



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
Tuesday, December 3, 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, Chapman, Vanni, Allen, Coats, Redfield & Marino were present, as was President Zambetti. Also present was Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, Finance Director Taunya Fischer, and Village Clerk Lynda Lange.

3. PUBLIC COMMENT:

A. Evangeline Bero: commented on the BeSpoke Car Condo project. She stated that the project was short sighted and expressed concerns over environmental issues that may pollution & air quality issues. She expressed concerns on the economics of a Car Condo including return on investment and loss to local businesses and potential impact to the property tax structures.

B. Preston Ingracia: Owner of a Mustang shop who states that he does not understand the prior speakers concerns over pollution. Stated that this project is a sought-after market need for people who have several cars that are collectibles and require space to store them. States that these Condos are owned and are an investment to those that need them. He is in support of this project and feels it would benefit the community.

C. Jerry Pinderski: Stated that he represents the seller of the property that BeSpoke is planning on developing. He states that they support this project and that they have been looking to market his property and believes that the Car Condominium project provides a significant market for this product. He explains that many collectible/specialty/expensive vehicles currently have to store their vehicles in a storage facility and feels that this is a great alternative for that demographic and will bring a great value to the community.

D. Arnie Toman: States that he is a business owner in Gilberts, owning an Exotic Car repair shop and is very familiar with the type of client that this development would bring in. It brings people together and knows of clients who are looking for space to house their vehicles. He believes this project will spark a new growth to Gilberts.

E. Jake Guy: Explains that he is a business owner in Gilberts. He stated that there are many folks that have a car hobby and they have no place to show or store them. He states that the Car Condo

Communities sponsor and support multiple charities. He identified several other Car Condo Communities and noted that these were in high demand and provide additional tax dollars and business to existing local businesses.

- F. Bill Fox: Believes that the Economic impact, in his opinion, will be a positive thing to the community. He also states that there are many other alternative projects that would impact the community. Industrial, large retail buildings with high traffic and other services. He states that he believes this will provide a positive impact to Gilberts.
- G. Dan Pace: Mr. Pace would like to know how much tax revenue would be generated by this project. He was advised that these numbers would be provided in the presentation given next by BeSpoke Motor Union and their team.

4. CONSENT AGENDA:

- A. Motion to approve minutes from the November 19, 2024 Village Board Meeting.
- B. Motion to approve Bills & Payroll dated December 3, 2024.
- C. Motion to approve **Ordinance 24-2024**, an Ordinance Abating Special Taxes Heretofore Levied to Pay interest and Principal for \$ 17,475,000 Village of Gilberts, Kane County, Illinois Special Service Areas Number Nine Special Tax Refunding Bonds, Series 2015 (Bit Timber Project).
- D. Motion to approve **Ordinance 25-2024**, an Ordinance Abating Special Taxes Heretofore Levied to Pay interest and Principal for \$ 7,615,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Fifteen Special Tax Refunding Bonds, Series 2024.
- E. Motion to approve **Ordinance 26-2024**, an Ordinance Abating Taxes Heretofore Levied to Pay interest and Principal for \$ 9,750,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Twenty-Four Special Tax Bonds, Series 2014 (The Conservancy Project)
- F. Motion to approve **Ordinance 27-2024**, an Ordinance Abating Special Taxes Heretofore Levied to Pay Interest and Principal for Village of Gilberts, Kane County, Illinois Special Service Area Number Twenty-Five Special Tax Bonds (The Conservancy Project), Series 2018A and Series 2018B.
- G. Motion to approve **Ordinance 28-2024**, an Ordinance Abating the Tax Heretofore Levied to Pay Principal and Interest for \$ 4,090,000, General Obligation Bonds (Alternate Revenue Source) Series 2021 of the Village of Gilberts, Kane County, Illinois.
- H. Motion to approve **Resolution 42-2024**, a Resolution Approving a Renewal Proposal by Arthur J. Gallagher & Co. for General Liability, Property, Risk Management and Workers Compensation Insurance Coverage for the Policy Period December 31, 2024-December 31, 2025.
- I. Motion to approve **Resolution 43-2024**, a Resolution Authorizing the Payment of Certain Routing and Recurring Expenses.
- J. Motion to approve **Resolution 44-2024**, a Resolution Approving Amendments to a Settlement Agreement and a Sales Tax Sharing Agreement with the Village of Pingree Grove
- K. Motion to approve **Resolution 45-2024**, a Resolution Approving Amendment Three to the Agreement with SafeBuilt for Building Plan Review and Inspection Services.
- L. Motion to approve **Resolution 46-2024**, a Resolution Approving Amendment Four to the Agreement with SafeBuilt Plan Review and Inspection Services.
- M. Motion to approve **Resolution 47-2024**, a Resolution Authorizing Acceptance of Public Improvements for NH2A (Inclusive of NH2-1 and NH2A-2) in the Conservancy Development.

