Lift station upgrades
 - SCADA upgrade
 - GIS utility maintenance records
 - Hydrant replacement program
 - Defined tower maintenance plan
 - Sewer plant facility plan
 - Water & sewer main extensions
- Continue a Facilities Needs Assessment as the Village looks toward the future and future growth.

Overview of Projected FYE 12/31/2023 Budget Position

Total Projected Fund Balances

Fund	FY 12/2023 Year-End Projected Fund Balance	Restricted Funds	Unrestricted Funds
01-GENERAL	\$7,232,579.14	\$3,447,102.50	\$3,785,476.64
20-WATER	\$5,281,178.20	\$307,153.74	\$4,974,024.46

Total Projected Impact Fee Account Balances

FYE 12/31/2023	Municipal Impact	Park Impact	Utility Fees
TOTALS	\$1,009,341.02	\$653,949.45	\$86,444.65

General Fund

The General Fund, as presented, seeks to maintain current operating expenditure levels. Adjustments have been made to accounts to more accurately reflect historical actual amounts. Calendar year 2024 revenue projections were developed using a conservative approach and available trend data.

The General Fund budget for 2024 does include the mid-year personnel adjustments, which were originally contemplated for CY2024 but were advanced due to organizational needs and unforeseen personnel matters. As the Village continues to grow, we are working to develop a personnel growth plan to meet those needs – similar to a capital improvement plan. This is also one of the Comprehensive Plan implementation recommendations. In this vein, our next personnel change recommendations will be the creation of a part-time Finance Clerk to assist with Accounts Payable and Payroll as well as a part-time Police Administrative Support Specialist to assist the full-time Administrative Support Specialist with the extensive reporting and records duties (including body cameras) in the Police Department.

Notable in the General Fund is the initiation by Public Works of a Tree Trimming and Removal Contract going forward. This will help us keep the trees in the parkway trimmed on a regular basis. As the trees continue to grow, branches hang over the road, sidewalks, and driveways. Having a certified arborist trim back the trees will promote tree growth and proper formation of the trees. The parkways will be evaluated in late summer/early fall for trimming along with some spot treatments during the summer. This contract also includes tree removal for any trees that are dead and need to be removed. This program envisions utilizing up to \$20,000 per year to maintain our tree canopy.

The proposed FYE 12/31/2023 Budget projects a General Fund surplus of \$390,573.

Description	FYE 12/31/2023 Original Budget	FYE 12/31/2023 Amended Budget	FYE 12/31/2023 Actuals as of 10/13/2023	2024 Proposed
Revenue	\$3,935,144	\$3,942,639	\$3,389,749	\$5,160,811
Expenditure	\$3,552,719	\$3,577,029	\$2,145,824	\$4,770,238
Net Funds (Deficit)	\$382,425	\$365,610	\$1,243,925	\$390,573

Community Days Fund

The Community Days Fund is separate and distinct from the General Fund, and will provide for all the necessary accounting for Community Days. The fund had a May 1, 2022 audited fund balance of \$37,034.

Description	FYE 12/31/2023 Budget	FY 12/31/2023 Actual as of 10/13/2023	2024 Proposed
Revenue	\$73,550	\$84,579	\$78,900
Expenditure	\$67,310	\$66,051	\$74,310
Net Funds (Deficit)	\$6,240	\$18,528	\$4,590

Public Infrastructure Fund (Road Improvement)

The Public Infrastructure Fund is used to more efficiently track and record revenues and expenditures related to public infrastructure improvements, namely road improvements. During FY2022, the Village issued \$4.09 million of bonds to fund a road program in Timber Trails and Timber Glen, which was completed in FY2023 along with supplementing the Wiley Street / Union Street Reconstruction in FYE 12/31/23 and the 2023 Road Program focused on Tipperary, Regent and Briarwood. There remains approximately \$1.0 million in bond proceeds. To that end the 2024 Budget contemplates allocating a portion of the remaining bond proceeds to the following projects:

- A) Reconstruction of Turner and Matteson in Old Town in the amount of \$700,000. These are the final two roads in Old Town which have not been reconstructed. Both will be rebuilt with sidewalks, curbs and gutters and modern storm drainage.
- B) Class D Patching in the amount of \$200,000. Class D patching is the process of cutting and removing the existing asphalt within the patch and replacing with new asphalt. With adding this project to the Village's scope, it will help prolong the life of roads until we can secure another bond. The area of focus would be around Town Center Subdivision with some spot treating in other neighborhoods. With adding \$200,000 in the budget for this year, we will be able to address the areas of concern to help the roads hold up longer. Getting a head start on this program will allow us to budget smaller amounts in years to come to address any areas of concern.

Description	FYE 12/31/2023 Budget	FYE 12/31/2023 Actual	2024 Proposed
Revenue	\$1,393,700	\$229,845	\$1,402,000
Expenditure	\$1,372,500	\$73,698	\$1,218,100
Net Funds (Deficit)	\$21,200	\$156,147	\$183,900

Water / Wastewater Fund

There is currently a water rate study in progress for the water fund. There has not been a rate adjustment since approximately 2015, while operational and capital costs have continued to increase. The 2024 Budget is based upon existing rates and may be adjusted pending further discussions with the Board regarding rates. Operationally, the water fund is experiencing slight increases as the Village assesses the ongoing operational costs of the ALAR system. There does continue to be capital investments for the Water and Wastewater plants contemplated for 2024; however, given the significant investment over the previous year, 2024 represents a more modest approach as staff focuses on several operational/maintenance projects.

