



**MINUTES FOR VILLAGE OF GILBERTS
COMMITTEE OF THE WHOLE MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, July 9, 2019**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker, and President Zirk. Others present: Village Administrator Brian Bourdeau and Village Attorney Julie Tappendorf.

3. PUBLIC COMMENT

There were no public comments.

4. ITEMS FOR DISCUSSION

- A. Discussion Concerning the Town Square Park Gazebo – President Zirk advised the Board that the question of adding the Town Square Park Gazebo to the Village’s rental portfolio has come up in the past, however, with new Staff members and inquiries from the residents, it is being brought before the Board again for feedback. President Zirk asked Administrator Bourdeau to find out and confirm who insures the gazebo. Several Board members brought up the concern of there being no parking lot for the gazebo and garbage pick-up. After some discussion, President Zirk advised Staff that the policy should stay as is and the Town Square Park Gazebo will not be available for residents to rent.
- B. Presentation and Discussion of a Request to Add an Additional Single-family Ranch Elevation to the Conservancy Portfolio – Administrator Bourdeau advised the Board that Gilberts Development, LLC and NVR/Ryan Homes have requested the addition of a single-family ranch elevation to those approved for Neighborhood 2 of the Conservancy. Administrator Bourdeau stated that there are several items regarding the proposed model that the Board may wish to consider such as: the interior garage width is slightly less than a full 20 feet. The proposed floor plan shows the garage as 20 feet measured from the exterior wall point on each side; Roof overhangs are optional and not standard; Elevations B, K and L contain a greater amount of material and architectural diversity relative to Elevation A.

Several Board members rose concerns about some features of Elevation A not being consistent with what was previously presented. President Zirk asked Scott Pjesky from NVR/Ryan Homes to make adjustments to the proposed plans based on the Board and Staff's concerns prior to bringing back the proposal to be approved.

- C. Update and Overview of the Proposed Gilberts Town Center Duplex Product – Administrator Bourdeau advised the Board that REO Funding Solutions IV, LLC (REO) has proposed to build a duplex product that substantially conforms to the duplex design requirements as outlined in the First Amendment to the Annexation Agreement and utilizes the same building materials as the duplexes already built in the Town Center development. REO has requested two variations from the UDO standards applicable to duplexes which are: A reduction in the minimum square footage of the duplex units from 1,800 sq. ft. to 1,445 sq. ft. and a reduction in the percentage of required masonry on the street facing façade from 50% to 30% and reduction in the minimum outside corners from 8 to 5. Several neighbors attended the Plan Commission hearing. Prior to the Plan Commission hearing, REO had hosted a meeting with the Homeowners' Association on June 7, 2019 to review the proposed duplex product. Based on feedback received at that meeting, REO made several minor adjustments to address resident concerns. Public comment at the Plan Commission was supportive of the product and variation requests as presented. Upon the conclusion of the Public Hearing, the Plan Commission made a unanimous positive recommendation to the Village Board on the revised elevations and requested variances.

President Zirk stated that he would like the Annexation Amendment to state that these proposed elevations would be an addition to the product portfolio and not a replacement. Attorney Tappendorf stated that she would make that change to the proposed ordinance.

5. OTHER BUSINESS

There were no items to discuss at this time.

6. STAFF REPORTS

Administrator Bourdeau

- Milling work on Timber Trails Boulevard will commence tomorrow.
- There will be a Movie in the Park this Friday. The Movie in the Park from June that was cancelled will be postponed to sometime in September.
- Troy is in the process of scheduling the main work to get underway at the well 6 Barancik Lift Station.
- Well 5 is at depth and Municipal Well will be testing in August.
- Drainage work at Freeman Road is schedule to get underway.
- There will be a recommendation on a reduction to the letter of credit for Neighborhood 2A1 presented before the Board at a meeting sometime in August.
- The Neighborhood 1 acceptance list will be ready to go out to Troy's team soon.
- Staff has gotten caught up on tall grass complaints throughout the Village with just a couple commercial lots remaining.

- Nicor has completed all of their restoration work in Old Town. There are a couple patches of asphalt that still need to be completed in the area.
- Staff will be verifying quotes for the Village Hall roof replacement and seeing if any additional improvements can be made in the scope of the grant that was awarded to the Village.
- Trustee Farrell asked Administrator Bourdeau if the Village Hall doors have been purchased. Administrator Bourdeau stated that the Village did buy the doors and is currently coordinating with a contractor to install the doors soon.

7. TRUSTEE REPORTS

Trustee Allen

- Advised that the Community Days Volunteer Thank-You Lunch took place today.

Trustee Farrell

- Advised that her and her husband attended the Wall that Heals ceremony this past week and laid the wreath on behalf of the Village of Gilberts.

8. PRESIDENT'S REPORTS

President Zirk had nothing to report at this time.

9. EXECUTIVE SESSION*

An executive session did not take place.

10. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Corbett to adjourn from the public meeting at 8:08 p.m.** Voice vote carried unanimously.

Respectfully submitted,



Courtney Baker
Village Clerk



Village of Gilberts

87 Galligan Road

Gilberts, Illinois 60136

Committee of the Whole

July 9, 2019

7:00 p.m.

Sign-in-Sheet

Name

Contact Information (Optional)

ISABELLE BERTONE

Marianne Greguras

Jim Roubly

Alice Roubly

Dean Roubly