- N. Motion to approve Ordinance 29-2024, an Ordinance Amending Certain Provisions of Ordinance 15-2018 Providing for the Issuance of Village of Gilberts, Kane County, Illinois, Special Service Area Number Twenty-Five Special Tax Bonds (The Conservancy Project) Series 2018 and Authorizing an Amended and Restated Trust Indenture and Related Documents with Respect to such Bonds.
- O. Motion to Accept and Place on File the Municipal Compliance Report for the Village of Gilberts Police Pension Fund for the Fiscal Year ending December 31, 2023.
- P. Motion to Approve Resolution 48-2024, a Resolution Authorizing Approval of an Agreement with Monroe for the Outfitting of the Public Works 2024 Ford F-750 in an Amount Not-To-Exceed \$ 84,000.

President Zambetti asked if any Board member wished to remove an item from the Consent Agenda. Trustee Allen requested removal of items: H, K, L & N for additional questions.

A Motion to Approve Consent Agenda items. 4.(A-P – EXCLUDING H, K, L & N), as presented, was made by Trustee Chapman, seconded by Trustee Allen. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).

Trustee Allen requests additional information on H, K, L & N listed on consent agenda, as follows:

- **4H: Insurance liability:** which deductible will be selected?
Answer: Option 2 - \$ 5,000 deductible

A Motion to Approve Consent Agenda items. 4H, as with Option 2 - \$ 5,000 deductible, was made by Trustee Redfield, seconded by Trustee Vanni. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).

- **4K: Clarification of Dates on SafeBuilt Amendment Three:** explanation of dates was needed and correction to Village name noted on document.
Answer: Correction was already noted and made to the incorrect Village name listed. The confirmed date is 12/3/24 which also has already been corrected.

A Motion to Approve Consent Agenda items. 4K, with correction of date (12/3/24) and Village Name as noted, was made by Trustee Redfield, seconded by Trustee Coats. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).

- **4L: Correction of dates on SafeBuilt Amendment Four: correction of date needed**

5. PUBLIC HEARINGS/ITEMS FOR APPROVAL:

5A. Public Hearing on the Proposed Calendar Year 2025 Budget:

A Motion to open Public Hearing on the Proposed Calendar Year 2025 Budget was made by Trustee Vanni, seconded by Trustee Allen. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).

There was discussion on the proposed 2025 budget. Trustee Allen read a statement outlining concerns with the budget, and requested it be noted in the minutes as follows:

“In the best interest of the public, I will not delay the passage of an appropriate annual Village budget. That being said, I am verbally noting in the minutes, that the proposed organizational structure change and personnel additions should not be tied together in a single vote with the Village’s annual budget. Informing the board of potential changes and inclusions of proposed compensation into proposed budget numbers is appropriate and if then desired by the board, then numbers can be included into final budget. As in staff recommendations for the full-time police officer and full-time utility technician. I am not in favor of staff’s proposed recommendation of the proposed organizational structure change of reactivating the Assistant Village Administrator position at this time. Based on staff and board discussions and concerns raised, specifically, lack of time in job experience. Furthermore, staff was asked if the reactivation of the Assistant Village Administrator position was a necessity for the Village at this specific time. There was no consideration of external candidates as the Village has diligently done previously in the past with other positions. Regardless of internal or external employment acceptance. Understanding this role, it’s ramifications to the organizational structure as well as chain of command, has not been clearly demonstrated or explained to the board. While I do see benefit in staff’s proposed recommendation, in the concept of the proposed Community Development division, the intentions of such creation, implementation in conjunction with the reactivation of Assistant Village Administrator position, I do not. Since two subjects, annual monetary budget and proposed personnel organizational changes are currently connected for approval together, it will be a tough challenge for the board. In regards to voting, I would ask the board to consider to have these 2 subjects separated for individual line-item voting. Village President appoints Village Administrator. The Village Administrator is responsible to hire appropriate Village staff. Ultimately, the citizens of Gilberts are above the Village President, the Board and the Administrator. Based on this current information, I cannot vote in favor of the annual budget with those inclusions combined. Thank you.”