Description	FY 12/31/2023 Original Budget	FY 12/31/2023 Amended Budget	FY 12/31/2023 Actual As of 10/13/2023	2024 Proposed
Revenue	\$1,542,151	\$1,542,351	\$980,266	\$1,814,605
Expenditure	\$1,542,151	\$1,542,351	\$810,154	\$1,958,663
Net Funds (Deficit)	\$0	\$0	\$170,112	(\$144,058)

Motor Fuel Tax Fund (MFT)

As in previous years, the Village's annual salt purchase is anticipated to be funded through the MFT Fund. The projected available fund balance of MFT at FYE 4/30/2023 is approximately \$1,979,000. Of that amount, road salt is the main expense at \$75,000 with the remaining \$50,000 being budgeted for the 2024 Road Program Debt Service should the use of it be necessary. If the entirety of the road bond payment can be made from the Infrastructure Fund, the \$50,000 will remain in the MFT Fund.

Description	FY 12/31/2023 Original Budget	FYE 12/31/2023 Amended Budget	FYE 12/31/2023 Actual As of 10/13/2023	2024 Proposed
Revenue	\$680,897	\$680,897	\$226,400	\$357,697
Expenditure	\$578,353	\$578,353	\$361,617	\$125,000
Net Funds (Deficit)	\$102,544	\$102,544	(\$135,217)	\$232,697

Other Funds

Please note, TIF 2 expenses are related to the TIF 2 Notes A & B; and the Police Pension Fund revenue reflects 100% of the actuarially recommended Village contribution along with estimated employee contributions.

Description	FYE 12/31/2023 Actuals	2024 Proposed
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	TIF 1	TIF 2	Police Pension	TIF 1	TIF 2	Police Pension
Revenue	\$248,571	\$943,512	\$303,913	\$316,000	\$943,000	\$323,632
Expenditure	\$276,758	\$849,201	\$200,000	\$100,000	\$906,460	\$226,000
Net Funds (Deficit)	(\$28,187)	\$94,311	\$103,913	\$216,000	\$36,540	\$97,632

Five-Year Capital Improvement Plan

During Fiscal Year 2023 the Village established a formal Capital Projects Fund. This fund is separate from the General Fund and is used to fund the Village’s larger capital projects, specifically those outlined in the 5-year CIP plan. The Village is facing the dual pressures of a growing community and infrastructure as well as an aging equipment fleet and infrastructure. Furthermore, in general the cost of equipment and infrastructure replacement has gradually risen and in most cases is unable to be funded on a pay-go basis while keeping pace with the necessary replacement cycles. To address this challenge, Village staff established a Village-wide multi-year capital improvement plan (CIP) in FY2023. The development of a formal CIP is an expansive effort and Village staff have made significant strides at developing the framework of a plan over the past several years. As noted earlier in the memo, one of the goals for 2024 is further development of the plan, which will also be done in consultation with the Village engineer. Further elements to be added to the plan will be potential funding sources for the various projects.

The 2024 CIP is presented in three parts: (1) Public Works – General, (2) Public Works – Utilities, and (3) Police Department:

Vehicle/Equipment Replacement

As part of a long-term planning process, Village staff is making a proactive effort to get all departments that have a fleet of vehicles and equipment on the optimum replacement schedule. Part of this process is setting aside funds every year toward vehicle and equipment replacement in order to build up capital funds to replace vehicles as scheduled. The benefits of replacing equipment and vehicles on the optimum schedule are easy to understand. First, the vehicle/equipment will cost the Village less in maintenance year over year. Second, the Village will be able to reap the most value out of vehicles from buyers in the optimum replacement range. This allows the Village to better offset the costs of the new equipment/vehicles by bringing in more revenue from surplus items. Village staff are currently looking to institute various replacement schedules focusing on Public Works and the Police Department. The Public Works Department plans to have the following replacement programs: general fund vehicle replacement, utilities fund vehicle replacement and heavy equipment replacement. The police Department will have a replacement program that focuses on vehicles for their patrol officers.

Looking ahead for the next few years, Public Works has put together a 5-year vehicle replacement program. As the Village grows, we take on more maintenance and snow plowing. With upgrading our fleet, we can have more reliable work trucks and lower the risk of break downs during emergency snow removal. That also allows us to sell the equipment while it still has value and use that money from the sale of the trucks to go into the Capital Projects Fund to fund future vehicle purchases.

Budget

2024

Acquisition

Purchase a new Ford F550 to replace the 2009 Ford F550.



- 2025 Fund \$89,000 to Capital Fund toward future vehicle replacements.
Purchase a new Ford F250 to replace the 2013 Ford F350.
- 2026 Fund \$75,000 to Capital Fund toward future vehicle replacements.
Purchase a new Ford F750/International to replace the 2005 International
- 2027 Fund \$75,000 to Capital Fund toward future vehicle replacements.
- 2028 Fund \$75,000 to Capital Fund toward future vehicle replacements.
Purchase a new Ford F550 to replace 2014 Ford F550

Streets – Tractor Purchase



Public Works currently has a 2004 70HP New Holland tractor that is used for mowing ditches. This tractor was never really serviced/cared for in the past and its hard to start at times and doesn't run too well. We are looking to get a 75HP tractor to replace it. This will be more reliable and handle the batwing and ditch mower with more ease. The purchase is budgeted in the Captial Projects fund at \$50,000 but may run up to \$65,000 which would be covered via the Heavy Equipment set aside the Village has been doing the last several years.

Streets – Tilt Trailer

A tilt trailer is needed to transport equipment for Public Works. It's a safer and easier way to transport equipment, the tilting deck helps reduce object falls, minimizing equipment damage and injuries to anyone near the trailer. This type of trailer will haul other pieces of equipment that our current trailers can not load due to having bi-fold ramps. The trailer is budgeted at \$12,000 from the General Fund.



Memorial Park Upgrades

The Memorial Park upgrades commenced in FYE 12/31/2023; however, due to staffing challenges and other unexpected priorities we are rebudgeting a portion of the project for 2024. The plan for the balance of the work is to put a full court basketball court behind the pavilion and playground. The basketball court will be asphalt and the lines will be stripped. A walking path will be a single path that leads to the basketball court with exit paths to the pavilion and playground. It will give it a nice new appeal that looks more organized. We will run drain tile from the pavilion to the pond to eliminate drainage issues at the pavilion. The baseball field is long overdue for replacing some of the post that are heaving and fencing that is too high.

Asphalt Path	\$12,000
Basketball Court Asphalt	\$12,000
Basketball Hoops	\$4,000
Basketball Court Painting	\$1,000
Pavilion drain Tile	\$1,000
Tree Planting	\$4,000
<u>Baseball Fence Repair</u>	<u>\$10,000</u>
Project Total	\$44,000

Splash Pad Equipment Replacement Program – Year 2 of 2

The current splash pad equipment is getting run down and has been painted for years to help it look presentable. Every summer the splash pad is full of kids enjoying their summer at Town Center Park. New equipment will help keep the splash pad in working order and look more presentable. The replacement program was originally envisioned over three years; however, due to some equipment malfunctions this summer, we are going to accelerate the program and have budgeted \$16,000 to implement the replacements.



Village-Wide Park Message Board Replacement Program – Year 2 of 6

Our Parks message boards are currently out of date and we have to manually change them multiple times a year. As part of a sign modernization plan, the 2024 budget contemplates setting aside an additional \$10,000 as part of a multi-year program to upgrade all three Village park message board signs to digital sign boards with cellular connectivity.

Upgrading to digital message boards will allow the Village to:

- Make quick changes
- Display multiple messages in a rotation
- Increase visibility
- Reach more residents
- Look more modern

Utilities – Raw Building HVAC

The HVAC upgrades are for the air exchange unit and louvers. These are the original units from when the RAW building was built in 2001. These units help remove fumes from the building as well as preventing the equipment from corroding as fast. Both the air exchange and louvers are currently not in working order. This project is budgeted at \$50,000 in the Water Fund.



Utilities – Replace Air Compressors

The air compressors in the ALAR room are 12 years old and in need of replacement. There are 2 air compressors and they provide air to the softener valves as well as the ALAR treatment system. The project is budgeted at \$12,000 in the Water Fund.

Utilities – Replace Softener Valves on Original Softener Units

The current softer vales are original from when the plant was first built in 2001 and are showing signs wear and failure. These softener valves sequence when regenerating the filters. We are planning to match these valves and equipment to the new softeners that were recently installed in the water treatment plant expansion. Butterfly valves are more dependable and sustainable for the foreseeable future. This project is budgeted at \$160,000 in the Water Fund.

Utilities – Sanitary Sewer Televising Equipment

Currently, the Village does not have a way to televise its sewer infrastructure. The EPA requires us to televise a percentage of our infrastructure annually. In 2023 we put \$12,000 in the budget to have a company televise Town Center sewer mains. The purchase of this equipment will save money over the long run as well as having it on hand in case of an emergency. This equipment will also be useful for televising the Villages Storm water infrastructure. This is budgeted at \$25,000 in the Water Fund.

Squad Car Replacement Program

The 2024 Budget also contemplates the purchase of a replacement Police squad as well. As you may recall the Police Department is on a two-year cycle for squad replacements with FYE12/31/23 being the set aside year. The 2024 Budget contemplates an additional \$30,000 set aside to the Capital Fund with a purchase of \$55,000 from the same fund for a new squad.



Body Cameras

The 2024 Budget includes \$36,500 in the Capital Projects Fund for the purchase of body cameras. As you may recall the Village has previously transferred \$12,100 each of the past two fiscal years toward the eventual acquisition of officer worn body cameras and the related computer equipment. The 2024 Budget contemplates a final transfer of \$12,300 to the Capital Projects Fund to complete the purchase. As you may recall the requirement that all officers wear body cameras was included in law enforcement related legislation approved by the General Assembly, which also set implementation deadlines. While we have set aside the full amount, we were recently notified that the Village has been awarded a grant to cover approximately 50% of the purchase.

Other Budget Items for Consideration

Dunkin Donuts Donation

As the Board may recall, in November 2018, the Village received a \$2,000 donation from Dunkin Donuts. This donation is currently set aside in the General Fund existing fund balance. As part of the 2024 Budget discussion, the Board may wish to consider a project(s) for which to utilize this donation.

Conclusion

Taunya and I would like to extend our sincere thanks to all the Village Department heads and staff for their feedback and support in helping prepare the 2024 Budget.

We look forward to reviewing the proposed Budget with the Board on October 17. If you have any questions or concerns, please do not hesitate to contact me!

Attachments:

Exhibit A – Budget Printout, Inclusive of Projected Fund Balances

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
01-00-3010	PROPERTY TAX	1,359,286	1,241,591	1,431,438
01-00-3020	PERSONAL PROPERTY REFL TAX	900	422	500
01-00-3030	TAX-SALES	336,000	232,413	504,000
01-00-3040	TAX-STATE INCOME	800,000	578,967	1,112,678
01-00-3041	STATE LOCAL USE TAX	206,000	125,245	317,908
01-00-3043	CANNABIS USE TAX	13,250	5,226	11,922
01-00-3060	LICENSE-LIQUOR	13,900	200	13,900
01-00-3090	PULLTABS & JAR GAMES TAX	900	1,007	900
01-00-3100	FEE-BUSINESS REGISTRATION	3,800	4,381	3,800
01-00-3110	FEE-CABLE FRANCHISE	36,700	16,506	50,000
01-00-3140	UTIL TAX-ELECTRIC	113,400	81,765	190,000
01-00-3150	ULT TAX-GAS	67,000	39,846	180,000
01-00-3160	CONTRACTOR REGISTRATION		4,170	9,000
01-00-3180	ULIT TAX-COMMUNICATIONS	40,000	26,341	60,000
01-00-3200	ZBA/PLAN.COMM. HEARINGS		500	
01-00-3210	MISCELLANEOUS INCOME	5,000	3,761	5,000
01-00-3220	FINES-COURT	11,400	8,139	19,000
01-00-3230	FINES-OTHER	2,000	2,795	2,200
01-00-3250	FEES-BUILDING PERMITS	78,000	118,300	110,000
01-00-3260	OVERWT/SIZE PERMIT FEE	1,500	1,540	1,500
01-00-3280	BUILDING ENGINEERING FEES	5,000	12,040	7,500
01-00-3290	RECYCLING LICENSE			2,500
01-00-3330	PARK PAVILION RENTAL	500	820	700
01-00-3410	INTEREST EARNED	34,000	221,365	50,000
01-00-3440	PARK IMPACT FEES	26,480	67,650	26,480
01-00-3451	GILBERTS POLICE REPORT REQUEST	135	170	150
01-00-3460	MUNICIPAL UTILITY IMPACT FEE	10,000	8,000	10,000
01-00-3480	ANTENNA RENTAL	45,072	27,890	66,935
01-00-3500	GRANT REVENUE	6,256		6,000
01-00-3530	VACANT PROP / BUILDING REGISTRAT		200	
01-00-3540	RAFFLE LICENSE	60	10	
01-00-3560	GARBAGE HAULER LICENSE	400	200	400
01-00-3580	VIDEO GAMING	104,000	70,303	162,000
01-00-3630	MUNICIPAL IMPACT FEE	55,000	64,386	55,000
01-00-8100	TRANSFERS IN	1,000	2	
Totals for dept 00 - GENERAL FUND		3,376,939	2,966,151	4,411,411
Dept 07 - ENHANCED DUI PROGRAM				
01-07-3017	ENHANCED DUI - VEHICLE SEIZURE	2,000	500	2,000
Totals for dept 07 - ENHANCED DUI PROGRAM		2,000	500	2,000
Dept 08 - GARBAGE HAULING				
01-08-3018	GARBAGE REVENUE	534,000	402,010	708,000
01-08-3028	FRANCHISE REVENUE -GARBAGE	26,700	19,355	35,400
01-08-3080	LATE FEES	3,000	2,781	4,000
Totals for dept 08 - GARBAGE HAULING		563,700	424,146	747,400
TOTAL ESTIMATED REVENUES		3,942,639	3,390,797	5,160,811

APPROPRIATIONS

Dept 01 - ADMINISTRATIVE				
01-01-5010	WAGES-BOARD	16,000	11,375	24,000
01-01-5020	WAGES-PLANNING AND ZBA	2,100	400	2,100
01-01-5030	WAGES-GENERAL	225,286	128,632	381,083
01-01-5040	FICA	6,708	8,507	25,246
01-01-5050	MEDICARE	3,529	1,989	5,905
01-01-5051	STATE UNEMPL TAX	22,000	961	
01-01-5052	IMRF	23,948	13,670	40,510
01-01-5054	GROUP HEALTH INS	31,936	11,464	46,933
01-01-5056	WORKER'S COMP INS	42,000		42,000
01-01-5060	OPERATING EXPENSE	3,500	492	3,500
01-01-5070	DUES	7,785	5,802	8,505
01-01-5080	LEGAL NOTICES	1,600	262	1,600
01-01-5090	COMMUNICATIONS	13,260	1,423	13,850
01-01-5100	POSTAGE	2,300	800	2,300
01-01-5110	PRINTING	7,400	1,473	6,650
01-01-5150	COMMUNITY RELATIONS	5,500	572	7,400
01-01-5190	RENTAL-EQUIPMENT	3,441	1,963	5,320
01-01-5200	OFFICE SUPPLIES	2,667	1,496	4,000
01-01-5210	NISRA EXPENSE	900		900
01-01-5230	LEGAL EXPENSE	50,000	48,478	75,000
01-01-5240	ACCOUNTING SERVICES	48,000	41,188	50,000
01-01-5270	BANK FEES	175	25	175
01-01-5310	INSURANCE LIABILITY	48,000		50,000
01-01-5320	INSURANCE VEHICLES & EQUIP.	11,000		15,000
01-01-5360	ENGINEERING SERVICES	25,800	23,216	26,800

