

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board
Meeting Minutes
November 21, 2017

Approved
12/5/17

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

Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Allen, Zambetti, Farrell and President Zirk. 2-absent: Trustees Kojzarek and Hacker. Others present: Administrator Sakas, Finance Director Erickson and Chief Building Inspector Swedberg. For members of the audience please see the attached copy of the sign-in sheet.

Public Comment

Ms. Jamrozy commented on her recent educational experience she had while participating in the Police Academy. She thanked the Police Department for sharing their time with the participants.

Consent Agenda

- A. A Motion to approve Minutes from the November 14, 2017 Special Village Board Meeting
- B. A Motion to approve the October 2017 Treasurer's Report
- C. A Motion to approve Bills and Payroll dated November 21, 2017 as follows: General Fund \$16,832.74, Water System \$19,102.54, Performance Bonds \$919.00, Postage water billing \$759.59, Simplifile E-recording \$59.00

President Zirk asked if there were any items listed on the consent agenda the Board Members wished to remove for separate consideration. The Board Members offered no comments. A Motion was made by Trustee Corbett and seconded by Trustee Zambetti to approve the consent agenda items A-C as presented. Roll call: Vote: 4-ayes: Trustees Corbett, Allen, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion to approve Ordinance 21-2017, an Ordinance amending the Unified Development Ordinance (UDO) of the Village of Gilberts of Kane County, Illinois, regarding Construction Signage and R-4 Regulations

Administrator Sakas reported that on November 15, 2017 the Plan Commission held a special public hearing meeting to consider two changes to the UDO.

The first modification was to amend Section 10-9-2 to increase the number of possible temporary construction signs per street façade from one to four with no change in the allowable size. The Plan Commission voted unanimously to recommend approval of the code changes to the Village Board as presented.

Administrator Sakas went on to discuss the second amendment to the UDO section 10-3-6 (B) which proposed adding standards for duplexes within R-4 Multifamily zoning districts. Administrator Sakas noted that the Plan Commission voted unanimously to recommend the approval of the code changes with one modification in section "e". Rather than "No accessory buildings are permitted", they recommended "each dwelling unit is only permitted one accessory building". The accessory building must be no larger than 144 square feet in area".

President Zirk commented on section 8.F. He noted that the amendment to the UDO in that section references "each dwelling unit must contain a minimum of eight outside corners". This section's intent was to ensure the architectural style for the entire building was not square. President Zirk directed Staff to amend the language contained in section 8.F. to reference "Each building must contain a minimum of eight outside corners".

Trustee Corbett commented on section 8.e. which permits an accessory building. He believed in the past the Board's policy was not to allow sheds in the R-4 zoning district. Trustee Farrell noted that this is a moot point due to the fact that the HOA prohibits sheds. President Zirk commented on the fact that 80% of the residents in the R-4 zoning district would have to agree to allow sheds similar to the situation in Timber Trails where some of the residents have been lobbying their neighbors for over ten years to allow sheds without any success.

There being no further discussion on the motion, **a Motion was made by Trustee Farrell and seconded by Trustee Zambetti to approve Ordinance 21-2017, an Ordinance amending the Unified Development Ordinance (UDO) of the Village of Gilberts, Kane County, Illinois, regarding Construction Signage and R-4 Regulations as amended.** Roll call: Vote: 4-ayes: Trustees Allen, Zambetti, Farrell and Corbett. 0-nays, 0-abstained. Motion carried.

A Motion to approve Resolution 38-2017, a Resolution authorizing an Intergovernmental Agreement between the Village of Gilberts and Quadcom for use of the Water Tower located in Indian Trails.

Administrator Sakas reported that this resolution had been previously discussed and amended per the Board Members comments voiced at the last meeting.

There being no further discussion on the motion, **a Motion was made by Trustee Corbett and seconded by Trustee Allen to approve Resolution 38-2017, a Resolution authorizing an Intergovernmental Agreement between the Village of Gilberts and Quadcom for use of the Water Tower located in Indian Trails.** Roll call: Vote: 4-ayes: Trustees Zambetti, Farrell, Corbett and Allen. 0-nays, 0-abstained. Motion carried.

A Motion to direct that notice be given and a second hearing be scheduled for December 12, 2017, to extend the tax levy and bond payment period for SSA 25 from 20 years to 30 years.

Administrator Sakas provided the Board Members with an overview on the reasons why Staff is recommending an additional hearing for establishment of SSA 25 (Conservancy). He reported that Staff had originally scheduled the final establishing Special Service Area #25 Ordinance on November 14th or November 21st ; unfortunately, when Staff worked to finalize the ordinance along with the attachments, it was found that the proposing ordinance specified a 20-year amortization for the bonds. This contradicts the 30-year amortization that had been agreed to and recorded in the three previous versions of the "term sheets".

Administrator Sakas reported in order to rectify this error, legal counsel has determined that the Village must hold a supplementary public hearing with a 60-day comment period to pass the establishing ordinance on February 13, 2018. There being no further discussion on the motion, a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to direct that notice be given and a second hearing be scheduled for December 12, 2017, to extend the tax levy and bond payment period for SSA 25 from 20 years to 30 years. Roll call: Vote: 4-ayes: Trustees Farrell, Corbett, Allen and Zambetti. 0-nays, 0-abstained. Motion carried.

Items for Discussion

There were no matters listed under "Items for discussion".

Staff Reports

Administrator Sakas stated that he had no reports to offer at this time. However, he requested a brief executive session to discuss litigation as permitted by 5 ILCS 120/2 (c) (21) with no action or business to follow.

Finance Director Erickson thanked the Board Members for allowing her the opportunity to attend the IMTA conference.

Chief Building Inspector Swedberg provided the Board Members with an update on the construction of the Shell Gas Station. The contractors will be in the process of pouring the concrete over the Thanksgiving weekend.

Trustees' Reports

The Board of Trustees offered no reports.

President's Report

President Zirk offered no reports and wished everyone in attendance a Happy Thanksgiving.

Executive Session

A Motion was by Trustee Corbett and seconded by Trustee Farrell to enter into executive session to discuss litigation as permitted by 5 ILCS 120/2 (c) (21) with no action or business to follow. Roll call:

Vote: 4-ayes: Trustees Corbett, Allen, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

The Board Members along with Administrator Sakas, Finance Director Erickson and Chief Building Inspector Swedberg entered into executive session at 7:14 p.m. and returned to the public meeting at 7:33 p.m.

Reconvene/Roll Call

The Board Members along with Staff reconvened to the public meeting at 7:34. Roll call: Trustees: Corbett, Allen, Zambetti, Farrell and President Zirk. Others present: Administrator Sakas, Finance Director Erickson and Chief Building Inspector Swedberg.

Adjournment

A Motion was made by Trustee Corbett and seconded by Trustee Allen to adjourn from the public meeting at 7:35 p.m. Roll call: Vote: 4-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows



Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Village Board Meeting
November 21, 2017
7:00 p.m.
Sign-in-Sheet

Name

Contact Information (Optional)

John & Barbara Targowski

Tom Ward

Bruce & Jackie Rod

H Shelby