



**VILLAGE OF GILBERTS**  
**VILLAGE BOARD MEETING MINUTES**  
**Tuesday, January 21, 2025**  
**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, Assistant Village Administrator Riley Lynch, and Village Clerk Lynda Lange.

**3. PUBLIC COMMENT:**

- Cliff Cadell, President of BeSpoke Motor Union was present to request the Board's consideration with respect to incentivization from the Village to BeSpoke.

**4. CONSENT AGENDA:**

- A. Motion to approve minutes from the January 7, 2025 Village Board Meeting.
- B. Motion to ratify Bills & Payroll dated January 21, 2025.
- C. Motion to approve Resolution 01-2025, a Resolution Authorizing An Agreement with O'Carroll Electric for the Repair and Replacement of a Decorative Streetlight Pole and Fixture at Big Timber Road and Timber Glen in an Amount Not to Exceed \$ 23,000.

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-C), as presented, was made by Trustee Allen, seconded by Trustee Vanni. Roll call votes – Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. Nay: (0) / Absent: (0) / Abstain: (0).*

**5. ITEMS FOR APPROVAL:**

- A. A Motion to Approve Ordinance 02-2025, Approving Variations from the Gilberts Unified Development Ordinance (414 Andra Court).

*A Motion to Approve Ordinance 02-2025, Approving Variations from the Gilberts Unified Development Ordinance (414 Andra Court), as presented, 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).*

**6. ITEMS FOR DISCUSSION:** (None)

**7. STAFF REPORTS:**

- **Village Clerk, Lynda Lange:** Informed the board that the Economic Filing list was provided to Kane County as required. Notices will be sent individually by email and/or mail to all parties that are required to file.
- **Assistant Village Administrator Riley Lynch:** Updated the board on progress with 2025 Community Days. Now seeking Food Vendors and Crafters to participate. It was noted that the Community Days website has been updated.
- **Village Administrator Brian Bordeau:** Advised that there have been some issues with Safebuilt, including communication issues, scheduling of appointment/timeliness and cost changes. Safebuilt representatives are looking to change the fee structure to include an hourly rate and have suggested that the Village increase the current fee schedule of charges to accommodate the increase.

**8. TRUSTEE REPORTS:**

- **Trustee Vanni:** Informed the board that the most recent update with the bike path includes 3 different options which they expect will be available mid-February.

**9. PRESIDENT’S REPORT:** President Zambetti advised the board that the development of the BeSpoke Car Condos has presented some requests for cost incentives toward some additional expenses with respect to additional sewer line extension requirements that had to be changed based on the Village engineer’s review. In addition, there was discussion on incentivizing the cost of reviews, and permit fees.

BeSpoke President, Cliff \_\_\_\_\_, addressed the board regarding the current plan and costs for Phase 1, advising that Phase 1 will include 2 Condo Buildings and 1 Retail building. He is seeking Village incentives toward the additional sewer line installations cost and permit costs and review fees.

Trustee Marino provides input on cost benefit to the Village through long term tax income. Trustee Vanni requests additional information on the plan for Phases 2 and 3.

Additional information and costs will be gathered and presented at a subsequent meeting.

**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 Chapman at 8:15pm. Voice vote carried unanimously, - Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield & Marino. / Nay: 0 / Absent: (0) / Abstained: (0)*

The meeting ended at 8:15pm.

Respectfully submitted,

*Lynda Lange*

Lynda Lange  
Village Clerk