

VILLAGE OF GILBERTS
VILLAGE BOARD WORK SESSION MEETING
October 28, 2008
7:30 P.M.

CALLED TO ORDER:

Village President Wajda called the meeting to order at 7:30 p.m.

ROLL CALL/ESTABLISH QUORUM:

Members present: Trustees Erbeck, Zambetti, Mierisch, Mueller, Mengarelli, Garcia, President Wajda. Others Present: Village Administrator Ray Keller, Finance Director Marlene Blocker, Police Chief Mike Joswick, Intern Kyle Cratty and Deputy Clerk Debra Meadows. President Wajda declared a quorum present. (Members of the Public see attached list).

Noise Ordinance

Administrator Keller stated included in the board members packet was a memo from the Village Attorney Julie Tappendorf. The memo discussed the changes to the noise ordinance proposed by resident Mr. Harold Mierisch on September 2, 2008.

There was some discussion with respect to the how amending the noise ordinance would have an affect on the community at large. Two issues need to be addressed.

1. Are the Eagles violating the Special Use Permit?
2. Does the noise projecting from the Eagles field violate the Noise Ordinance?

The first statement of Mr. Mierisch's recommendation states that the Eagles field be treated differently from the official Village of Gilberts parks/athletic fields.

The Board concurred that when considering any changes to the Noise Ordinance or adopting a policy all of the Village parks and independently owned fields need to be treated in a consistent manner.

The Board Members proceeded to address Mr. Mierisch's written recommendations dated September 2, 2008 as follows:

1. "Not within 500 feet of a residence". The Board Members stated that the average set back is 100'. The Board concurred to remove item number one from the list of recommendations.
2. "No more than two (2) days of activity per week, total of all activities" The Board Members stated that the Village parks are utilized (depending on the season) every day. The Board concurred to remove item number two from the list of recommendations.

3. "No more than two (2) hours per day". The Board Members stated that the Village has adopted operating hours for the parks. The hours are dawn until dusk. The Board concurred to remove item number three from the list of recommendations.
4. "Activities no earlier than 9am, and no later than dusk" Previously addressed with recommendation number three.
5. "No lights to be allowed" There was some discussion with respect to security lighting. Memorial Park does have security lighting.

The Board Members directed staff to check the security lights at Memorial Park they have noticed that they appear to be on a lot.

There was some discussion with respect to the Gilberts Town Center Park which is planned to be an active park to include lights, ball fields, structures and a possible municipal complex.

The Board expressed concern that many of the residents in Gilberts Town Center might not be aware that the open space is slated to be an active park. The Board Members would like to see signage on the property noting the plans for the open space. This matter will be placed on the next Park Committee Agenda.

6. "No concession stands". Trustee Erbeck stated concession stands are a source of revenue for the Village. The Board concurred this item will be removed from the recommendation list.
7. "No whistles, air horns, or similar noise making devices". There was a lengthy discussion with respect to the decibel measuring of any mechanical noise making devices. However, the Village does not have the equipment to confirm decimal output. The Board Members directed staff to survey how other communities address this issue.

Administrator Keller reported today he had held a meeting with the Eagles representatives and reviewed the Special Use process and procedure. He recommended that residents in the neighborhood, the Eagles Club and other interested parties meet to discuss the Special Use Permit and land use concerns. Trustee Mierisch inquired what would be different from previous meetings. Administrator Keller stated he would facilitate the meeting and the Eagles have stated they are flexible.

Trustee Mierisch expressed concern with the meeting becoming convoluted. The meeting should remain focused on the issues. This is land use, hours of operation, and noise impact and enforcement issue. In addition, Trustee Mierisch expressed concern with the time this matter had consumed. With respect to the noise, Trustee Mierisch has spoken on behalf of her neighbors. However, she has informed her neighbors she is no longer willing to do so they will need to speak directly to the Board.

Administrator Keller will proceed with setting up the meeting.

TIF District Updates

Administrator Keller stated now that the Board has passed the three Ordinance required for creating the TIF District, the staff is looking for direction in whether to initiate the financing and construction processes.

Trustee Mueller expressed concern with respect to the TIF District failing. He suggested the Village guarantee the financing by creating a back-up SSA. Trustee Mueller proposed sharing the risk 50/50 with the property owners. If the TIF District failed both parties would be responsible for 50% of the repayment cost. Trustee Mengarelli supported the idea.

There was a lengthy discussing regarding the General Obligation-Alternate Revenue Source bond and the obligation of the Village if the TIF district failed to generate sufficient increment.

Trustee Mierisch stated the EDC Committee had held numerous meeting with the property owners. The majority of the property owners expressed strong opposition to the creation of an SSA. However, they were in favor of the General Obligation-Alternate Revenue Source Bond.

There was a lengthy discussion on the pros and cons of sharing the risk.

Administrator Keller stated the TIF District could remain idle and collect increment.

There was some discussion on what if the property owners voted against the back-up SSA and whether the Board would be prepared to vote on the financing option.

Trustee Mierisch requested the Board Members provide Administrator Keller and staff with clear direction.

Trustee Zambetti stated the Village would benefit from the creation of the TIF District due to the fact it would enhance the Route 72 corridor and provide the Village with a focal point.

President Wajda discussed the means in which the Village could entice the property owners to connect to the water and sewer lines.

Trustee Erbeck reminded the Board Members of the Strategic Plan, which states, "Design the look of Route 72, making it enjoyable to drive and aesthetically appealing, recognizing Route 72 as the Village's front door".

There was some discussion with respect to Baxter and Woodman's construction schedule, depicted on their work order #0715988.41 & 071598.42. President Wajda noted the schedule has asphalt work being completed in November. He prefers this type of work being done earlier in the year.

There was some discussion with respect to the public hearing requirements for the bonds and potential back-up SSA's.

Trustee Erbeck would like to know how many TIF Districts in the area have failed.

On Tuesday, November 18th, the Board will hold a special work session and invite the property owners to attend. The purpose of the meeting will be to discuss the possible creation of a back-up SSA. This meeting will directly follow the regularly scheduled village board meeting.

Other Village Business

Trustee Erbeck had nothing to report.

Trustee Zambetti had nothing to report.

Trustee Mierisch had nothing to report.

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Trustee Mengarelli reported that at the Building/Zoning/Planning/Development Committee Meeting the committee had reviewed the revised sprinkle requirement, which is included in the ICC's 2009-revised building code. The committee recommends the Village adopt the code. Chief Building Inspector Swedberg will ask legal if the Village can adopt only a portion of the code.

In addition, Trustee Mengarelli reported that the Post Office's temporary trailer does not comply with their Special Use Permit. Chief Building Inspector Swedberg has tried on several occasions to discuss this matter with the Post Master with no resolution. The Board recommended moving forward with revoking their Special Use Permit. This process requires a public hearing before the Plan Commission.

Trustee Mueller reported that the Public Works Committee recommends the Village moves forward with improvements to the Conservancy Water Tower. This matter will be placed on the next Board Agenda for consideration.

Trustee Mueller reported Mediacom has informed the village of their rate increase.

Trustee Zambetti reported that even through the weather was not ideal the bonfire event was a success. The Yellow Support Group attended along with about 150 residents.

There being no further business, **a motion was made by Trustee Erbeck and seconded by Trustee Zambetti to adjourn the meeting.** Roll call Vote: 6-ayes. (Trustees Garcia, Zambetti, Mueller, Mierisch, Erbeck and Mengarelli). 0-nays, 0-abstained. Motion carried. Adjournment time: 10:03 p.m.

Respectfully submitted,

Debra Meadows
Deputy Clerk