There was additional discussion among the Board members in response to Trustee Allen’s statement.

Trustee Marino comments that the hiring of staff and appointment of positions is a responsibility of the Village Administrator.

President Zambetti states that the responsibility of hiring/appointment of Village Staff is not the responsibility of the board. This is an administrative duty performed by Village Administrator.

Trustee Vanni states that his understanding is that the vote would be to approve the 2025 budget which calls for the reactivation of a previous role in staffing.

Trustee Allen requests that the staffing decision and budget approval should be separated into 2 votes.

A Motion to close the Public Hearing was made by Trustee Chapman seconded by Trustee Allen. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).

ITEMS FOR APPROVAL:

5B. Ordinance Adopting the Calendar Year 2025 Budget (Ordinance 30-2024)

A Motion to Approve Ordinance 30-2024, an Ordinance Adopting the 2025 Calendar Year Budget, as presented with the amendment to remove staff recommended post organizational change of reactivating the Assistant Village Administrator position whereas to be postponed and considered at a later date either at December 17, 2024 or January 7, 2025 was made by Trustee Allen, seconded by Trustee Marino. Roll call votes – Aye: (2) Trustees Allen & Marino. Nay: (4) Trustees Chapman, Vanni, Coats & Redfield / Absent: (0) / Abstain: (0).

Motion does not pass.

A Motion to Approve Ordinance 30-2024, an Ordinance Adopting the 2025 Calendar Year Budget, as presented was made by Trustee Chapman, seconded by Trustee Redfield. Roll call votes – Aye: (5) Trustees Vanni, Coats, Redfield, Marino, Chapman. Nay: (0) / Absent: (0) / Abstain: (1) Trustee Allen.

Motion carries.

5C. Ordinance Approving a Special Use Permit for a Preliminary Plan Unit Development (BeSpoke Motor Union) (Ordinance 31-2024).

There was a presentation of the proposed Plan Unit Development by, Peter Vassos, on behalf of the land owner, (Thomas Schreiner) of the proposed development by buyer (BeSpoke Motor Union). Additional information was provided by Cliff Cadle, President of BeSpoke Motors, Jamie Connelly, Project Manager (BeSpoke Motor Union) and Chris Payne. A site plan was reviewed along with proposed uses and development/infrastructure overview.

There was discussion among the board members of the Plan Commission’s recommendations, the processes and responsibilities of the Plan Commission.

Village Administrator provided an overview of the structure, processes and responsibilities of the Plan Commission. The staff provides supporting documentation on proposed requests along with process information to the Plan Commission. Any decision making is the responsibility of the Commission.

A Motion to Approve Ordinance 31-2024, an Ordinance Approving a Special Use Permit for a Preliminary Plan Unit Development (BeSpoke Motor Union) was made by Trustee Chapman, seconded by Trustee Redfield. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).

Motion carries.

6. STAFF REPORTS:

- **Village Clerk Lynda Lange:** An update was provided to the board that the 2025 Election Candidate Filing has been submitted to Kane County Clerk’s office on November 26, 2024. It was noted that confirmation has been received from Kane County Clerk acknowledging receipt of the required information.

- **Management Analyst Riley Lynch:** Advised that the 2025 Calendars were completed and sent to the printer. They are expected to be completed and mailed to residents in approximately 2 weeks. It was also noted that there will be a Plan Commission Meeting on January 8, 2025.
- **Village Administrator Brian Bordeau:** The Village Christmas/Santa Claus event is on December 6, 2024. Everything has been organized and ready to go. The SSA 9 refunding closing is scheduled to close by end of December.
- **Finance Director Taunya Fischer:**

TRUSTEE REPORTS:

- **Trustee Marino:** In light of recent events/decisions of the Planning Commission, Trustee Marino requests a training/education seminar be provided to Plan Commission by the Village Attorney.
- **PRESIDENT’S REPORT:** President Zambetti advised the board that the budget approval process was unprofessional and he expected that any questions related to budget approval issues would have been presented to staff and or Board members prior to the meeting so responses could be obtained. He noted that the budget was thoroughly reviewed at the last 3 meetings and there was plenty of time for discussion and questions.

7. 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 Chapman at 8:48pm. Voice vote carried unanimously, - Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. / Nay: 0 / Absent: (0) /Abstained: (0)

The meeting ended at 8:48pm.

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk