



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
Tuesday, November 5, 2024
Village Hall: 87 Galligan Road, Gilberts, IL 60136

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

President Zambetti called the meeting to order at 7:00 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, Vanni, Allen, Redfield & Marino were present, as was President Zambetti. Also present was Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, Management Analyst Brady Fisher, Police Chief Todd Block, Finance Director Taunya Fischer, Public Works Director Wade Kretsinger, John Zabrocki from Robinson Engineering and Village Clerk Lynda Lange. Trustees Chapman & Coats were absent.

3. PUBLIC COMMENT:

President Zambetti advised homeowners that any public comment regarding the Bear Development Presentation would be taken following the presentation. All residents were waiting for the Presentation.

4. CONSENT AGENDA:

- A.** A Motion to approve minutes from the October 15, 2024 Board Meeting.
- B.** A Motion to approve Bills & Payroll dated November 5, 2024.
- C.** A Motion to approve the August 2024 Treasurer's Report.
- D.** A Motion to approve the September 2024 Treasurer's Report.
- E.** A Motion to approve Resolution 39-2024, A Resolution Approving a Settlement Agreement Between the Village of Gilberts, Community Unit School District 300, and Akbar Archibald Regarding the Property Known as Paperbark Lane.
- F.** A Motion to approve Ordinance 18-2024, an Ordinance Accepting the Dedication of Paperbark Lane as Public Right-of-Way.
- G.** A Motion to approve Resolution 40-2024, a Resolution Approving the Purchase of a 2023 Dodge Ram 1500 Classic Special Service Vehicle from La Porte Chrysler in an Amount Not-to-Exceed \$ 40,000.

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-G), as presented, was made by Trustee Allen, seconded by Trustee Vanni. Roll call votes – Aye: (4) Trustees Vanni, Allen, Redfield & Marino. Nay: (0) / Absent: (2) Trustees Chapman & Coats / Abstain: (0).

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5. ITEMS FOR APPROVAL:

A. An Ordinance Amending the Village Code Regarding Salaries for Elected Officials (Ord 19-2024).

A Motion to Approve Ordinance 19-2024, An Ordinance Amending the Village Code Regarding Salaries for Elected Officials was made by Trustee Allen, seconded by Trustee Vanni. Roll call votes – Aye: (4) Trustees Vanni, Allen, Redfield & Marino. Nay: (0) / Absent: (2) Trustees Chapman & Coats / Abstain: (0).

6. ITEMS FOR DISCUSSION:

A. CONCEPT PRESENTATION – BEAR DEVELOPMENT

Two representatives were in attendance from Bear Development to deliver a concept presentation of a proposed Stacked Flats development they are interested in constructing at the SW corner of Town Center Blvd and Galligan Rd to provide affordable workforce housing options to the community. It was noted that this project would require a rezoning from commercial to residential. The development would consist of 8 buildings with 96 units, a clubhouse, pickleball courts and a pet park. It would also use rooftop and ground solar energy, which would be installed at the back of the property.

The overview of the presentation included introduction of Bear Development, renderings of the proposed concept including building layouts, exterior elevation options, landscape and outdoor amenities, interior and exterior design and parking.

Public Comment was opened for questions and comments regarding the presentation.

- Mimi Garcia: expressed concern with losing the small-town feel. Also recommends that the board research Bear Development with respect to a lawsuit.
- Peggy Carrillo: presented questions related to placement of garbage dumpsters, no proposed garages. She encouraged the board to consider rental licensing requirements and building inspections as used in several other local towns. Expressed concern over burdening the police department and added that she would prefer to see this stay commercial zoning and used for local business.
- Vanessa Novak: Concerns included traffic impact as well as burden all Village systems. She would like the Village to maintain the Commercial zoning and concern over reduced cost housing bringing issues to the residents and community.
- Paul Rutledge: Concerns included removal of trees for installation and use of solar panels, Exterior façades of buildings, traffic flow, how does reduced rent get subsidized.
- Sharon Glasshof: Stated that the schools are already overloaded. Concerned about the traffic impact and large construction trucks causing damage to roads. Would prefer commercial use for that land and to keep the small-town feel.

- Svetlana Boda: states she is concerned about losing the small town feel of Gilberts with reduced rates, expresses her concern over Sec 8 housing, possible tax impact, strain on police and schools.
- Hillary Schiller: Desires strategic development. Would like to see research on Bear Development and how their prior communities have aged. Concerns about post construction care and management, property values being affected.
- Laura Delgado: Expressed concern about the potential of have this type of development becoming a crime area.
- Paul Popp: Expressed concerns over safety, additional traffic, reduced property values being located near a rental complex. Appreciates the small town feel of Gilberts.
- Anthony Bavada: Is concerned over current school capacity and what plans there would be to address this. Would there be any plan for additional schools to be built. What impact would there be to infrastructure systems? Would there be need for additional water/sewer servicing. Any cost increase in taxes to residents as a result?
- Jim Byrnes: Advises he is a local realtor on the Board of Fox Valley Board of Realtors and can assist with providing access to supporting services information.
- Maryann Greguris: Has concerns that this type of construction may affect property values, particularly with homeowners that are close to the development.
- Isabelle Bertone: States she lives in a community with 2 Associations who maintain the common property. Who would be impacted by the cost of maintaining the buildings and grounds of the proposed development. Would neighboring residents/Associations be impacted by the added maintenance?
- Barb Garkowski: Advised that she is currently on the Board of The Town Center Association and would like to know if there would be additional income/contributions from the new community to support landscaping/walking paths.

Public Works Department Presentation for the 2025 Budget provided by Public Works Director, Wade Kretsinger and includes:

- Equipment needs including a skid steer, air compressor, tool boxes w/tools on each truck, I-pads to document inspections and a chainsaw.
- Installation of new water lines at the 185 Industrial location for cleaning equipment.
- Ceiling Fans to keep heat controlled at 185 Industrial.
- Continue with street resurfacing program, open ditch maintenance, tree trimming, street light bulb replacements, sidewalk replacement.
- Discussion on eventually purchasing a street sweeper.
- Purchase of a mini excavator, wheel loader in addition to a zero-turn lawn mower and a John Deere large mower.

- Installation of flag poles at the park with lights.
- Purchase of a backwash water pump for water treatment plant.
- Training for crew for plumbing repairs.
- Continue with the water meter replacement program.

John Zabrocki from Robinson Engineering spoke to the Comprehensive Study that was completed and identifies future upgrades and planned future capital expenditures. Specific information was provided regarding water systems and water treatment plan infrastructures.

7. STAFF REPORTS:

- **Village Clerk Lynda Lange:** Reminder that submission of election packets for candidates running for the board in the April 2025 election is November 12-18, 2024.
- **Management Analyst Riley Lynch:** Discussed the 3 options for Community Days expenditures. The options presented were: **A. Drone Show B. Fireworks C. Higher level bands.** Costs for the options were presented. The overall conclusion is the higher-level bands would be the most desirable to the community. Riley will bring additional information and costs to the board for the Drone show and band upgrade. The IT equipment is scheduled to be moved from 73 Industrial to 185 Industrial.
- **Wade Kretsinger:** advised that the asphalt work was completed on Turner and Mattson and he was very satisfied with the finished product.
- **Village Administrator Brian Bordeau:** advised the additional funds available for the 2025 Community Days event. Additionally, Brian informed the board that Bespoke will be present at the December meeting to address the board, following their attendance at the Plan Commission’s meeting on 11/13/24. The notice and agenda have been posted for the Kane County & Zoning Board website that they will be reviewing the petition for the proposed solar farm at the corner of Big Timber and 72. Finally, a letter was received from True Patriots Care seeking a donation in the amount of \$ 1,500 to \$ 2,000 for Wreaths across America which places wreaths on the graves of veterans at both Dundee Townships Cemeteries.

Subsequent discussion among the Trustees and Board President regarding the request with very short notice to make a provide an answer. It was noted that there was a recent donation from Gilberts to sponsor the Wall that Heals display on the 4th of July holiday. It was noted that a policy should be established with respect to donation requests.

8. TRUSTEE REPORTS: (None)

9. PRESIDENT’S REPORT: (None)

10. EXECUTIVE SESSION: (None)

11. ADJOURNMENT

There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Allen and seconded by Trustee Redfield at 9:18 pm. Voice vote carried unanimously, - Aye: (4) Trustees Vanni, Allen, Redfield & Marino. / Nay: 0 / Absent: (2) Trustee Chapman & Trustee Vanni /Abstained: (0)

The meeting ended at 9:18pm.

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk