

**MINUTES FOR VILLAGE OF GILBERTS
COMMITTEE OF THE WHOLE MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, November 12, 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 Corbett, Allen, Zambetti, Farrell, Hacker and President Zirk. Trustee Kojzarek was absent. Others present: Village Administrator Brian Bourdeau, Village Attorney Asprooth, and Finance Director Fischer.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR DISCUSSION

- A. Concept Presentation by Prairie Enterprises, LLC Related to a Proposed Mini-Warehouse (Self-Storage) Facility in Gilberts, Illinois – Administrator Bourdeau advised that the Village has been approached by an applicant regarding a proposal to construct a self-storage facility on the approximate 20 acre parcel located on the south side of IL Route 72. Attorney Asprooth advised the Board that the petitioners are presenting tonight as a concept presentation and that this is not a formal zoning hearing. Administrator Bourdeau advised the Board that there are two items of note in the concept presentation that are applicable to general Village ordinances. The first item is the Applicant is proposing zoning relief in the form of a text amendment pertaining to increased fire area for mini-warehouses. This would be a variance from the Village Code which governs local Village amendments to the Fire Code. That code provision cannot be waived or varied under the UDO. Such relief would require a code change by the Village Board. The second item is the Applicant proposes to not connect to the Village sanitary sewer system. Similarly, the requirement to connect to sanitary sewer is governed by Village Code and not subject to the variance process under the UDO. Such relief would require a code amendment by the Village Board.

Tyler Wilke, an attorney representing the applicant, approached the Board and presented a slideshow presentation regarding the proposed self-storage facility. Jerry and Kyle Lindley, the

applicants, approached the Board and provided a summary of their business background and information regarding their proposed storage facility. Josh Terpstra, the civil engineer for the project, approached the Board and provided a brief overview of the engineering plan. Karl Krogstad, the landscape architect of the project, approached the Board and provided an overview of the landscape plan.

Trustee Zambetti raised concerns about the fact that no one would be able to make a left turn out of the property and would need to turn around in a property down the street. Trustee Zambetti stated that it would be best for the Fire Department to review the proposed change to the fire code. Trustee Zambetti stated that it would not be fair to the neighboring commercial properties that were required to connect to the sewer line to allow the applicant not to connect to it.

President Zirk concurred with Trustee Zambetti's concern for the lack of a full-access entrance and exit into the property as well as not connecting to the sewer. President Zirk questioned the property tax amount that the applicant shared regarding the supposed five-million investment for the property. Mr. Lindley stated that the property tax amount that he shared actually accounted for all of their locations, not just the location in Gilberts. President Zirk asked Administrator Bourdeau to confirm if the applicant will need to have split-block or masonry on the building. President Zirk advised the applicant that the "future expansion" portion on the applicant's plan should be more specific so that the Board knows what exactly they would be approving or be removed entirely.

Attorney Asprooth advised that, prior to this going to the plan commission, the applicant will need to submit a revised application because the concept presentation shows several changes from what was originally submitted.

- B. Presentation and Discussion Regarding Acceptance of Public Improvements in Gilberts Town Center Units 2A and 2B – Administrator Bourdeau advised the Board that all of the final punch list items have been completed for Gilberts Town Center Units 2A and 2B and are ready for final acceptance. Pursuant to the Annexation Agreement, the Village has previously assumed snow plow operations within GTC Units 2A/2B following the placement of the final lift surface. Therefore, acceptance of the public improvements will not impact winter snow plowing operations. Should the Board concur, Village staff will prepare the necessary documents including a Bill of Sale for formal Village Board acceptance of the Public Improvements in GTC Units 2A/2B. The documents will also include requests for authorization to release the subdivision bonds related to GTC Units 2A/2B and replace them with maintenance bonds. Without hearing any objections from the Board, Administrator Bourdeau stated that he will bring this before the Board after the necessary documents are prepared either at the next meeting or in December. President Zirk advised that this item can be placed on the consent agenda.
- C. Presentation and Discussion Regarding a Proposed Nicor Franchise Agreement – Administrator Bourdeau advised the Board that NICOR Gas approached the Village about renewing the Village's franchise agreement that expired in 2013. The agreement has been reviewed by Ancel Glink and while there is no room for negotiation, the Board does have to make a decision whether or not to consider taking an allotment of therms from the gas company or take the alternate cash option. The term of the agreement would be 50 years long. President Zirk advised the Board to let Administrator Bourdeau know if they have any questions prior to the agreement being brought back to the Board for acceptance.

D. Presentation and Discussion of a Mid-Year Budget Update and Proposed Budget Amendments – Administrator Bourdeau provided a presentation of the mid-year review of the FY 2020 budget. Administrator Bourdeau advised that the Village is on track for where we need to be at this point in the year. The police pension fund is twice what it's projected to be due to an officer transferring in some pension credits and contributions from another police pension fund. There are two proposed budget amendments. The first amendment would be a proposed inter-fund transfer from the General Fund to the Community Days Fund for the personnel costs related to performance stage management, which were invoiced at \$900. The second amendment would be amend the budget in the amount of \$33,764 to allow for the purchase of up \$105,764 of salt due to the increase in salt. Without hearing any objections from the Board, President Zirk advised Administrator Bourdeau to place these items on the next consent agenda.

5. OTHER BUSINESS

There were no items to discuss at this time.

6. STAFF REPORTS

Administrator Bourdeau

- The final surface course has been laid on Freeman Road. There will be additional restoration work near the railroad track in the Spring.
- There have been two salting operations this year.
- The Tree Lighting event will be this Friday evening.
- Trustee Allen asked if there were any follow ups from regarding the work that may be needed at the Police Department. Administrator Bourdeau advised that he does not currently have any updates but will gather those updates and place them in this week's Friday report.

7. TRUSTEE REPORTS

There were no trustee reports at this time.

8. PRESIDENT'S REPORTS

President Zirk had nothing to report at this time.

9. EXECUTIVE SESSION*

Motion by Trustee Zambetti and seconded by Trustee Corbett to move to Executive Session to discuss specific employees as permitted under 5 ILCS 120/2 (c) (1) with no business to follow. Roll call vote: Trustees Corbett, Allen, Zambetti, Farrell, and Hacker voted Aye. 0-Nays, 0-Abstained. Motion carried.

Motion by Trustee Allen and seconded by Trustee Corbett to resume regular session meeting. Roll call vote: Trustees Allen, Zambetti, Farrell, Hacker, and Corbett voted Aye. 0-Nays, 0-Abstains. Motion carried. Regular session resumed at 9:27pm.

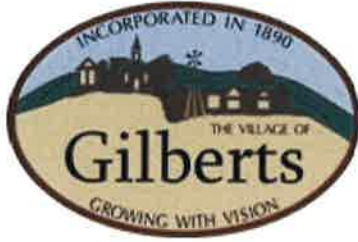
10. ADJOURNMENT

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 9:27 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 Meeting
November 12, 2019
Sign in Sheet

Name

Contact Information (optional)

Don M. Wilho Zanch, Loew, Wright & Salcedo P.C.

Jenny Lindley

Kyle Krocestad

KROCESTAD LAND DESIGN

Tom Burney

Law Office of TRB

Kyle Lindley

Jerry Lindley

Pravise Ent.