

## Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

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

[www.villageofgilberts.com](http://www.villageofgilberts.com)

### VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING AGENDA

May 8, 2018 - 7:00 p.m. - Village Hall Board Room

#### ORDER OF BUSINESS

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**2. ROLL CALL / ESTABLISH QUORUM**

**3. PRESENTATION**

A. 2018 Gilberts Community Days overview

**4. PUBLIC COMMENT\***

Intended for public comment on issues not otherwise on this agenda, those comments offered when individual issues are discussed

**5. ITEMS FOR DISCUSSION**

A. Conservancy single family home models floor plans and elevations.

**6. STAFF REPORTS**

**7. TRUSTEES' REPORTS**

**8. PRESIDENT'S REPORT**

**9. EXECUTIVE SESSION (If necessary)**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2( c ) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 ( c ) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2( c ) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 ( c ) 2 Collective negotiating matters.

**10. ADJOURNMENT**

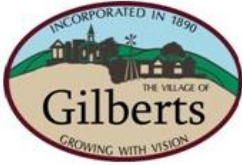
**\*Public Comment Policy**

*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 (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.*

## 2018 Gilberts Community Days Status Report

1. Talent
  - a. All talent is secured for 2018
  - b. Talent Lineup
    - i. Friday, June 1
      1. China Grove 6 – 7:30pm
      2. American English 8 – 10pm
    - ii. Saturday, June 2
      1. Dairyland Aces 12 – 1:30pm
      2. The Belvederes 2 – 3:30pm
      3. ARRA 4 – 5:30pm
      4. Petty Kings 6 – 7:30pm
      5. 97 Nine 8 – 10pm
    - iii. Sunday, June 3
      1. Street Corner Blue 12 – 1:30pm
      2. The Lennys 2 – 3:30pm
      3. Modern Day Romeos 4 – 6pm
  - c. Talent Support
    - i. Stage
    - ii. Sound and Lights
    - iii. RV
    - iv. Band meals
2. Restaurants
  - a. Bob's Awesome Lemonade
  - b. Blackhawk BBQ and Seafood
  - c. Cruisin'
  - d. Genoa Italian Concessions
  - e. Pub 72
  - f. Knights of Columbus
3. Beer
  - a. Currently sold by Crusin', Pub 72, Eagles
4. Carnival
  - a. Windy City Amusements has assigned our carnival to A & A Attractions
5. Children's Area
  - a. Petting Zoo, noon – 4pm
  - b. John's Magic Truck, noon – 4pm
  - c. Crafts & Activity Tent, noon – 4pm, Saturday: Life Zone 360, Sunday: Home Depot
  - d. Touch a car/truck
6. Car Show
  - a. Met with Rudy, everything is set
  - b. Dunkin Donuts?
  - c. Other restaurants open early

7. Business Expo
  - a. 10 – 15 businesses
  - b. Noon – 5pm Saturday and Sunday
  - c. \$100 for profit businesses, \$50 NFP
  - d. Exhibitors are responsible for their own tent
  - e. Approaching businesses that have a hands-on exhibition. I.E. martial arts demo, storytelling, animal display, etc.
  
8. Staffing / Volunteers
  - a. Wrist-banders
  - b. Table clean up /empty garbage cans
  - c. Backstage helpers
  - d. Approach community NFP groups or HS students that need service hours
  
9. Site Plan / Operations Equipment
  - a. Add ATM
  - b. Tents / furniture
  - c. Toilets
  - d. Dumpsters
  - e. Signs
  - f. Golf carts
  - g. Trash bags
  
10. Operations Schedule
  - a. Define load-in times
  - b. Public Works Schedule
  - c. Load out
  
11. Parking / Shuttle not needed
  
12. Sponsors
  - a. Confirmed
  - b. Anticipated
  
13. Marketing
  - a. Website
  - b. Facebook
  - c. Newsletter
  - d. Radio spot
  - e. Giveaways



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

### **Village Administrator Memorandum**

**To:** Village President Zirk and the Board of Trustees  
**From:** George Sakas, Village Administrator  
**Date:** April 27, 2018 for the May 1, 2018 Village Board Meeting  
**Subject:** Discussion of Pulte single family home models submitted for the Conservancy's neighborhoods 4 & 5

---

On January 31, 2017 the Village Board passed ordinances 04 & 05 – 2017 amending the Conservancy annexation agreement and planned development. The approvals included 15 single family home models with various elevations. They were submitted by Gilberts Development LLC and identify as being models of the NVR homebuilders corporation. Currently these are the only home plans and elevations permitted and constructed in the Conservancy. Staff is obviously not authorized to deviate from these approved designs.

Gilberts Development LLC recently submitted 6 single family home models identified as Pulte Homes designs. The amended annexation agreement provides for the Village Board to change approved homes by simple resolution – without public hearings, etc. Staff submits the following comparison of the proposed models to the approved:

#### Pulte Model Deficiencies

1. NVR provided far more floor plan options and more elevations per floor plan.
2. No side load garages provided
3. No three car garages provided. NVR plans have relief at third car garage face.
4. No window grills in side and rear windows (or sliding glass doors)
5. Garage door windows do not appear to be offered.
6. Side walls are blank. NVR has more windows in sidewalls
7. NVR rear walls have relief. Pulte product in large has flat rear walls.
8. NVR plans have more windows.
9. NVR windows are separated in the front elevation, not mulled together
10. Pulte plans do not appear to contain gable end roof overhangs, as the NVR plans do.
11. Overhangs not provided at rear of house as NVR has.
12. Roof pitches appear to be flatter across the board
13. All Pulte siding elevations need to include shutters.
14. Siding only elevations look less attractive than NVR and should be eliminated

#### Pulte Model Advantages

1. Greater mixture of front façade materials (vertical siding and shakes)
2. Garage door variation at upper end elevations.

Gilberts Development LLC and Pulte Homes should submit, based on the Board's discussion and direction, an updated home product collection for approval by the Board via resolution. All models and elevations are available in Village Hall or the Building Department for your review.

Annexation Agreement (Amended 2017) Excerpt:

**10. Amendments to Section 22, Anti-Monotony.** Section 22, entitled “Anti-Monotony,” is hereby amended to add a new Subsection J, as follows:

“J. Approval of Building Elevations and Floor Plans. Building elevation plans for the traditional and age-targeted residential homes shall be submitted for approval by the Village in the Amended PUD Ordinance, which plans are attached to the Amended PUD Ordinance. In addition, floor plans for the age-targeted residential homes will be submitted for approval by the Village in the Amended PUD Ordinance, which plans are also attached to the Amended PUD Ordinance. The approved Building Elevations (and Floor Plans may be modified, for any one or more phases of development of the Gilberts Development Parcel, by resolution of the Village Board, without a public hearing or amendment to the Annexation Agreement, as amended, or the PUD Ordinance.”