



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
Tuesday, February 11, 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 Allen, Coats, Redfield & Marino were present, as was President Zambetti. Also present was Village Administrator Brian Bourdeau, Assistant Village Administrator Riley Lynch, Jon Zabrocki from Robinson Engineering and Julie Tappendorf, Village Attorney.

3. PUBLIC COMMENT:

4. ITEMS FOR DISCUSSION:

A. Discussion regarding the Preliminary Site Plan for the Conservancy Subdivision.

B. A Presentation Regarding a Concept Proposal (Gilberts Corners) for the Southwest Corner of Galligan Road and Huntley Road.

President Zambetti provided an overview on the planning and ongoing construction of the Conservancy. More specifically, with respect to home density and required park area to be dedicated to the Village as required by the Annexation agreement

Attorney Julie Tappendorf provided a background history on the Annexation Agreement, subsequent Annexation Amendment and PUD with respect to this property. It was noted that there are 25 acres of park land to be donated to the Village of Gilberts as required in the Annexation Agreement. The current amount of park land dedicated is only 6.62 acres, leaving a substantial amount (approximately 19 acres) still required to be donated. We need to plan for the areas and acreage of where that park land will be located. To date, park land has been modified relevant to existing conditions. 25 acres or fee in lieu will be required. Any change that is made, whether it be a modified plan change, including parks, would require an amendment. A buy out (fee in lieu) formula is identified in the Annexation agreement in the amount of \$112,900 per acre.

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Troy Mertz, developer, was present to discuss options with the Board. The original plan had to be changed to accommodate flood plain and protected species areas. A new site plan was drafted to reflect these required changes. Troy advises that he can generate additional acreage by reducing some lot sizes to make up some of the deficit of park land.

Jon Zabrocki from Robinson Engineering presented information on the current park land, challenges that created changes to the original plan and outlined areas known as Public Park 1, Public Park 2 & Public Park 3. This included access points, flood plain areas which are not buildable and the subsequent impact to the park development.

After several options were reviewed, it was determined that the developer, Troy Mertz, will go back to his team and create a new design option which would reflect the required acreage (25 acres) in total or approach the Board with a cash in lieu option for any shortage. Following review of the alternative plan, the Village attorney will review and advise the Board of next steps and draft any needed documents with respect to the updated plan.

5. STAFF REPORTS:

- **Village Administrator Brian Bordeau:** Reminder to the board of the next regular board meeting on 2/18/25.

6. TRUSTEE REPORTS:

7. **PRESIDENT'S REPORT:** President Zambetti

8. **EXECUTIVE SESSION:** (None)

9. 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 Coats at 8:48pm. Voice vote carried unanimously, - Aye: (4) Trustees Allen, Coats, Redfield & Marino. / Nay: 0 / Absent: (2) Trustees Chapman & Vanni /Abstained: (0)

The meeting ended at 8:48pm.

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk

2/11/2025