

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board Meeting Minutes
October 21, 2014

Call to Order/Pledge of Allegiance

President Zirk called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

Roll Call / Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Farrell, Hacker, Zambetti and President Zirk. 1-absent: Trustee LeClercq. Others present: Administrator Keller, Finance Director Blocker, Chief of Police Rossi and Village Clerk Meadows. For members of the audience please see the attached sign-in sheet.

Public Comment

President Zirk asked if anyone in the audience wished to address the Board Members at this time. Administrator Keller reported that he had spoken earlier with Mr. Copenhaver regarding his special use petition which is listed on tonight's agenda and Mr. Copenhaver had expressed his desire to comment on this matter. Administrator Keller questioned if President Zirk would prefer Mr. Copenhaver speak under public comment or when the agenda item is being considered. President Zirk thought it would be best if Mr. Copenhaver spoke when the agenda item was being considered.

There were no other comments provided by any members in the audience.

Consent Agenda

- A. A Motion to approve Minutes from the October 7, 2014 Village Board Meeting**
- B. A Motion to approve Minutes from the October 14, 2014 Committee of the Whole Meeting**
- C. A Motion to approve the September 2014 Treasurer's Report**
- D. A Motion to approve Bills and Salaries dated October 21, 2014 as follows: General Fund \$65,484.39, Developer Donations \$5,500.00, Performance Bonds and Escrows \$12,558.42, Water Fund \$3,746.60 and Payroll \$72,288.81**

President Zirk asked if any of the Board Members wished to remove any item from the consent agenda. There were no comments from any of the Board Members. **A Motion was made by Trustee Hacker and seconded by Trustee Farrell to approve the Consent Agenda items A-D as presented.** Roll call: Vote: 5-ayes: Trustees Corbett, Mierisch, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion to approve Ordinance 20-2014, an Ordinance approving a special use permit for the operation of a pulverizing use within the I-1 General Industrial zoning district located at 75 Koppie Drive

President Zirk noted agenda items 5A and 5B are directly related. Agenda item 5A is an Ordinance approving a special use permit for the operation of a pulverizing use within the I-1 General Industrial zoning district located at 75 Koppie Drive and 5B is an Ordinance denying the special use permit for the 75 Koppie Drive property.

President commented that after last week's Committee of the Whole meeting's discussion and the Board Members input on this matter Administrator Keller added two additional conditions. One of which requires the applicant to post a reclamation bond as a guarantee against future contamination or grading without a permit, and provides the Village funding should site remediation be required. The second additional condition requires the establishment of a CCDD monitoring station at the entrance to the site and test every load brought to the facility for possible contamination.

Mr. Copenhaver stated he had no reservations with respect to the additional conditions. He commented on the Board Members concerns with the operations increasing the amount of truck traffic on Galligan Road. He reported that his operations would be limited to only a couple times a month and closed during the winter months. Mr. Copenhaver suggested the Board Members consider approving a temporary special use. If they did not approve of his operations after a year they could rescind the special use permit. Administrator Keller commented on the fact that it is very difficult to rescind a special use permit once it has been granted.

There was some discussion on the two proposed Ordinances. Administrator Keller reported that Attorney Tappendorf had recommended drafting an optional Ordinance denying the special use permit which includes findings for the denial.

A Motion was made by Trustee Zambetti to approve Ordinance 20-2014, an Ordinance approving a special use permit for the operation of a pulverizing use within the I-1 General Industrial zoning district located at 75 Koppie Drive. There was no second from the floor on the motion. The motion failed.

A Motion to approve Ordinance 21-2014, an Ordinance denying a special use permit for the operation of a pulverizing use within the I-1 General Industrial zoning district located at 75 Koppie Drive

A Motion was made by Trustee Corbett and seconded by Trustee Farrell to approve Ordinance 21-2014, an Ordinance denying a special use permit for the operation of a pulverizing use within the I-1 General Industrial zoning district located at 75 Koppie Drive. Roll call: Vote: 5-ayes: Trustees Mierisch, Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

A Motion to approve Resolution 41-2014, a Resolution authorizing a purchase agreement between the Village of Gilberts and Biggers Chevrolet, Elgin Illinois for one 2015 Chevrolet Colorado Truck.

Administrator Keller reported that currently the Water Department's four member staff shares two vehicles G-8 (a retired squad car) and a Ford Ranger. Trustee Zambetti questioned why staff was recommending a 2-wheel drive truck instead of a 4-wheel drive truck. Administrator Keller believed staff was being fiscally conservative. Trustee Zambetti thought the department would be better served by purchasing a 4-wheel drive vehicle. Administrator Keller will direct staff to research 4-wheel drive truck options and bring the proposal back for Board consideration.

A Motion was made by Trustee Zambetti and seconded by Trustee Hacker to table Resolution 41-2014 until the November 4th Village Board Meeting to allow staff time to obtain quotes on a 4-wheel drive vehicle. Roll call: Vote: 5-ayes: Trustees Zambetti, Farrell, Hacker, Corbett, and Mierisch. 0-nays, 0-abstained. Motion carried.

Items for Discussion

There were no items listed under "Items for Discussion"

Staff Reports

Old Town-Roadway and Drainage Improvements

Administrator Keller reported that he had emailed an updated summary of the drainage and road improvements that were either completed or proposed through the collaboration of Phoenix & Associates and Baxter & Woodman. In addition, included in the email was a report memorializing the savings that the Village realized from both Phoenix & Associates and Baxter & Woodman's services.

Administrator Keller discussed the proposed drainage and road improvements for Old Town. He noted that Phoenix & Associates along with Baxter & Woodman have provided the Board Members with two options. Administrator Keller invited Engineer Dachsteiner to elaborate on the two options.

Engineer Dachsteiner reported that prior to completing Old Town drainage and roadway improvements either options A or B they recommend finishing the drainage improvements in Windmill Meadows. This work is critical to ensure the proposed drainage improvement in Old Town function properly. The cost associated with the remaining drainage work in Windmill Meadows is \$50,000.00.

Engineer Dachsteiner discussed both of the proposed Old Town roadway and drainage improvements options. He noted that in both options A&B the cost estimated for the stormwater work in the amount of \$100,000-\$115,000 was included.

Engineer Dachsteiner reported that Option A's roadway improvements include the milling off of the existing pavement and resurfacing on the existing base at an estimated cost of \$367,000.00.

Engineer Dachsteiner discussed Option B's proposed roadway improvements which included widening the Old Town roadways to 24' of pavement with no curbs and installing a 1' aggregate shoulder. This improvement would allow for the existing parking areas to remain in place. In addition, the proposed option cost estimate includes a 4" surface patch to the Village parking lot located on the East side of St. Mary's Church. The total estimated cost is \$533,000. President Zirk questioned why the Village would be repairing the Church parking lot. Engineer Dachsteiner reported that the parking lot holds water and currently has no drainage structure.

There was some discussion on the current average width of the Old Town roadways. Stormwater Consultant Kannigan reported that currently the average roadway width is 16'-18'. However the shoulders have deteriorated and the residents use those areas for on street parking.

Trustee Mierisch recalled a previous 2013 Old Town Open House when Staff and Board Members asked Old Town residents for their input on amending the Old Town zoning to allow home businesses, and the residents were in favor of rezoning the neighborhood to allow such activity. She believed widening the roadways would support these types of businesses. Trustee Mierisch was in favor of option B which includes widening the roads. The Board Members concurred with Trustee Mierisch's recommendation.

Mason Road-Roadway and Drainage Improvements

Engineer Dachsteiner discussed the two options for the Mason Road roadway and drainage improvements. He reported that option A proposes reconstructing Mason Road at its current width of 21' and completing the necessary drainage work at a total cost estimate of \$307,000. Option B proposes widening Mason Road to 24' to support the anticipated increase of future truck traffic and completing the necessary drainage work at a total cost estimate of \$351,600.

The Board Members engaged in a lengthy discussion with respect to both of the proposed options. The Board Members commented on the impact that a future Industrial Park located in an adjacent community will have on Mason Road.

The Board Members commented on the fact that in their opinions the community in which the future Industrial Park is slated to be built should offer to share the cost of the improvements to Mason Road.

Trustee Zambetti was in the opinion that option B would better serve the community. If Mason Road was reconstructed at the current 21' width he believed heavy truck traffic would damage the edges of the roadway. Trustee Mierisch and Trustee Hacker were in favor of reconstructing Mason Road at the current width. Trustee Farrell was in favor of option B. Trustee Farrell noted that she was not considering the impact the reconstruction would have on the adjacent community. She is only considering the impact the improvement would have on Gilberts' commuters. The Board Members did not reach a consensus on either option. However, they were in favor of completing the drainage improvements.

Administrator Keller discussed the possible funding mechanisms for both of the proposed roads and drainage improvements. President Zirk directed staff to provide the Board Members with a worksheet depicting the funding options. The proposed roadway and drainage improvements will be discussed again at a future Board meeting.

Administrator Keller reported on a property that went into foreclosure and has several code violations.

Administrator Keller reported that staff had held the annual TIF Joint Review Board meeting today. He noted that School District 300 had changed their position on the creation of TIF Districts and now wants to work with the communities within their district.

Phoenix & Associates representative, Casey Hutson provided the Board Members with an update on the Town Center Park improvements.

Finance Director Blocker reported that there are 60-70 residents on the blue tag list. This is the average number of residents that receive the blue tags prior to water shut-off.

Board of Trustee Reports

Trustee Hacker inquired as to the number SUV vehicles that are currently in the Village fleet. Administrator Keller replied the Village currently has two SUV vehicles.

President's Report

President Zirk commented on the expansion of the Town Center Park parking lot. He stated expanding the parking lot was a good idea. He commented on the existing park sign. Administrator Keller reported that staff is working to have a new park sign installed.

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President Zirk reported that he would entertain a motion to enter into Executive Session to discuss personnel and pending litigation with no business to follow.

Executive Session

A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to close a portion of the meeting to discuss appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, as permitted by 5 ILCC 102/2 (c) (11) with no business to follow. Roll call: Vote: 5-ayes: Trustees Farrell, Hacker, Corbett, Mierisch and Zambetti. 0-nays, 0-abstained. Motion carried.

The Board Members along with Administrator Keller, Chief of Police Rossi, Finance Director Blocker and Village Clerk Meadows entered into Executive Session at 8:35 p.m.

Reconvene/Roll Call

A Motion was made by Trustee Zambetti and seconded by Trustee Corbett to reconvene the public meeting at 9:19 p.m. Roll call: Vote: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Finance Director Blocker, Chief of Police Rossi and Village Clerk Meadows.

Adjournment

There being no further public business to discuss, **a Motion was made by Trustee Corbett and seconded by Trustee Zambetti to adjourn from the public meeting at 9:22 p.m.** Roll call: Vote: 5 ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows