



**VILLAGE OF GILBERTS**  
**VILLAGE BOARD MEETING MINUTES**  
**Tuesday, February 18, 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, & Redfield were present, as was President Zambetti. Also present was Village Administrator Brian Bourdeau, Management Analyst Brady Fisher, & Building Department Clerk Claudine Russell were Present. Trustees Coats and Marino were absent.

**3. PUBLIC COMMENT: (None)**

**4. CONSENT AGENDA:**

- A. Motion to Approve Minutes from the February 4, 2025 Village Board Meeting.
- B. Motion to Approve Minutes from the February 11, 2025 Special Village Board Meeting.
- C. Motion to ratify Bills & Payroll dated February 18, 2025.
- D. Motion to approve Resolution 09-2025, a Resolution Adopting a Tree Replacement Program Policy.

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

**5. ITEMS FOR APPROVAL: (None)**

**6. ITEMS FOR DISCUSSION:**

- A. **Presentation and Review of the Village's MS-4 Permit.** Susan Quasney from Robinson Engineering is present to discuss the requirements and processes. She detailed the requirements and purpose of NPDES (National Pollutant District Elimination System), who regulates the municipalities.

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Ms. Quasney then provided a definition of stormwater as anything from rain or melted snow. All else is considered a pollutant. Systems include ditches, creeks, rivers, storm sewer, catch basins.

The Control Methods are:

1. Public Education & Outreach
2. Illicit Discharge Detection & Elimination
3. Construction Site Run Offs
4. Post Construction Run Off Control
5. Pollution Prevention in Municipal Uses
6. Recycling & Collection Programs

A thorough review of each control method was provided.

## **B. Presentation by Lennar Homes Regarding Proposed Home Elevations for the Conservancy.**

Rick Murphy, a representative from Lennar Home Builders was present to review proposed home elevation plans for the remaining development of the Conservancy.

Several series of home plans were provided to the Board.

The 6 series included:

1. Andare Series
2. Horizon Series
3. Medallion Series
4. Landmark
5. Core Series 30'
6. Core Series 40'

Each was reviewed and discussed. Each series had a variety of models with 4 or more elevations to include changes in roofline, masonry and projection to provide interest. There are some models that provide for 3 car garage options and bonus rooms. Also noted was the reference to anti-monotony clauses for colors and elevations.

The Board expressed concerns regarding the Core Series 30' and Core Series 40'. Both of these series do not appear to meet the 2-story square footage requirement and offer little or no exterior dimension, roofline & masonry options which do not fit with the construction throughout Gilberts. It was agreed that, at this time, removal of the Core Series plans will be tabled.

## **7. STAFF REPORTS:**

- **Village Clerk Lynda Lange:** Informed that Economic Interest Statement lists have been provided to Kane County. After March 1, 2025, Kane County will send statements and directions to each person required to complete the Economic Interest Statement.

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- **Village Administrator Brian Bordeau:** Newly approved Tree Policy will begin March 1, 2025. Packets will be put together and presented to the board for discussion at a subsequent meeting regarding the Lennar series elevations once Lennar submits them.

## 8. TRUSTEE REPORTS:

**Trustee Vanni:** Informed the Board that the Tollway has completed their review and he expects that he should have additional information at the next board meeting.

9. **PRESIDENT'S REPORT:** President Zambetti advised that has put together a group of approximately 40 volunteers to stuff easter eggs in preparation of the Easter Egg Hunt. Two dates have been scheduled, March 4th and March 18, for volunteers at Village Hall.

## 10. EXECUTIVE SESSION:

*Motion by Trustee Redfield and seconded by Trustee Allen to move to Executive Session according to Section 2(C)(6) of the Open Meetings Act to discuss the setting of the price for sale or lease of property owned by the public body. Roll call vote: Trustees, Chapman, Vanni, Allen & Redfield voted Aye (4) / Nay: 0 / Absent: (2) Trustee Coats & Marino/Abstained: 0 Time: 8:21 pm.*

*Motion by Trustee Allen and seconded by Trustee Chapman to close Executive Session and move to Open Meeting at 8:30pm Roll Call Vote: Trustees Chapman, Vanni, Allen & Redfield voted Aye (4)/ Nay: 0 / Absent: (2) Trustees Coats & Marino / Abstained: 0 Time: 8:30 pm.*

*The Open Meeting resumed at 8:31p.m. Village Clerk called roll. Roll call of board members present: President Zambetti and Trustees Chapman, Vanni, Allen & Redfield were present. Trustees Coats & Marino were absent.*

Village Clerk, Lynda Lange called roll. Roll call of Board members present: Trustees Chapman, Vannie, Allen & Redfield were present, as was President Zambetti.

## 11. ADJOURNMENT

*There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Vanni and seconded by Trustee Chapman at 8:31 pm. Voice vote carried unanimously, - Aye: (4) Trustees Allen, Vanni, Chapman & Redfield. / Nay: 0 / Absent: (2) Trustees Coats & Marino /Abstained: (0)*

The meeting ended at 8:31pm.

Respectfully submitted,

*Lynda Lange*

Lynda Lange  
Village Clerk

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