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
APPROPRIATIONS				
Dept 01 - ADMINISTRATIVE				
01-01-5370	GASOLINE		48	250
01-01-5390	MAINTENANCE VEHICLES			200
01-01-5400	MAINTENANCE EQUIPMENT	600		600
01-01-5410	MAINTENANCE BUILDING	4,000	630	2,100
01-01-5450	CONTRACTUAL SERVICES	62,757	10,462	62,787
01-01-5480	CAPITAL EQUIPMENT	8,500	4,202	8,500
01-01-5491	EMPLOYEE ENGAGEMENT	3,000		3,000
01-01-5560	VILLAGE PLANNER SERVICES	40,000	9,350	40,000
01-01-5580	TRAINING EXPENSE	24,105	174	22,605
01-01-5661	73 INDUSTRIAL PRINCIPAL	30,000	11,528	30,000
01-01-5671	73 INDUSTRIAL INTEREST	15,000	6,025	15,000
01-01-5960	REIMBURSED EXPENSES		(327,535)	
01-01-8500	TRANSFERS OUT	1,050	1,050	1,050
Totals for dept 01 - ADMINISTRATIVE		793,847	20,122	1,024,869
Dept 02 - POLICE				
01-02-5030	WAGES-POLICE	650,812	469,345	938,001
01-02-5031	WAGES - HOLIDAY WORKED	17,308	8,286	27,000
01-02-5032	WAGES - OVERTIME	11,819	17,936	22,762
01-02-5040	FICA	39,633	29,837	59,568
01-02-5050	MEDICARE	9,269	6,978	13,932
01-02-5052	IMRF	3,484	2,581	5,499
01-02-5054	GROUP HEALTH INS	108,290	60,005	144,381
01-02-5058	UNIFORMS	11,800	4,978	12,600
01-02-5060	OPERATING EXPENSE	2,834	1,345	10,925
01-02-5070	DUES	3,460	2,816	4,760
01-02-5090	COMMUNICATIONS	6,173	2,949	9,300
01-02-5110	PRINTING	1,000	136	1,000
01-02-5170	PUBLICATIONS/BROCHURES	150		150
01-02-5180	SMALL TOOLS AND EQUIPMENT	750	9	1,000
01-02-5190	RENTAL-EQUIPMENT	2,235	372	2,235
01-02-5200	OFFICE SUPPLIES	1,667	331	3,000
01-02-5230	LEGAL EXPENSE	3,667	2,048	5,600
01-02-5300	DISPATCHING	95,000	93,459	100,425
01-02-5370	GASOLINE	18,700	12,247	30,000
01-02-5390	MAINTENANCE VEHICLES	17,470	4,426	31,200
01-02-5400	MAINTENANCE EQUIPMENT	2,000	614	3,000
01-02-5410	MAINTENANCE BUILDING	13,950	8,732	19,100
01-02-5450	CONTRACTUAL SERVICES	12,445	4,827	14,035
01-02-5480	CAPITAL EQUIPMENT			5,200
01-02-5570	COMMUNITY RELATIONS	1,400	66	2,000
01-02-5580	TRAINING EXPENSE	8,950	2,771	9,550
01-02-8500	TRANSFERS OUT-POLICE	40,100	40,100	45,300
Totals for dept 02 - POLICE		1,084,366	777,194	1,521,523
Dept 03 - PUBLIC WORKS				
01-03-5030	WAGES-PPW	178,177	103,840	292,616
01-03-5032	WAGES - OVERTIME	11,040	850	11,140
01-03-5040	FICA	11,580	6,619	18,833
01-03-5050	MEDICARE	2,709	1,548	4,405
01-03-5052	IMRF	19,854	11,355	32,290
01-03-5054	GROUP HEALTH INS	21,776	692	13,472
01-03-5058	UNIFORMS	2,400	2,000	3,200
01-03-5060	OPERATING EXPENSE	2,435	4,281	8,100
01-03-5070	DUES	382		400
01-03-5090	COMMUNICATIONS	1,460	1,116	5,140
01-03-5180	SMALL TOOLS AND EQUIPMENT	7,400	4,235	31,500
01-03-5190	RENTAL-EQUIPMENT	2,000	2,092	2,000
01-03-5251	NPDES PERMITS	1,000	1,000	1,000
01-03-5260	STREETLIGHTING	25,400	16,939	38,100
01-03-5370	GASOLINE	12,000	3,562	20,000
01-03-5380	SIGNS EXPENSE	12,500	420	4,000
01-03-5390	MAINTENANCE VEHICLES	17,800	8,741	24,000
01-03-5400	MAINTENANCE EQUIPMENT	10,000	1,442	12,000
01-03-5410	MAINTENANCE BUILDING	8,000	9,986	16,000
01-03-5420	MAINTENANCE STREETS	17,000	3,569	52,000
01-03-5440	MAINTENANCE GROUNDS	6,000	2,018	11,000
01-03-5441	TREE/SIDEWALK REPLACEMENT	2,500	550	8,400
01-03-5450	CONTRACTUAL SERVICES	40,485	14,904	41,900
01-03-5461	WEATHER SIREN MAINTENANCE	2,500		2,500
01-03-5480	CAPITAL EQUIPMENT	21,000	20,252	12,000
01-03-5580	TRAINING EXPENSE	3,800	368	4,000
01-03-8500	TRANSFERS OUT	265,000	265,000	284,000
Totals for dept 03 - PUBLIC WORKS		706,198	487,379	953,996
Dept 04 - BUILDING				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
APPROPRIATIONS				
Dept 04 - BUILDING				
01-04-5030	WAGES-BUILDING	33,719	22,714	51,170
01-04-5040	FICA	2,091	1,408	3,173
01-04-5050	MEDICARE	489	329	742
01-04-5052	IMRF	3,584	2,415	5,440
01-04-5054	GROUP HEALTH INS	28	20	40
01-04-5070	DUES	186		186
01-04-5090	COMMUNICATIONS	360	178	540
01-04-5200	OFFICE SUPPLIES	700	105	
01-04-5250	BUILDING PERMIT EXPENSE	80,000	118,143	80,000
01-04-5370	GASOLINE		424	
01-04-5450	CONTRACTUAL SERVICES	12,500		12,500
01-04-5580	TRAINING EXPENSE	500		500
Totals for dept 04 - BUILDING		134,157	145,736	154,291
Dept 06 - PARKS				
01-06-5030	REG WAGES	25,066	7,482	26,245
01-06-5040	FICA	1,554	464	1,628
01-06-5050	MEDICARE	363	108	381
01-06-5052	IMRF	2,665	171	1,333
01-06-5060	OPERATING EXPENSE	500	208	1,500
01-06-5090	COMMUNICATIONS	2,700	1,073	2,840
01-06-5120	UTILITIES	4,200	2,202	4,000
01-06-5190	RENTAL-EQUIPMENT	3,000	80	2,000
01-06-5211	MAINTENANCE SUPPLIES	1,700	214	1,900
01-06-5350	MINOR PARK PROJECTS	500		
01-06-5370	GASOLINE	1,000	1,118	2,000
01-06-5391	MAINTENANCE-SPORTS/PLAYGROUND EQ	11,000		17,600
01-06-5400	MAINTENANCE EQUIPMENT	2,000	3,851	2,500
01-06-5410	MAINTENANCE BUILDING	10,500	478	2,000
01-06-5440	MAINTENANCE GROUNDS	21,000	7,277	20,000
01-06-5450	CONTRACTUAL SERVICES	9,800	4,621	10,000
01-06-5480	CAPITAL EQUIPMENT		329,261	20,000
01-06-8500	TRANSFERS OUT-PARKS	35,000	35,000	45,000
Totals for dept 06 - PARKS		132,548	393,608	160,927
Dept 07 - ENHANCED DUI PROGRAM				
01-07-5480	CAPITAL EQUIPMENT			23,000
Totals for dept 07 - ENHANCED DUI PROGRAM				23,000
Dept 08 - GARBAGE HAULING				
01-08-5068	GARBAGE HAULING EXPENSE	472,000	321,785	708,000
Totals for dept 08 - GARBAGE HAULING		472,000	321,785	708,000
Dept 89 - GPD DOWN STATE PENSION FUND				
01-89-5621	GPD DOWNSTATE PENSION FUND	253,913		223,632
Totals for dept 89 - GPD DOWN STATE PENSION FUND		253,913		223,632
TOTAL APPROPRIATIONS		3,577,029	2,145,824	4,770,238
NET OF REVENUES/APPROPRIATIONS - FUND 01		365,610	1,244,973	390,573
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
11-00-3015	COMMUNITY DAYS DONATIONS	14,000	23,750	20,000
11-00-3210	OTHER INCOME	17,000	24,611	17,000
11-00-3211	PLANNED USE OF FUND RESERVES	8,500		
11-00-3520	VENDOR FEES	3,500	3,098	3,400
11-00-3590	VIDEO GAMING LICENSE	12,000	1,500	12,000
11-00-3980	BEVERAGE SALES	17,500	30,570	25,000
11-00-8100	TRANSFERS IN	1,050	1,050	1,500
Totals for dept 00 - GENERAL FUND		73,550	84,579	78,900
TOTAL ESTIMATED REVENUES		73,550	84,579	78,900
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
11-00-5060	BEVERAGE OPERATIONS	12,860	13,960	15,500
11-00-5070	PERMITS & LICENSES	70		70
11-00-5079	ADVERTISING / MARKETING	3,420	2,074	3,930
11-00-5130	MISCELLANEOUS EXPENSES	410	54	500
11-00-5159	ENTERTAINMENT	39,700	39,469	42,200
11-00-5213	LABOR & OUTSIDE SERVICES	5,200	4,963	6,000
11-00-5610	EQUIPMENT & SERVICES	5,650	5,531	6,110
Totals for dept 00 - GENERAL FUND		67,310	66,051	74,310
TOTAL APPROPRIATIONS		67,310	66,051	74,310
NET OF REVENUES/APPROPRIATIONS - FUND 11		6,240	18,528	4,590
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
12-00-3031	NON HOME RULE 1% SALES TAX	320,000	220,327	480,000
12-00-3050	TAX-ROAD AND BRIDGE	9,000	8,830	8,000
12-00-3211	PLANNED USE OF FUND RESERVES	1,050,000		900,000
12-00-3390	SSA#24 BOND INTEREST	13,500	2	13,000
12-00-3410	INTEREST EARNED	1,200	686	1,000
Totals for dept 00 - GENERAL FUND		1,393,700	229,845	1,402,000
TOTAL ESTIMATED REVENUES		1,393,700	229,845	1,402,000
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
12-00-5270	BANK FEES		475	500
12-00-5360	ENGINEERING SERVICES		34,473	
12-00-5480	CAPITAL EQUIPMENT	1,050,000		900,000
12-00-5490	GO BOND PRINCIPAL	245,000		245,000
12-00-5491	GO BOND INTEREST	77,500	38,750	72,600
Totals for dept 00 - GENERAL FUND		1,372,500	73,698	1,218,100
TOTAL APPROPRIATIONS		1,372,500	73,698	1,218,100
NET OF REVENUES/APPROPRIATIONS - FUND 12		21,200	156,147	183,900
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
15-00-8100	TRANSFERS IN	340,100	340,100	374,300
Totals for dept 00 - GENERAL FUND		340,100	340,100	374,300
TOTAL ESTIMATED REVENUES		340,100	340,100	374,300
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
15-00-5481	CAPITAL PROJECTS	150,000	89,989	421,500
Totals for dept 00 - GENERAL FUND		150,000	89,989	421,500
TOTAL APPROPRIATIONS		150,000	89,989	421,500
NET OF REVENUES/APPROPRIATIONS - FUND 15		190,100	250,111	(47,200)
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
20-00-3022	INCOME - WASTEWATER	500,000	431,011	825,000
20-00-3032	INCOME - WATER	567,000	470,338	920,000
20-00-3080	LATE FEES	13,400	15,917	25,000
20-00-3211	PLANNED USE OF FUND RESERVES	417,751		
20-00-3310	FEE-TAP-ON - WATER	1,700	4,200	4,000
20-00-3320	FEE-TAP-ON SEWER	1,000		
20-00-3360	METER SALES	8,000	26,610	7,605
20-00-3390	SSA#24 BOND INTEREST	13,500	2	13,000
20-00-3410	INTEREST EARNED	20,000	32,034	20,000
Totals for dept 00 - GENERAL FUND		1,542,351	980,112	1,814,605
TOTAL ESTIMATED REVENUES		1,542,351	980,112	1,814,605
APPROPRIATIONS				
Dept 10 - WATER SYSTEMS				
20-10-5030	REG. WAGES	150,084	75,436	182,751
20-10-5032	WAGES - OVERTIME		4,344	8,000
20-10-5040	FICA	9,250	4,777	11,331
20-10-5050	MEDICARE	2,163	1,117	2,650
20-10-5052	IMRF	29,952	8,481	19,427
20-10-5054	GROUP HEALTH INS	25,806	12,367	33,989
20-10-5056	WORKER'S COMP INS	18,000		18,000
20-10-5058	UNIFORMS	1,800	200	2,000
20-10-5070	DUES	900	441	1,100
20-10-5080	LEGAL NOTICES	100		100
20-10-5090	COMMUNICATIONS	5,950	2,978	11,570
20-10-5100	POSTAGE	2,900	1,795	2,900
20-10-5110	PRINTING	3,100	1,388	2,100
20-10-5120	UTILITIES	60,000	71,871	100,000
20-10-5180	SMALL TOOLS AND EQUIPMENT	5,500	902	4,000
20-10-5190	RENTAL-EQUIPMENT	2,620	524	4,120
20-10-5200	OFFICE SUPPLIES	700	429	1,000
20-10-5213	OUTSIDE SERVICES	3,400		6,000
20-10-5262	LAB SUPPLIES & EQUIPMENT	6,500	1,582	7,000
20-10-5281	CHEMICALS	70,000	33,901	85,000
20-10-5301	MAINT SUPPLIES-JANTORIAL	250		200
20-10-5310	INSURANCE LIABILITY	31,000		
20-10-5320	INSURANCE VEHICLES & EQUIP.	6,000		
20-10-5360	ENGINEERING SERVICES	10,000		8,000
20-10-5370	GASOLINE	4,700	1,958	7,000
20-10-5381	MAINTENANCE PARTS & MATERIALS	6,700	1,121	8,000
20-10-5390	MAINTENANCE VEHICLES	3,400	593	5,000
20-10-5410	MAINTENANCE BUILDING	8,000	6,891	2,000
20-10-5431	HYDRANT MAINTENANCE	1,700		10,000
20-10-5450	CONTRACTUAL SERVICES	25,960	10,981	32,400
20-10-5480	CAPITAL EQUIPMENT	370,000	209,760	239,000
20-10-5510	WATER METERS	24,000	359	30,000
20-10-5520	LABORATORY TESTING	55,000	3,484	50,000
20-10-5580	TRAINING EXPENSE	4,000		4,000
20-10-5601	REPAIRS-WATER DISTRIBUTION SYS.	7,000	6,831	6,000
20-10-5652	BRINE HAULING EXPENSES	34,000	27,391	60,000
20-10-5662	IEPA LOAN-PRINCIPAL	25,826	13,354	26,836
20-10-5672	IEPA LOAN - INTEREST	7,156	3,142	6,155
Totals for dept 10 - WATER SYSTEMS		1,023,417	508,398	997,629
Dept 20 - WASTEWATER SYSTEMS				
20-20-5030	WAGES	127,912	79,313	184,459
20-20-5032	WAGES - OVERTIME		4,772	8,000
20-20-5040	FICA	7,817	5,085	11,437
20-20-5050	MEDICARE	1,828	1,189	2,675
20-20-5052	IMRF	13,402	8,938	19,608
20-20-5054	GROUP HEALTH INS	15,511	8,985	22,765
20-20-5058	UNIFORMS	1,600		1,800
20-20-5090	COMMUNICATIONS	4,050	1,210	6,170
20-20-5100	POSTAGE	2,900	1,795	2,900
20-20-5110	PRINTING	2,100	1,388	2,100
20-20-5120	UTILITIES	94,000	64,756	140,000
20-20-5180	SMALL TOOLS AND EQUIPMENT	5,500	1,681	4,000
20-20-5190	RENTAL-EQUIPMENT	2,620		3,120
20-20-5200	OFFICE SUPPLIES	700	272	1,000
20-20-5213	OUTSIDE SERVICES	30,000		32,000
20-20-5251	NPDES PERMITS	20,000	32,500	20,000
20-20-5262	LAB SUPPLIES & EQUIPMENT	5,600	2,199	8,000
20-20-5281	CHEMICALS	42,000		38,000
20-20-5301	MAINT SUPPLIES-JANITORIAL	250		200
20-20-5360	ENGINEERING SERVICES	7,000		8,000

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
APPROPRIATIONS				
Dept 20 - WASTEWATER SYSTEMS				
20-20-5370	GASOLINE	5,000	1,938	7,000
20-20-5381	MAINTENANCE PARTS & MATERIALS	10,000	2,586	8,000
20-20-5390	MAINTENANCE VEHICLES	3,400	593	5,000
20-20-5410	MAINTENANCE BUILDING	7,000		4,000
20-20-5450	CONTRACTUAL SERVICES	69,744	60,479	80,000
20-20-5480	CAPITAL EQUIPMENT			282,800
20-20-5520	LABORATORY TESTING	20,000	22,077	44,000
20-20-5580	TRAINING EXPENSE	2,000		2,000
20-20-5602	REPAIRS-W/WATER COLLECTION SYS.	7,000		4,000
20-20-5660	COLLECTION SYS. PUMP MAINT.	10,000		8,000
Totals for dept 20 - WASTEWATER SYSTEMS		518,934	301,756	961,034
TOTAL APPROPRIATIONS		1,542,351	810,154	1,958,663
NET OF REVENUES/APPROPRIATIONS - FUND 20			169,958	(144,058)
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
30-00-3211	PLANNED USE OF FUND RESERVES	453,353		
30-00-3410	INTEREST EARNED	15,000	32,858	20,000
30-00-3450	MOTOR FUEL TAX	212,544	193,542	337,697
Totals for dept 00 - GENERAL FUND		680,897	226,400	357,697
TOTAL ESTIMATED REVENUES		680,897	226,400	357,697
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
30-00-5462	MFT RESOLUTION	125,000	12,678	125,000
30-00-5463	MFT - REBUILD IL	453,353	348,939	
Totals for dept 00 - GENERAL FUND		578,353	361,617	125,000
TOTAL APPROPRIATIONS		578,353	361,617	125,000
NET OF REVENUES/APPROPRIATIONS - FUND 30		102,544	(135,217)	232,697
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
31-00-3410	INTEREST EARNED		3,155	3,000
Totals for dept 00 - GENERAL FUND			3,155	3,000
TOTAL ESTIMATED REVENUES			3,155	3,000
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
31-00-8500	TRANSFERS OUT		2	
Totals for dept 00 - GENERAL FUND			2	
TOTAL APPROPRIATIONS			2	
NET OF REVENUES/APPROPRIATIONS - FUND 31			3,153	3,000
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
34-00-3010	PROPERTY TAX	316,779	248,260	316,000
34-00-3410	INTEREST EARNED	500	311	
Totals for dept 00 - GENERAL FUND		<u>317,279</u>	<u>248,571</u>	<u>316,000</u>
TOTAL ESTIMATED REVENUES		317,279	248,571	316,000
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
34-00-5061	ADMINISTRATIVE FEES	1,000	550	
34-00-5074	FACADE GRANT	100,000	65,000	100,000
34-00-5451	MINOR PROJECTS		211,208	
Totals for dept 00 - GENERAL FUND		<u>101,000</u>	<u>276,758</u>	<u>100,000</u>
TOTAL APPROPRIATIONS		101,000	276,758	100,000
NET OF REVENUES/APPROPRIATIONS - FUND 34		216,279	(28,187)	216,000
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
35-00-3010	PROPERTY TAX	943,578	728,577	943,000
35-00-3410	INTEREST EARNED	650	325	
Totals for dept 00 - GENERAL FUND		<u>944,228</u>	<u>728,902</u>	<u>943,000</u>
TOTAL ESTIMATED REVENUES		<u>944,228</u>	<u>728,902</u>	<u>943,000</u>
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
35-00-5061	ADMINISTRATIVE FEES	5,550		5,550
35-00-5071	TIF NOTE INTEREST	263,262		255,910
35-00-5081	TIF NOTE PRINCIPAL	546,738		645,000
Totals for dept 00 - GENERAL FUND		<u>815,550</u>		<u>906,460</u>
TOTAL APPROPRIATIONS		<u>815,550</u>		<u>906,460</u>
NET OF REVENUES/APPROPRIATIONS - FUND 35		<u>128,678</u>	<u>728,902</u>	<u>36,540</u>
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
40-00-3410	INTEREST EARNED	15	3	
Totals for dept 00 - GENERAL FUND		15	3	
TOTAL ESTIMATED REVENUES		15	3	
NET OF REVENUES/APPROPRIATIONS - FUND 40		15	3	
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	2023-24 ACTIVITY	2024-25 DEPT REQUESTED BUDGET
ESTIMATED REVENUES				
Dept 00 - GENERAL FUND				
43-00-3421	UNREALIZED GAIN/LOSS		113,011	
43-00-3490	EMPLOYER CONTRIBUTIONS	253,913		223,632
43-00-3491	EMPLOYEE CONTRIBUTIONS	50,000	13,986	100,000
Totals for dept 00 - GENERAL FUND		303,913	126,997	323,632
TOTAL ESTIMATED REVENUES		303,913	126,997	323,632
APPROPRIATIONS				
Dept 00 - GENERAL FUND				
43-00-5030	RETIREE PENSION PAY		21,297	168,000
43-00-5040	FICA		2,826	16,000
43-00-5240	ACCOUNTING SERVICES		1,795	17,000
43-00-5270	BANK FEES		34	
43-00-5321	PROFESSIONAL FEES	10,000		25,000
43-00-5509	PENSION EXPENSES	114,000		
Totals for dept 00 - GENERAL FUND		124,000	25,952	226,000
TOTAL APPROPRIATIONS		124,000	25,952	226,000
NET OF REVENUES/APPROPRIATIONS - FUND 43		179,913	101,045	97,632
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				
ESTIMATED REVENUES - ALL FUNDS		9,538,672	6,359,461	10,773,945
APPROPRIATIONS - ALL FUNDS		8,328,093	3,850,045	9,800,271
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		1,210,579	2,509,416	973,674
BEGINNING FUND BALANCE - ALL FUNDS				
ENDING FUND BALANCE - ALL FUNDS				