

Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, IL 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum 70-11

TO: President Rick Zirk
Board of Trustees

FROM: Ray Keller, Village Administrator *RK*

DATE: December 2, 2011

RE: Village Board Meeting – December 6, 2011

The following summary discusses the agenda items for the Village Board meeting scheduled for December 6, 2011:

1. **CALL TO ORDER**
2. **ROLL CALL / ESTABLISH QUORUM**
3. **PUBLIC COMMENT AND DISCUSSION**
4. **CONSENT AGENDA**

Any item may be removed from the consent agenda by request.

A. Motion to approve Minutes from the November 8, 2011 Committee of the Whole Meeting

Staff recommend approval of the minutes from the November 8, 2011 Committee of the Whole meeting. At the Board's request, Staff reviewed the notes and recordings from the discussion for the Plote petitions. The minutes correctly reflected the discussion that occurred. Please contact Staff prior to the meeting if there any additional questions or corrections.

B. Motion to approve Minutes from the November 15, 2011 Village Board Meeting

Staff recommend approval of the minutes from the November 15, 2011 Board meeting, which are provided for the Board's review. Please contact Staff prior to the meeting if there are any changes or corrections.

C. Motion to approve Bills and Salaries dated December 6, 2011

Please refer to the enclosed spreadsheet, which lists the bills to be approved. If you need additional information about any of these bills, please contact me or Finance Director Marlene Blocker prior to the meeting. Staff recommend approval.

Public Works Facility
Finance & Building Departments
73 Industrial Drive, Gilberts, IL 60136
Ph. 847-428-4167 Fax: 847-551-3382

Police Department
86 Railroad St., Gilberts, IL 60136
Ph. 847-428-2954 Fax 847-428-4232

D. Motion to approve November 2011 Treasurer's Report

Staff recommend approval of the November 2011 Treasurer's Report, which is provided for the Board's consideration. Please contact me or Finance Director Marlene Blocker prior to the meeting if you have any detailed questions or need supplemental information.

5. ITEMS FOR APPROVAL

A. Motion to approve Ordinance 33-2011, an Ordinance providing for the submission to the Electors of the Village of Gilberts, Kane County, Illinois, the question whether the Village should have the authority under Public Act 096-0176 to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such program

Approval of this ordinance would add a referendum question to the March 20, 2012 ballot that would allow the Village to pursue electricity aggregation for its residents and small businesses. If approved, the Village can solicit bids from electricity providers to secure a more competitive rate for its residents as a block of users. ComEd remains responsible for all transmission, delivery, maintenance and billing functions, but the Village would have the ability to negotiate a better rate for the electricity used by its residents. The Village could anticipate receiving more competitive bids for its residents as a group, compared to what may be found by individual residents. The aggregation process poses no risk to the Village or its residents, as ComEd remains the default electricity provider until the Village selects an energy provider with better rates for its residents. If a new energy provider is selected by the Village, residents retain the option of "opting out" to select their own provider, should they so desire (e.g. they may select an energy provider that advances certain societal goals or provides airline miles).

Prior to the March 20 referendum, Staff anticipate sending out educational materials about the process, the potential benefits, selection criteria, and other information about electrical aggregation. Information about aggregation from the NIMEC, an electricity broker that the Village currently works with for power for the water and wastewater plants, is included in the Board's packet. Staff recommend approval of the ordinance.

B. Motion to approve Ordinance 34-2011, an Ordinance amending the Village Code Title 5 "Police and Public Safety" Chapter 3 "Miscellaneous Offenses" and Section 2-4 concerning fees by adding Sections 5-4-5 "Bail Processing Fee"

Approval of this ordinance would institute a "bail processing fee" against any person arrested for violations of applicable municipal, state or federal laws. State statutes allow municipalities to recoup some of the administrative costs associated with processing bonds from these arrests up to a maximum fee of \$20.00. The Police Department processes an average of 125 bonds annually, which would generate an estimated \$2,500 per year. Staff recommend approval, as this fee is consistent with the Village's efforts to recoup costs from those individuals generating the police workload.

C. Motion to approve Proclamation 01-2011, a Proclamation proclaiming December 2011 as Drunk and Drugged Driving (3D) Prevention Month in the Village of Gilberts

Approval of this proclamation reinforces the Village's efforts to curtail drunk and drugged driving through its Enhanced DUI program. Staff recommend approval.

6. ITEMS FOR DISCUSSION

A. Gilberts Town Center Annexation Agreement Amendment

Plote Homes LLC ("Plote") is petitioning for the approval of petitions to allow the replatting of existing two-family (duplex) lots in Gilberts Town Center Unit 2B to single-family-detached lots. To accommodate this proposal, the Applicant is asking to amend the annexation and development agreement for Gilberts Town Center (GTC). The public hearing on the annexation agreement amendment was held at the November 15, 2011 Board meeting, which was preceded by the Plan Commission public hearings on the accompanying zoning petitions. At the November 15 meeting, the Board directed Staff to work with the Plote and Ryland Homes ("Ryland") representatives to work out issues raised during the public hearings.

The revised proposal reduces the number of single-family lots to 60, which remain the same size as previously discussed (averaging 8,541 s.f. in size, minimum lot size of 8,288 s.f., minimum lot width of 61.3 feet, etc.). A revised concept plan showing the proposed resubdivision is included for the Board's consideration.

The amended proposal eliminates three lots and reduces one large lot (previously proposed lot 163, which included a dedicated stormwater overflow route) to create four outlots to serve as a landscaped buffer between the duplex and single-family lots. The outlots would be permanently restricted as non-buildable landscape areas to be maintained by the Town Center master Homeowners Association. In exchange for the three lost lots, the Village would give the developers a \$900 credit toward the Municipal Impact Fee that would be collected for each new single-family and remaining duplex units. Based on the proposed 60 single-family lots and the remaining 19 duplex lots, the Village would forego \$86,400 in impact fees as a result of this arrangement. This provision is reflected in paragraph 4-C.

Ryland had previously provided eight elevations for the proposed single-family homes, which range in size from 1,572-s.f. Bradbury to the 2,612 s.f. Churchill model. Staff had previously recommended eliminating the smallest Bradbury model, but Ryland responded by proposing that they be allowed to build units under 1,800 s.f. in size (the Bradbury and the 1,773-s.f. Coventry) on a maximum of 12 lots. The allowed models will be attached to the agreement as conditions of approval (as Exhibit "G"). The revised agreement also specifies that the remaining duplex lots will be built using the seven designs currently being used by Plote. These elevations will be attached to the agreement as conditions of approval (Exhibit "F"). Should either Plote or Ryland desire to build different models than those included in the agreement, they would be required to amend the agreement, which triggers a new public hearing and Board approval.

Ryland and Plote also propose amending the Covenants, Conditions and Restrictions (CCRs) for the 60 single-family lots to prohibit all exterior fencing except for black wrought iron or aluminum fence. The CCRs would also be amended to reflect the HOA's responsibilities for maintaining the landscaped outlots. Staff recommend requiring that the CCRs be properly amended prior to the recording of the final plat creating the new single-family lots.

Paragraph 4-D refers to the building codes that would be applicable to the common walls for "attached residential units," which applies to the townhouses under construction in Gilberts Town Center. The original annexation agreement specified that Ryland would use Thermacrete, a firewall product that was previously used in the Timber Trails development. Since the approval of the Town Center agreement, other products (e.g. DensGlass) have emerged and are otherwise permitted by the Village's building codes, but are not available to Ryland because of the Thermacrete stipulation. Ryland requests relief from the agreement to use DensGlass in the remainder of their townhouse units. Chief Building Inspector John Swedberg reviewed the specifications for DensGlass and confirmed that the product is UL listed and is allowed by the Village's building codes. Staff concur with Ryland's request to leave the language as proposed, allowing Ryland the flexibility to take advantage of future products and technologies for rated firewalls so long as they meet the Village's code requirements.

Many of the concerns raised during the public hearings are controlled by the requirements of the current annexation agreement, such as the anti-monotony code addressing the repetition of a housing model on adjacent lots. The revised plan does not change the minimum lot widths or sizes of the single-family lots, which Ryland and Plote note are comparable to many of the lots found in the Timber Trails development. Please contact me prior to the meeting if additional information about comparable Timber Trails lots or copies of previously-provided materials.

Based on the Board's direction at the December 6 meeting, Staff will prepare the revised annexation agreement amendment for approval at the December 13 meeting. The ordinance approving the amended agreement would be accompanied by ordinances for the zoning petitions (rezoning, special use/amended preliminary plan, and final plat/plan) executing the terms of the agreement.

7. STAFF REPORTS

Staff will provide any new updates at the meeting. Please contact me prior to the meeting if there are any specific topics to be discussed at the meeting.

8. BOARD OF TRUSTEES REPORTS

9. PRESIDENT'S REPORT

10. EXECUTIVE SESSION

Staff request a brief executive session to discuss current litigation. Please contact me if you any questions about executive session topics.

11. ADJOURNMENT

**Village Board of Trustees
Meeting Agenda
Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
December 6, 2011
7:00 p.m.
AGENDA**

ORDER OF BUSINESS

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. ROLL CALL/ESTABLISH QUORUM

3. PUBLIC COMMENT AND DISCUSSION

4. CONSENT AGENDA

- A. A Motion to approve Minutes from the November 8, 2011 Committee of the Whole Meeting**
- B. A Motion to approve Minutes from the November 15, 2011 Village Board Meeting**
- C. A Motion to approve Bills and Salaries dated December 6, 2011**
- D. A Motion to approve the Treasurer's Report for November 2011**

5. ITEMS FOR APPROVAL

- A. A Motion to approve Ordinance 33-2011, an Ordinance providing for the submission to the Electors of the Village of Gilberts, Kane County, Illinois, the question whether the Village should have the authority under Public Act 096-0176 to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such program**
- B. A Motion to approve Ordinance 34-2011, an Ordinance amending the Village Code Title 5 "Police and Public Safety" Chapter 3 "Miscellaneous Offenses" and Section 2-4 concerning fees by adding Section 5-4-5 "Bail Processing Fee"**
- C. A Motion to approve Proclamation 01-2011, A Proclamation proclaiming December 2011 as Drunk and Drugged Driving (3D) Prevention Month in the Village of Gilberts**

6. ITEMS FOR DISCUSSION

- A. Gilberts Town Center Annexation Agreement Amendment**

7. STAFF REPORTS

8. BOARD OF TRUSTEES REPORT

9. PRESIDENT'S REPORTS

10. EXECUTIVE SESSION

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2(c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2(c) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters.

11. ADJOURNMENT

4A

**Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Committee of the Whole
Meeting Minutes
November 8, 2011**

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, Clark, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Finance Director Blocker, Assistant to the Village Administrator Beith and Village Clerk Meadows. For members of the audience please see the attached list.

Items for Discussion

Minutes from the November 1, 2011 Village Board Meeting

President Zirk asked if any Board Members had questions or comments on the minutes as presented. There were no comments on the minutes. The November 1, 2011 Village Board Meeting Minutes will be placed on the next consent agenda.

October 2011 Treasurer's Report

President Zirk asked if any Board Member had questions or comments on the October 2011 Treasurer's Report. There were no comments on the October 2011 Treasurer's report. The October Treasurer's Report will be placed on the next consent agenda.

Annexation agreement amendment and related petitions to re-plat two-family lots into single-family lots in Gilberts Town Center Unit 2B

President Zirk recommended discussing this matter after discussing items 3D-3G. The Board Members concurred.

Ordinance 31-2011, an Ordinance adopting a policy in compliance with the amended Open Meetings Act

President Zirk stated that this Ordinance is to comply with the recently passed Public Act 97-0504 which amends the Open Meetings Act. There was no comment on this Ordinance. Ordinance 31-2011 will be placed on the next consent agenda.

Ordinance 32-2011, an Ordinance amending the Village of Gilberts' Code Title 2" Finance and Taxation" Chapter 4 "Fee Schedule" Section 24-3 Refuse and Collection and Disposal"

President Zirk questioned if the reinstatement fee would be an additional fee charged to residents that also had their water shut-off. He expressed concern if that was the case the residents would be paying two late fees and he did not feel that was fair or reasonable. Finance Director Blocker reported that the reinstatement fee would only apply to residents that only have garbage service. The reinstatement fee reflects the cost the Village incurs when MDC reinstates waste hauling service and needs to return the waste receptacles' to the residents who's service had been interrupted for nonpayment . He directed staff to amend the Ordinance so that the reinstatement fee only affects the residents that only have garbage service. This matter once amended will be placed on the next consent agenda.

Resolution 44-2011, a Resolution adopting a Fund Balance/Net Assets Policy

Finance Director Blocker reported that the Village's auditors recommend that the Village adopt a Fund Balance/Net Assets Policy to comply with the Governmental Accounting Standard Board's (GASB) Statement 54. This statement requires the Village to define different types of fund balances while establishing guidelines for maintaining balances. The policy would set the Village's targeted "unrestricted" fund balance at an amount equivalent to three or six months of the Village's operating budget, with funds in excess of this policy being shifted to a capital reserve fund. The policy also states that the Village will use the most restricted reserve funds before less restricted funds. President Zirk commented on the fact that the new fund account reporting would make it easier for the general public to understand. This matter will be placed on the next consent agenda.

Resolution 45-2011, a Resolution for Maintenance of Streets & Highways by Municipality under the Illinois Highway Code (allocation of MFT Funds)

President Zirk reported that this resolution would authorize the use of \$84,408.00 in Motor Fuel Tax (MFT) funds for road salt, snowplowing wages, crack filling and catch basin cleaning. There were no comments on the resolution. This resolution will be placed on the next consent agenda.

Annexation agreement amendment and related petitions to re-plat two-family lots into single-family lots in Gilberts Town Center Unit 2B (discussion resumed)

Administrator Keller specified that tonight was not a Public Hearing. This matter was being discussed at a work session. The Public Hearing will be held on November 15, 2011. Administrator Keller went on to comment that the goal tonight was to get issues out on the table so that if there are questions that need to be answered staff can gather the answers over the course of the next week. This will allow for staff to be fully prepared for the Public Hearing. Administrator Keller turned the meeting over to Mr. Ryan Trottier, Vice President of Land Development for Plote Homes LLC.

Vice President Trottier discussed Plote's petitions that were submitted in mid-October. He stated the petition proposed replatting 32 of the 51 remaining two-family lots into 63 single-family detached lots which they then would sell to Ryland Homes. Also included in the petition was a request to amend the special use and the annexation agreement.

Vice President Trottier reported that the project had stalled out. He noted after building 16 units in 2006, only 6 units were built in 2007, 2 units in 2008, and 6 units in both 2009 and 2010, and there were no units built to date in 2011. After building a total of 36 units on 18 lots, Plote now owns 51 two-family lots for which there appears to be a diminished market interest.

Vice President Trottier commented on how Plote has taken a step back to see what they can do to spur some activity and complete the build-out and the remaining infrastructure improvements. This left them with two options. Option 1 was for Plote to present to the Board a request to build a more scaled down duplex which could potentially sell at a lower price and they would try to capture more buyers. He stated the challenges with this approach are the negative impact this would have on the existing community. In addition, they would be competing with Ryland's townhomes. Or they could consider option 2 which was the option currently under consideration.

Vice President Trottier reported that Ryland has had great success in developing within Gilberts. By allowing them to continue to develop the single family homes this would assist in maintaining the current property values. In addition, Plote is not asking to convert every lot. They are focusing on the northern and eastern portion of the development. Plote will continue to own and maintain the lots in the southern portion. Plote still has over an 8 million dollar investment to make in the southern portion of the development. He discussed the fact that it is of the utmost importance to them to maintain the character of the development as well as the property value.

Vice President Trottier reported that a week or two before they appeared before the Plan Commission they held an informational meeting with the duplex homeowners. They presented the plan currently under consideration. There were a number of comments and suggestions that were taken under consideration and are depicted on the current plan. Plote agreed to relinquish three single-family lots and add landscape buffers between the duplexes and single-family homes.

Vice President Pagoria reported that the first thing they did after being approached by Plote about the property in question was to conduct a market study. They wanted to ensure that the product that was going to be built in unit 2B was something that was going to sell. Based on Ryland's success in Town Center they determined a single-family home product would sell best. He went on to discuss that the market study determined they should market and sell homes that are in the range of 1,600-2,600 square feet. This would be consistent with what they built in Town Center and also complement the duplexes and the larger lots to the northeast. Vice President Pagoria referenced the elevation contained in the packet. He commented on the fact that they had chosen their best selling models. He stated that the building standards, elevations and inclusions would be similar to what they have already built in Gilberts Town Center.

Vice President Pagoria discussed the eight floor plans. He reported that all but two of the plans have the option of three car garages. In Addition, three of the plans have a standard three car garage. He reported that all the models will have standard basements and the proposed elevations are consistent with what they have already built in Town Center. At this time Vice President Pagoria asked if anyone had any questions.

President Zirk asked Vice President Pagoria if the products and design standards were going to be similar or the same as what they have already built in Town Center. Vice President Pagoria replied the name of the models is different. However, the design standards will be the same as what they have built in the past. He stated that Ryland will not be altering the homes' quality.

Trustee Zambetti asked what was the square footage of the duplexes was. Vice President Pagoria replied the range of the duplexes square footage is 1,600-2,250 square feet. Trustee Zambetti asked what the square footage range was of the proposed single-family homes. Vice President Pagoria replied 1,600-2,600 square feet.

Trustee Farrell recalled during the Plan Commission Public Hearing she heard a lot of opposition to the proposed Bradbury Model. She expressed concern that the Bradbury would stand out as a very small home. Trustee Zambetti inquired if Ryland was currently building the Bradbury in Town Center. Vice President Pagoria replied no. However, they have built the Coventry which is the model one size larger than the Bradbury at 1,773 square feet. Trustee Zambetti questioned if the frustration over the Bradbury Model was worth the heartburn. Vice President Pagoria discussed the marketing strategy of the Bradbury. He stated that Ryland wanted to market the Bradbury's pricing and square footage to bring in traffic that might otherwise go to another development. They don't believe the majority of the lots would be sold as Bradburys.

Trustee Zambetti suggested placing a restriction on how many Bradburys would be built. Vice President Pagoria replied they would be willing to do that if that would allow them to proceed with the proposed plan.

President Zirk questioned if a ranch home might be more complementary to unit 2B. Vice President Pagoria frankly responded that Ryland is not a very good ranch builder. They offer a couple of ranch models in other communities, and they just don't sell. In their opinion if someone is looking for a ranch in unit 2B they would probably buy one of the duplexes. However, if the Board Members ask for them to review a single-family ranch plan they would be happy to do so.

President Zirk commented on what he is trying to determine if the issue is with the product or with the type of homes being offered. Plan Commission Chairman Hagen stated in his opinion the issue is with splitting the lots to allow for the single-family homes. This changes the character of what was supposed to be developed. Administrator Keller stated that he believes it is both issues causing the opposition. He discussed the disappointment residents have in the fact that the current conditions are not allowing the project to move forward as planned.

Administrator Keller discussed the other concerns that residents expressed during the Public Hearing. The residents felt that the lots were too small for the single family homes. Other concerns were that the single-family homes would generate children. There would be swing-sets and fences which are items typical to a single-family development but not typical in a duplex development.

President Zirk commented on the fencing concerns. He suggested requiring the fencing be ornamental or placing some type of restrictions on fencing.

Plan Commission Chairman Hagen reported that the Plan Commission assumed that if they did not approve Plote's petitions the Village could force them to build the products that were referenced in the Annexation Agreement.

Trustee Mierisch acknowledged the fact that the economy is different now than it was when duplex residents purchased their homes. She believes the majority of the residents do not want to see the lots remain vacant and the infrastructure not completed. Trustee Mierisch thought the concern was with the area in which the single-family homes were proposed to be built and the product.

Trustee Mierisch commented on the resident owning single-family homes in the area which would be impacted by the change in the plans. She stated that they expressed concerns with the product during the Public Hearing. Trustee Farrell agreed with Trustee Mierisch that the residents were concerned with the proposed products.

However, at that time officials believed the Village had the authority to force Plote/ Ryland to build the product as prescribed in the Annexation Agreement. However, since that time officials learned that the design standard proposed in the preliminary plans were not incorporated into the Annexation Agreement.

Administrator Keller discussed that there was a collective assumption that the design standards were attached to the Annexation Agreement. Unfortunately, that was not the case with any of the past agreements. It was not until the Neumann Homes Annexation Agreement that the Village included design standards. Administrator Keller commented on the fact that the Village cannot compel Ryland/Plote to build the duplexes that they have been building. President Zirk thought he had heard Vice President Trottier state that if they were to build a different duplex product they he would have to come back to the Village. Administrator Keller replied that this procedure would be an administrative review by the building department.

Trustee Mierisch requested clarification on the process of amending the annexation agreement. She asked if the Board were to now amend the annexation agreement if they could require design standards be included. Administrator Keller replied if the Board was to amend the annexation agreement to allow for the change to single-family lots the Village would then have the opportunity to include design standards. He continued by saying it is the same mechanism that would allow Ryland's departures from the zoning code with respect to lot size and set-back deviations.

Trustee Mierisch expressed concern with the façade of the homes. She noted that the existing townhomes, duplexes and the majority of the single-family homes are brick or have some brick on the fronts. Trustee Farrell reported that a resident informed her that the cost of a brick front upgrade is \$10,000 dollars. Vice President Pagoria was unsure of the cost. He stated it would depend on the home and the elevation.

Trustee Farrell noted that the streets in unit 2B are not finished. She asked Vice President Pagoria if they will be completing them prior to the build-out. Vice President Trottier replied that Ryland was the master developer and they would be the ones finishing the streets and any other punch list items. The infrastructure will not be completed until all units are built.

Committee of the Whole

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President Zirk questioned whether the concern with the product or with the subdivision of the lots. Trustee Mierisch asked if Ryland would be willing to discuss possible changes to the product. Trustee Farrell asked where was Ryland was currently offering these products. Vice President Pagoria replied they are selling the products in Volvo, Huntley, Gilberts, and Elgin.

Vice President Pagoria proceeded to respond to Trustee Mierisch's earlier questions. He stated that they would love to discuss the products. However, he did not believe it would be feasible to require all brick front elevations. However, if the Board desired to discuss limiting smaller units they would be happy to entertain that idea. If the Board wanted to discuss decorative fencing they would be happy to discuss that.

Trustee Zambetti reported that he lives in Town Center in the Manchester Model. He reported that his home is 3,200 square feet and sits on a 9,000 square foot lot. He did not see a problem with the proposed ratio of home size to lot size. In his opinion the proposed products will blend in. He stated in a perfect world he would love to see the duplexes continued to be built. He expressed concerns of if Ryland were to get desperate and was forced to build less expensive duplexes.

Trustee Zambetti noted that there is a Coventry Model right across the street from his home and most of the proposed products are currently being built. He said there is merit in the fact that Ryland Homes is going to provide the existing duplexes with additional landscape buffering. He does not feel that it would be fair to require all brick fronts. Trustee Mierisch noted that the street where the proposed products would be built not only contains the duplexes it has larger homes with most having three to four car garages.

Administrator Keller discussed the side yard set-back and the ratio of the home's footprint. There was some discussion with respect to Exhibit B. Trustee Mierisch asked if the lot size has changed from the original plan. Vice President Pagoria responded yes. They had increased due to Ryland eliminating the three lots.

President Zirk inquired about the 45% lot coverage. He asked if that percentage included the accessory buildings, garages, and driveways. Vice President Pagoria replied yes. Administrator Keller explained that currently the maximum lot coverage is 45%. This change would have a negligible effect as the increased coverage of a smaller lot would yield less runoff than from a duplex lot or a larger SFD lot at 40% coverage.

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Trustee Mierisch commented on the proposed transition buffers. She noted that in response to residents' concerns voiced at an informational HOA meeting Ryland had agreed to add landscaping buffering. This would provide separation of the duplexes and the SFD. However what Ryland proposed was placing the landscaping on the existing duplex lots which are very small lots. Vice President Pagoria clarified the design of the proposed enhanced landscaping. He stated that they placed the landscaping on the duplex lots because it was the residents who asked for the additional landscaping.

Ryland had designed landscape buffering which includes a combination of evergreens, blue spruce, along with ornamental bushes to add color. They wanted the plant materials to provide a barrier that would last year round. Ryland did not propose a berm due to potential drainage issues. Vice President Pagoria discussed the fact that there is existing landscaping easements that would allow for Ryland to plant the proposed plantings.

President Zirk commented on the proposed transition buffers. He questioned if Ryland had the authority to plant the buffer on occupied duplex lots. Vice President Pagoria replied yes. There is an underlying landscape easement and the area in question is common space with common maintenance.

There was some discussion on who would be responsible for the maintenance of the transition buffers. Vice President Pagoria reported that existing duplex HOA would be maintaining the buffers

President Zirk questioned who would be responsible for paying for the maintenance of the triangle piece of property that is currently referred to as common space. His concern was if you decrease the number of units the cost to those property owners would increase. Vice President Pagoria replied that there would be no cost increase to the property owners. The area in question is maintained by the Master HOA, and the cost is shared by all of the property owners. President Zirk wanted to ensure that this was not going to happen. Vice President Pagoria replied that if the plans were approved they would be amending the development agreement to reflect that the maintenance cost to the property owners remain the same.

Trustee Mierisch commented on the fact that any exhibits addressing these types of issues should be attached to the agreement. Administrator Keller replied that any deviations or changes to the agreement would be attached. Trustee Mierisch expressed her frustration that in the past the design standards were not referenced in the agreements. She wanted to ensure moving forward that any of the amendment exhibits be included.

A lengthy discussion ensued with respect to the annexation agreement and the Ryland binder which was provided to the officials in 2004. The binder included design standards. However, the standards were never referenced in the final agreement. Trustee Clark reported that he was involved in drafting the agreement. He reported that the development agreement did not contain a development plan. The plans were all preliminary. The reason was due to the fact that the development had different uses and different owners. He reported that the intent was after the annexation agreement was approved the final development plan would be drafted and that plan would include final plats and design standards.

Administrator Keller reported that this might have been the intent. However, there is no mechanism in the agreement to enforce the design standards referenced in the preliminary submittal. He went on to say that the Village did not include design standards in any of the past agreements until they drafted the Neumann Home's Annexation Agreement.

Trustee Clark suggested that Administrator Keller discuss this matter with legal counsel to ensure that there is no mechanism in the agreement to enforce the agreed upon design standards.

Trustee Clark had no problems with amending the agreement. He recommended including some type of restrictions and encouragements that both Ryland and the Village would find palatable.

President Zirk commented on the fact that what they are trying to accomplish is to allow Ryland to build a product that the market can support at the same time as promoting what is in the best interest of the community.

Administrator Keller asked the Board if it was their expectation for staff to draft the Ordinances addressing the petitions prior to next week's public hearing or draft the Ordinances after the public hearing. The Board Members agreed that staff should wait until after the public hearing to draft any Ordinances.

Staff Reports

FY-2012 Budget Update

Finance Director Blocker provided the Board with an overview of the FY-2012 budget. Staff will continue to closely track both the revenues and expenditures.

Administrator Keller provided the Board with an update on the Road Program.

Board of Trustees Reports

Trustee Hacker expressed concerns that Attorney Tappendorf was not in attendance. He noted that in this instance he thought she should have been present. Administrator Keller replied that the Village had stopped requiring Attorney Tappendorf to attend the meetings as a cost savings measure. However, if the Board would prefer the consultants attend that could be arranged. Trustee Zambetti did not want the Village to spend the money on having the consultants attend the meetings.

Adjournment

There being no further business to discuss, a motion was made by Trustee Clark and seconded by Trustee Zambetti to adjourn from the public meeting at 9:09 p.m. Roll call: Vote: 6-ayes by unanimous voice vote.

Respectfully submitted,

Debra Meadows

November 8, 2011

847-428-7766

4B

Excluding the Exhibits

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Village Board
Meeting Minutes
November 15, 2011

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, Clark, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Attorney Tappendorf, Assistant to the Village Administrator Beith and Village Clerk Meadows. For members of the audience please see the attached list.

Public Hearing

Request by Plote Homes LLC to amend the Annexation and Development Agreement for Gilberts Town Center

A motion was made by Trustee Clark and seconded by Trustee Corbett to open the public hearing at 7:05 p.m. Roll call: Vote: 6-ayes: Trustees Clark, Mierisch, Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

President Zirk explained the procedure in which the public hearing would be conducted.

Resident Michael Dunne who resides at 120 Reston Lane stated that he and his wife had written a letter regarding the Plote Homes' petition. He proceeded to read the letter as noted below:

“As duplex homeowners living adjacent to the area affected, we are writing to voice our concern over the planned re-annexation of the Gilberts Town Center property being sold by Plote Homes to Ryland Homes.

When we purchased our home from Plote in 2010, it was with the understanding that this area would be developed with duplex homes of quality and value similar to our own. It would be our first choice that Plote Homes honor that commitment and develop the area as planned. However, we understand that the downturn in the housing market has brought Plote's development of the area to a stop, and that the sale of the property back to Ryland for the development of single-family homes is believed to be the best alternative for Plote Homes.

Under the circumstances, we can accept Plote's plan to sell the property to Ryland for single-family home development.

What we have trouble accepting is the development of very small single-family home sites in order to take advantage of the plumbing infrastructure already laid down for duplex housing by Plote. The effect is to have two single-family homes occupying the space intended for one duplex building. For the majority of these sites, this leaves as little as 13 feet between single-family homes built on long, narrow lots that are smaller than the Village of Gilberts currently stated minimum lot size.

We believe that the impact of allowing this crowded housing to be developed as a variance to established standards would be to lower existing property values at a time when real estate values are already depressed.

We further believe that the aesthetic impact of developing close-proximity houses with large garages facing the street will be to turn away prospective Gilberts' homebuyers from an area (Gilberts Town Center) that should be a showcase for the Village.

Furthermore, without a street or a substantial natural landscape or other open area separating the Plote duplex development from the proposed Ryland single-family homes, we believe the area will give the impression of a hodge-podge of poorly planned building.

We do not see how a negative impact on property values and downward revision of the plan for the area can possibly be in the overall best interests of the Village of Gilberts.

As an alternative, we would like to see the Village approve the development of single-family Ryland homes in this area on lots no smaller than the current minimum lot size with a redevelopment of the land involved providing for an aesthetic impact at least as positive as the original Plote's Duplex Site Plan".

President Zirk believes that the best way to proceed with the public comments was to have all of those interested in speaking voice their concerns. The Board would summarize the concerns and have the developers comment.

Mr. Harold Mierisch who resides at 124 Reston Lane addressed the Board. He provided all the Board Members with copies of his written concerns which will be attached thereto and made part hereof the minutes as Exhibit "A". He went on to discuss his concerns. He noted as Mr. Dunn had recently stated he is also not opposed to the construction of single-family homes. What he is opposed to is the lot sizes.

He went on to discuss the Village of Gilberts Staff Report dated October 21, 2011. The report recommended the lot sizes be 61 feet. He would prefer to see a minimum lot size of 70 feet. He suggested Ryland might consider using alternate lot sizes. He provided an example by suggesting having a 70 foot lot, then a 61 foot lot beside an 80 foot lot. He thought that plan would improve the streetscape and allow for some of the larger units.

Mr. Mierisch used a tape measure to demonstrate what a 13 foot space between homes would look like. He stated that if a person wanted to construct a walkway on the side of their home per code they would be unable to do so. From his understanding the proposed plan would allow for 22 homes on Reston Lane to be separated by 13 feet.

Mr. Mierisch commented on the proposed square footage of the homes. He stated that he would like to see not only the Bradbury Model excluded but also the Coventry and the Arden Models.

Mr. Mierisch discussed the proposed landscape buffers. He noted the proposed buffers would crowd lot 51.

Mr. Mierisch discussed home values. The average home north of Riverside Drive is \$360,000 to \$400,000. He reported that he did discuss this issue at the Plan Commission's Public Hearing. In addition, he provided an Excel spreadsheet which he obtained from the Kane County website. The spreadsheet listed the selling price of the all homes in the affected area. He noted that there are twenty two homes on the Excel spreadsheet with a total net value of \$12,741,730 and the average value of the homes are \$411,023.55. He proceeded to call out the recent selling pricing of the homes in that area as listed below:

- August 2, 2011-464 Reston Lane-\$465,000
- August 2, 2011-253 Easton Drive-\$375,000
- August 23, 2011-291 Reston Lane-\$406,500
- October 18, 2011-416 Columbia Lane-\$385,000
- November 8, 2011-281 Reston Lane-310,500

Mr. Mierisch commented on the impact the proposed plans would have on the property values. In addition, he noted that the Gilberts Town Center Townhomes' sale prices range from \$159,000 - \$210,000. In his opinion the duplex home values would depreciate due to the fact that townhome prices are low.

Mr. Mierisch discussed the fact that the first three units along Town Center Blvd. have spacing of approximately 70-80 feet from the curb to the front door. There is approximately 30 feet from the curb to the front door of the three new units under construction. This gives an appearance of row homes.

Mr. Mierisch continued by commenting on the attributes which were also discussed in the staff report. The duplex units were primarily targeted at older couples looking to purchase their third or fourth home. The proposed plan would increase density which would have an impact on Village services, roads and schools. Documentation on these findings can be found in the original PUD. He quoted from the PUD from 2004 section 14 titled "Fiscal Impact Study" page 3 Average household size-Townhomes: 2.39 persons; Single family=3.76 persons; Duplexes=2.19 persons. Case in point by allowing the construction of SFD you are going to increase the population proposed in the PUD.

In addition, PUD section 13 titled "Site Traffic Analysis Study" states during peak traffic hours single family units would generate 255 cars per day, and duplexes during those same hours would generate 150 cars per day. By allowing the construction of single family homes we are increasing the traffic.

Mr. Mierisch asked if any of the larger Ryland Models such as the Prescott, Hanover, Hawthorne, Manchester or New Castle (all over 2,300 square feet) could be built on a 61' lot. Mr. Mierisch understood from a discussion at the last COTW meeting that Ryland's proposed models that are being marketed for the 61' lots were in the range of 1,600-2,400 square feet. Mr. Mierisch expressed concerns that Ryland was eliminating five of the larger models.

Mr. Mierisch discussed the fact that Plote has reported that they built 10 units in 2010 and no units in 2011. With respect to Ryland they have built 36 single family units in 2009, 62 units in 2010, and 20 units in 2011. The majority of these units are in the \$300,000-\$350,000 plus range. He feels if they resized the lots and constructed some of the larger homes their profit margin would remain the same. He would like to see if an agreement could be reached between Ryland and Plote to provide for some of the lots to accommodate the larger homes.

Mr. Mierisch discussed his concern with not requiring at least 75% of the homes have brick fronts. He reported that all of the duplexes had brick fronts. He commented on requiring Ryland to alternate the elevations and color of the homes. This would provide for an aesthetically appealing streetscape.

Mr. Mierisch questioned if there was a timeline on when the streets were to be finished and conveyed to the Village. He reported that some of the streets are already failing.

Mr. Mierisch suggested the Village pass an ordinance which would allow for parking on only one side of the street.

Mr. Mierisch expressed concerns with a statement Vice President Trottier (Plote) made at the last Committee of the Whole Meeting. He stated that there were two options. The Village can approve the current proposal or Plote may be forced to build less expensive duplexes. From his understanding the reason Plote is not selling the duplexes is because they want to build a quality product and won't come down in price. Mr. Mierisch questioned if this was a threat.

Mr. Mierisch concluded by stating the final decision is something the Village will have to live with long after the builders have left.

Mr. Steward Bond who resides at 119 Easton provided the Board Members with a handout. The handout depicted existing spacing between houses. He stated on Town Center Blvd. the average spacing between the homes is 23'. On Redmond the average spacing between the homes is 24', and on Reston (the completed section) the spacing is on average 34'. The proposed spacing between the new homes on Reston would on average be 16'. He also was in favor of not building on all the lots to allow for some larger lots.

Mr. Ernie Leonard who resides at 201 Reston Lane commented on the fact that the majority of the residents are opposed to the plan. He stated that the Plan Commission recommended denying Plote's request by a vote of 7-0.

He discussed the fact that the residents purchased their properties on the promise that the completed neighborhood would have a certain aesthetically pleasing look. He felt the proposed plan would change the entire character of the development. Mr. Leonard is in favor of getting the development completed. However, he is not in favor of the proposed plan.

Ms. Sharon Lazzaro questioned how many lots Plote might have to sell in the coming years. President Zirk stated that was a good question and was a question that had come up at the last meeting. He stated that staff had been directed to research what limitations and assurances could be placed on the other lots which are not included in the current request. President Zirk stated this matter will be elaborated on during the discussion portion of the meeting.

Ms. Katlyn Liston who resides at 201 Reston Lane addressed the Board. She provided the Board with written comments which will be attached hereto and made part hereof as Exhibit "B". She continued by expressing her disappointment with Plote's lack of commitment to the community.

She commented on the fact that the proposed elevations all look very similar. She would like stricter monotony codes enforced and larger lot sizes. She thought the development was already beginning to resemble a cookie-cutter development.

Mr. David Frank who resides at 117 Valencia Parkway expressed concerns with the proposed 13' separation and fire safety codes. He would like for Ryland to build one single family home per duplex lot.

He inquired if Ryland had introduced a ranch model. President Zirk replied no.

Ms. Lori Strum who resides at 139 Easton Drive commented that her property would be surrounded by the proposed single family homes. Her property would be exposed to the most significant changes. Ms. Strum concurred with all the statements made during the public comment. She strongly feels that there needs to be some type of buffer between the duplexes and the single family homes.

President Zirk reported the Ms. Strum has submitted a letter for the record.

Carolyn Clark who resides at 135 Easton noted that she already filed an email for the record. President Zirk acknowledged receipt of the email. She just wanted to reiterate what Ms. Strum had said. She thought that lot 27 would be a wonderful location for a natural buffer.

In addition, she would like to see the proposed homes upgraded to make the areas' appearance more cohesive.

Vice President Matt Pagoria (Ryland Homes) commented on the concerns with the 13' separation between homes. He stated that 13' is the side-yard set-back it is not the separation between homes. He provided the Board Members with a matrix depicting the separation between homes relative to the model of the home. He stated that models would not be built in a repetitive manner so the streetscape would vary with respect to the separation of the homes.

Vice President Pagoria commented on Ryland's potential profit margins. He stated that the proposed models had nothing to do with profit margins. He went on to say that the request to add the additional models is driven by the market and the products current consumers are purchasing.

Vice President Pagoria commented on the concern with requiring brick fronts. He stated that there are various elevation options, and some options contain the brick fronts. However, they could not mandate buyers choose the elevations with brick fronts. To do so would limit the potential buyers.

Vice President Pagoria responded to the concern with the completion of the road improvements. Typically the infrastructure improvements are completed when a percentage of the development has been completed. Ryland would be able to complete the roadway improvements after the build-out of the proposed single family homes in unit 2B.

Vice President Pagoria commented on the issue regarding parking on one side of the street. In his opinion, this is an issue that should be addressed by the Village.

Vice President Pagoria responded to the concern with respect to the fact that the proposed single family homes would have a negative impact on property values. Vice President Pagoria discussed the fact that Mr. Mierisch correctly reported the recent selling prices of the homes located in unit 3. He reported that the average square footage of the homes that recently sold were in the range of 3,000 to 3,800 square feet. He went on to discuss how property values are assessed.

Vice President Trottier commented on the fact that Ryland has made several changes to the plans after the discussion and comments provided at the HOA meeting with the homeowners. He reported that they have given up three lots to provide for landscaping buffers. In addition, they have slightly increased the models and lots sizes.

Vice President Trottier concurred with Vice President Pagoria's statement with respect to property appraisals. He noted that property values are appraised by similar kind and nature. The current average sale price for the duplex units is \$235,000.

Vice President Trottier commented on land use. He noted the proposed development is not any different than what is currently being constructed. He stated that there currently is a single family unit adjacent to a duplex unit with no transition buffer.

Mr. Dan Sheppard discussed his concerns that there were no guarantees and no one could predict what may or may not happen in the future. However, Par still controls 480 acres within the development and has a vested interest to ensure the development is constructed as planned. It is his belief that the proposed plan will work, and Ryland will be able to build-out unit 2B.

A motion was made by Trustee Zambetti and seconded by Trustee Clark to close the public hearing at 7:54 p.m. Roll call: Vote: 6-ayes: Trustees: Mierisch, Zambetti, Farrell, Hacker, Corbett and Clark. 0-nays, 0-abstained. Motion carried.

Trustee Mierisch asked Vice President Pagoria to clarify an earlier statement. She wanted to ensure she understood Vice President Pagoria's statement with respect to the fact that Ryland currently has to send potential buyers looking for homes similar to the models under consideration to other communities. Vice President Pagoria confirmed that was what he had stated. Vice President Pagoria reported that the proposed models are no different than what has previously been built in Town Center. Procedurally he would just have to submit the plans for Village Staff review and approval.

Trustee Mierisch expressed concern with the lack of transitional buffers to separate the single family and duplex homes. She reported that the current duplex owners purchased their property with the understanding that they would be adjacent to other quality duplexes built by Plote. Vice President Pagoria concurred with Trustee Mierisch's statement.

Trustee Mierisch expressed concerns with the fact that Ryland had agreed to discuss eliminating the Bradbury Model and requiring a percentage of the homes have brick fronts. However, she does not believe the concessions are being documented. Vice President Pagoria stated he had agreed to discuss limiting the amount of Bradbury and Coventry models that would be built on the lots. In addition, he had agreed to discuss requiring a percentage of the homes have brick fronts. Vice President Pagoria stated that he would be willing to limit the combination of the amount of Bradbury and Coventry models that would be built on the lots to 20%. This equates to only six lots each model.

Trustee Mierisch wanted to confirm a comment made by Mr. Sheppard. She stated that Plote currently plans to build a comparable duplex product on the remaining 40 lots. However, they could not speculate on what will happen in five to seven years. Mr. Sheppard confirmed Trustee Mierisch's interpretation of his previous statement.

Mr. Sheppard discussed what he felt were the milestones that needed to be addressed. The first concern was with the lot sizes. He referred to the matrix provided by Vice President Pagoria which depicted the streetscape and side yard set-backs noting that the homes were not going to be 13' apart. The additional concerns are with the product and set-backs. Mr. Sheppard suggested the Board provide Ryland and Plote with their concerns so that they can put a plan together that addresses the concerns.

President Zirk commented on the fact that many residents would prefer to have just one single family home per lot.

Mr. Sheppard elaborated on what Ryland's goal is. He stated that they are trying to offer a variety of products. They have depleted their smaller lot inventory. The approval of the proposed plan would provide Ryland with the resources needed to increase their product line which should result in an increase in sales.

A lengthy discussion ensued with respect to how to guarantee the design standards run with the land and the streetscape and product remains consistent through-out Town Center. Mr. Sheppard stated that they would agree to attaching design standard requirements for their remaining forty lots to the agreement. Attorney Tappendorf stated that legally the Village could amend the agreement to include design standards for the forty lots.

Trustee Farrell discussed the space that the landscape buffer will require ten years from now. She asked Ryland how they were going to accommodate the future landscape buffer space needed.

Trustee Farrell asked Mr. Pagoria how Ryland manages the color and type of homes built on the individual lots. He replied, typically the lot, elevation and color package is the buyer's decision. However, as homes are being built Ryland tries to move them around so you don't have the same home with the same color and elevation next door. Ryland does have a monotony code so you cannot have the same home next door or across the street from each other. Vice President Pagoria reported the house plans are reviewed and approved by Village Staff.

President Zirk questioned the approval of the duplexes when they are all the same color. Attorney Tappendorf replied, the monotony code only applies to the single family units.

President Zirk asked if everyone was comfortable with the monotony code as it applies currently in the Town Center development. Trustee Zambetti believes the current code makes sense. In his opinion it makes sense to follow the colors that already exist in the rest of the subdivision. Administrator Keller asked if it was the desire of the Board to have the current monopoly code apply to the proposed plan.

Trustee Farrell discussed lot twenty seven which is currently standing in an open field with no homes adjacent to the property. She asked if Ryland would be building in that area first to provide conformity just in case five years from now a new builder were to complete unit 2B. Vice President Pagoria stated they would take a look at this issue and work with staff on amending the annexation agreement to address this concern.

President Zirk discussed the restriction with respect to parking on one side of the street. He agrees this is a Village decision and could be addressed if needed at a later date.

President Zirk commented on fire suppression. This concern would be subject to the BOCCA Code and if needed they would be required to use enhanced fire suppression materials.

President Zirk questioned what the average open space on each block would be. Mr. Sheppard will have to research this matter.

President Zirk asked who would be responsible for completing the streets. Mr. Sheppard replied that Ryland was the master developer and would be responsible for the completion of the streets including those of the duplexes. President Zirk wants to ensure that there is some type of assurance in place that the roadways will be constructed and up to code after both parties have completed their build-out. Mr. Sheppard stated that they can work on language to address this concern.

President Zirk would also like included in the amended annexation agreement the transition buffer landscape plan and the HOA who's responsible for the maintenance. Also if the transition buffer is to encroach on any single family lot the HOA responsible for the maintenance should be named in the agreement as the responsible party.

Administrator Keller commented on the fact that Ryland is asking for a departure from the minimum standards of lot dimension in the annexation agreement. If the Board is not in favor of considering this request it changes everything else. If the answer is no he would like for the Board to tell them now so they can adjust the plans. President Zirk asked if any Board Member was not willing to entertain anything other than one house on one lot.

Trustee Zambetti asked what the price range of the Ryland houses was. Vice President Pagoria replied the low \$200,000 to the high \$200,000. He asked what the price range for the duplexes was. Mr. Sheppard replied, \$207,000-\$245,000. Mr. Sheppard stated that this was the base price without a basement. President Zirk asked what the average duplex sale price was. Mr. Sheppard stated they had just sold an Augusta for \$312,000.

Trustee Clark suggested they consider Trustee Farrell's recommendation to use the three lots for a transition buffer. Trustee Clark recommended that a restriction be in place that requires 80%-90% of the homes be at least 20' apart. Trustee Clark thought Ryland should consider building some of the larger products on a few of the lots.

Trustee Hacker asked if these models had been built on this lot size anywhere else. Vice President Pagoria replied probably not. President Zirk asked if they could identify an area within Timber Trails that has comparable product and lot size. Vice President Pagoria will provide the Board with that information.

Trustee Hacker asked how many lots would need to be vacated if they were to comply with the Village's minimum lot size. They will need time to calculate this information. In addition, Trustee Hacker asked what the cost would be to them. He is trying to understand if this is a significant cost burden for them to meet the Village standard.

Trustee Hacker asked if it was true that a buyer of one of the proposed lots would be unable to build a walkway on the side of their home. Staff will check on this matter.

Trustee Zambetti asked Attorney Tappendorf if there were any limitations in the Annexation Agreement with respect to design standards which would require Par to keep building the product they're building other than the requirement of a 400' garage. Attorney Tappendorf reported that all they are obligated to meet is the zoning requirements of the annexation agreement and adhere to the monotony code. There are no design standards attached to the annexation agreement.

Staff will work with Ryland on drafting an agreement for consideration at the December 6th Village Board Meeting.

Public Comment and Discussion

President Zirk asked if anyone wished to address the Board. There was no comment from the audience.

Consent Agenda

- A. A motion to approve the Minutes from the November 1, 2011 Village Board Meeting**
- B. A motion to approve the Minutes from the November 8, 2011 Committee of the Whole Meeting**
- C. A motion to approve Bills and Salaries Dated November 15, 2011 as follows: General Fund \$257,497.58, Permit Pass Thrus \$4,792.50, Performance Bonds and Escrows \$846.00, Water Fund \$15,726.82 and Payroll \$49,588.61**
- D. A motion to approve October 2011 Treasurer's Report**
- E. A motion to approve Ordinance 31-2011, an Ordinance adopting a policy in compliance with the amended Open Meetings Act**

- F. A motion to approve Ordinance 32-2011, an Ordinance amending the Village of Gilberts Code Title 2 "Finance and Taxation" Chapter 4 "Fee Schedule" Section 24-3 "Refuse and Collection and Disposal"**
- G. A motion to approve Resolution 44-2011, a Resolution adopting a Fund Balance/Net Assets Policy**
- H. A motion to approve Resolution 45-2011, a Resolution for Maintenance of Streets & Highway by Municipality Under the Illinois Highway Code (allocation of MFT Funds)**

President Zirk reported that the November 8, 2011 minutes were sent electronically today in the late afternoon. Trustee Hacker requested that the minutes from the November 8, 2011 Committee of the Whole Meeting be removed until he has an opportunity to review them.

A motion was made by Trustee Hacker and seconded by Trustee Clark to approve the consent agenda excluding item 5B. Roll call: Vote: 6-ayes: Trustees Zambetti, Farrell, Hacker, Corbett, Clark and Mierisch. 0-nays, 0-abstained. Motion carried.

Trustee Mierisch suggested that on page three paragraph three Clerk Meadows provide additional detail. She recalled the Board Members commenting on lot sizes. Clerk Meadows will review the audio file and add the details as recorded. Trustee Mierisch noted a few typos on page 4. Clerk Meadows will correct the record as needed.

Trustee Hacker commented on a correction he would like to see made. He noted under "Board Reports" the record reflects that he said on numerous occasions he thought it would have been appropriate to have legal counsel present. However, as he recalled he said since he had taken office in May to date there was only one occasion he thought it would have been appropriate to have legal counsel present. This instance occurred at the last meeting. He believed some questions arose that required a legal opinion. Clerk Meadows will correct the record as noted.

Items for Approval

A motion to approve Resolution 46-2011, a Resolution approving the Estimate of the Amount of a Tax Levy in Compliance with the Requirements of the Truth in Taxation Act.

Administrator Keller discussed the requirement in complying with the Truth in Taxation Act. He stated that the Village is required to set a maximum amount of property taxes to be collected in the next tax year, which is projected to be \$960,765.00 in tax year 2012, an increase of 4.9% over the 2011 tax levy amount. Because the projected levy increase is less than 5% over the 2011 actual levy, the Truth in Taxation Act does not require a public hearing.

However, Staff recommends that a public hearing be held to maintain transparency and to provide residents an opportunity to comment on the levy. The public hearing would be scheduled for a special meeting on December 13, 2011.

There was some discussion on how the tax levy is calculated.

A motion was made by Trustee Clark and seconded by Trustee Zambetti to approve Resolution 46-2011, a Resolution approving the Estimate of the Amount of the Tax Levy in Compliance with the Requirements of the Truth in Taxation Act. Roll call: Vote: 6-ayes: Trustees Farrell, Hacker, Corbett, Clark, Mierisch, and Zambetti. 0-nays, 0-abstained. Motion carried.

Staff reports

Engineer Craig Mitchell (Baxter & Woodman) provided the Board Members with an update on the Road Program. He reported that the project is nearing completion. They will be completing laying the final surface. The driveways and shoulder work should be completed in the next couple of days. To date the project cost remains under budget.

He discussed last Friday's concerns with the paving of Binnie Road. He noted that the weather forecast was calling for the temperature to be in the mid 40's. However, when the crews began paving the temperature was cooler than anticipated. He reassured the Board that the method that was used ensured the integrity of the surface.

Board of Trustee Reports

Administrator Keller reported that Trustee Corbett had volunteered to test the paperless packet. Trustee Corbett reported that it was functioning very well. He was able to highlight topics and make notes on the electronic documents.

Adjournment

There being no further business to discuss, **a motion was made by Trustee Clark and seconded by Trustee Zambetti to adjourn from the public meeting at 9:47 p.m.** Roll call: Vote: 6-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

Village Board Meeting

87 Galligan Road

Gilberts, Illinois

Sign-in Sheet

November 15, 2011

Name	Address	Telephone Number
HAROLD MIERSCHE	124 RESTON LANE GILBERTS	847 428 6502
Carolyn Clark	135 Easton	847 428 4227
Lauri Strom	139 Easton	847 471 6119
Carson Mueven	107 Easton	847-836-5732
Maureen Cignella	107 Easton Dr.	847-836-5732
Rich Greenlee	111 EASTON DR	847-612-8501
Ken Greenlee	111 Easton Dr	847-204-2029
RYAN TRONER	1141 E. MAIN #100, E. DUNDEE	847-428-1000 x230
MATT PAGORIA	1141 E. MAIN #100, E. DUNDEE	224-293-3100
DAN Shepard	1141 E MAIN #100	708-408-3802
CRAIG MITCHELL	Batter. T Woodman	815-459-1260
Maureen Dunne	120 Reston Lane	847-844-1650
Michael Dunne	120 Reston Lane	847-844-1650
EVELYN HRUMSEY	148 VALENCIA PKWY	847-428-5071
Kathy Feddema	176 Valencia Pkwy	847-783-0243
Lynette McGowan	220 Valencia Pkwy	708-288-8739
Carol Brunel	200 Reston	224 293 2162
KATLYN LISTON	201 RESTON LN	847-445-7796
ERIN LEONARD	201 RESTON LN.	847-812-8664
Stacy Fank	117 Valencia Parkway	847-912-5813
Rhonda Filla	128 Valencia Pkwy	847-551-1025
James Wadford	124 Valencia Pkwy	847-836-6364
Tom Wajda	485 Kildare	224-629-1351
Gary Martins	172 Valencia	630 842 5624
Bob Bruebach	123 Easton Dr.	847-428-5154
STEWART & VICKIE BOND	119 EASTON DR	847-902-1897
David Alice	146 Charleston	
Damon Fusco	147 Charleston	

4C

VENDOR	TOTAL	GENERAL FUND	DEVELOPER DONATIONS	PERMIT PASS THRU	PERFORMANCE BONDS AND ESCROWS	WATER FUND	PAYROLL
GRAND TOTAL	176,408.95	47,126.25	-	-	1,432.50	60,503.28	67,311.92
PAYROLL - 11/06/11-11/23/11	67,311.92						67,311.92
ACE002 ACE COFFEE BAR INC.	32.50	32.50					
AT&TUV01 AT&T U-VERSE	75.00	75.00					
AWWA001 AMERICAN WATER WORKS ASSN	325.00					325.00	
AZAVAR01 AZAVAR AUDIT SOLUTIONS, INC.	275.69	275.69					
B&W002 B&W CONTROL SYSTEMS INTEGRATIO	8,125.50	1,075.50				7,050.00	
BENCHMARK BENCHMARK SALES & SERVICE	6,560.00					6,560.00	
BLOCKER MARLENE BLOCKER	178.35	178.35					
CALLONE CALL ONE	905.28	702.78				197.49	
CAN01 CANON FINANCIAL SERVICES, INC.	755.00	755.00					
CARUS01 CARUS CHEMICAL COMPANY	1,400.00					1,400.00	
COM003 COMMONWEALTH EDISON	184.95	184.95					
CROWN01 CROWN TREE CARE, INC	682.50				682.50		
EDDY01 ROB ROY CONSULTING	50.00	50.00					
EMB00F EMBASSY COFFEE SERVICE	36.77	36.77					
EXELON EXELON ENERGY INC.	10,472.44	176.17				10,296.27	
EXXON01 EXXONMOBILE FLEET/GECC	4,185.00	3,944.40				240.60	
GEMELECT G.E.M. ELECTRIC MOTOR REPAIR	385.00	385.00					
GPP001 GILBERT'S POLICE PENSION FUND	379.58	379.58					
INTOX001 INTOXIMETERS	1,335.50	1,335.50					
IPRF001 IL PUBLIC RISK FUND	32,533.00	26,065.00				6,468.00	
JUST001 JUST TIRES	795.05	795.06					
KANECHAM NORTHERN KANE COUNTY	20.00	20.00					
KCRECORD KANE COUNTY RECORDER	32.00	32.00					
MANALY01 MCHEMRY ANALYTICAL WATER	887.00					887.00	
MEN002 MENARDS - CARPENTERSVILLE	105.61	105.61					
MEYERMAT MEYER MATERIAL COMPANY	506.33	506.33					
MIDRADAR MIDWEST RADAR & EQUIPMENT	336.00	336.00					
NAPA01 DUNDEE NAPA AUTO PARTS	23.68	23.68					
NEX001 NEXUS OFFICE SYSTEMS, INC.	98.62	98.62					
NEXT01 NEXTEL COMMUNICATIONS	558.11	558.11					
NORSAF01 NORTHERN SAFETY CO., INC.	193.42	193.42				191.25	
NPA001 NOTARY PUBLIC ASSOCIATION	45.00	45.00					
PATTEN01 PATTEN INDUSTRIES, INC	3,494.56					3,494.56	
PBAKER01 PETER BAKER & SON	750.00				750.00		
POMP001 POMP'S TIRE SERVICE, INC.	671.46	671.46					
PROAIR01 PRO-AIR SERVICE, INC	536.54					536.54	
PROPAC01 PROPAC	1,658.00	1,658.00					
REDESUP RED E SUPPLY LLC	254.90	254.90					
SCUF001 RICHARD SPINKER	630.00	630.00					
STAPLES STAPLES ADVANTAGE	67.86	60.58				7.28	
STERLING STERLING CODIFIERS, INC.	704.00	704.00					
STEW001 STEWART SPREADING	19,764.00					19,764.00	

4D

Fund Summary

	BALANCE AS OF 11-30-11	Restricted / Designated Funds	Unrestricted / Undesignated Funds
Unrestricted - General Fund			365,788.27
Restricted - Total		6,262,164.32	
Restricted- Designated Reserves		155,248.46	
- 1 Months Expenses	155,248.46		
Restricted - Road Improvement		583,758.66	
- FY-07 and Prior	707,838.00		
- FY-08 Transfer (School Road)	(120,000.00)		
- FY-08	76,235.76		
- FY-09	75,968.38		
- FY-09 Transfer (Additional Salt & Snow Removal)	(78,469.37)		
- FY-09/FY10 Hennessy Bridge Work	(350,000.00)		
- FY-10	79,129.42		
- FY-11 (Road Study)	(10,000.00)		
- FY-11	77,944.57		
- FY-12	125,111.90		
Restricted-GO Bond - Road Program		1,454,756.59	
- Balance - Illinois Funds	1,454,756.59		
Restricted - Road Improvement MFT		409,852.63	
- Balance - Illinois Funds	325,964.95		
- Balance - Union Bank Money Market	83,887.68		
Restricted - Capital Improvement		115,845.76	
- FY-05	81,596.76		
- FY-06	45,000.00		
- FY-08 Transfer (Wing Mower)	(41,751.00)		
- FY-11 P/W Truck Sale	31,000.00		
Restricted - New Development Fees		887,717.63	
- FY-06 Municipal Impact Fee	286,000.00		
- FY-07 Municipal Impact Fee	382,250.00		
- FY-08 Municipal Impact Fee	261,250.00		
- FY-08/FY-09 Transfer (Salt Bin)	(185,701.50)		
- FY-09 Municipal Impact Fee	82,500.00		
- FY-07/08 Municipal Transistion Fee	8,000.00		
- FY-07/08 Municipal Police/SafetyTransistion Fee	2,000.00		
- FY-09 Transfers Out	(127,256.51)		
- FY-10 Reimburse PGAV TIF Study from TIF	18,788.40		
- FY-10 Town Center Park Parking Lot	(201,112.76)		
- FY-10 Municipal Impact Fee	104,500.00		
- FY-11 Municipal Impact Fee	151,250.00		
- FY-11 Transfers (Road Study)	(13,000.00)		
- FY-12 Municipal Impact Fee	118,250.00		
Restricted - Tree Replacement/Beautification		11,910.00	
- FY-09 Recycling Revenue	2,500.00		
- FY-10 Recycling Rvenue	5,000.00		
- FY-10 Tree Replacements	(590.00)		
- FY-12 Recycling Revenue	5,000.00		

Restricted - Drug Forfeiture		10,933.76	
- Balance	10,933.76		
Restricted - Enterprise Fund (Water / Wastewater)		848,972.71	
- Balance	848,972.71		
Restricted - Pass Thru/Escrows		1,783,168.12	
- Balance	1,783,168.12		
Total		6,262,164.32	365,788.27
			6,627,952.59

General Fund Revenue Receivable			163,403.47
- State Income Tax Payments Delayed	163,403.47		

Total Unrestricted Funds including Receivables			529,191.74
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Additional Information

Pass Thru - Balance of Escrow		1,783,168.12
- Building Permit-Town Center	2,735.37	
- Performance Bonds / Escrows	235,014.68	
- TIF #1	33,620.07	
- Impact Fees - Library	41,494.00	
- Impact Fees - School	1,452,904.00	
- Impact Fees - Fire District	1,000.00	
- Transistion Fees - Fire	2,000.00	
- Transistion Fees - Library	400.00	
- Transistion Fees - School	14,000.00	

Capital Projects		1,615,845.76
- Current Balance	115,845.76	
- Due from Conservancy Annexation	1,500,000.00	

School Site Purchase		1,818,226.56
- Original Amount	1,500,000.00	
- Interest due 9/06 thru 11/11	318,226.56	

Total Due VOG - Annexation		3,434,072.32
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SSA #20 Loan from Water Department		574,724.39
- FY-08 Advances	341,194.63	
- FY-09 Avances to date	233,529.76	

Total Due Water/Sewer Fund		574,724.39
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TREASURER'S STATEMENT AS OF November 30, 2011

	MONTH	YEAR TO DATE		YEAR TO DATE
Beginning Bank Balance:			<u>6,689,875.61</u>	<u>4,690,972.63</u>
Credits:				
General Fund:	<u>461,729.72</u>	<u>3,811,149.01</u>		
GO Bond	<u>90.83</u>	<u>2,521,896.41</u>		
Water Fund:	<u>251,972.07</u>	<u>1,076,557.81</u>		
Motor Fuel Tax (MFT):	<u>14,711.26</u>	<u>123,556.28</u>		
Performance Bonds/Escrow:	<u>13,695.96</u>	<u>219,367.96</u>		
TIF #1	<u>4,525.37</u>	<u>48,621.70</u>		
Drug Forfeiture:	<u>100.00</u>	<u>4,606.55</u>		
Total Credits All Funds:	<u>746,825.21</u>	<u>7,805,755.72</u>	<u>746,825.21</u>	<u>7,805,755.72</u>
Expenses:				
General Fund:	<u>446,583.11</u>	<u>3,238,534.04</u>		
GO Bond	<u>186,698.73</u>	<u>1,067,139.82</u>		
Water Fund:	<u>166,417.78</u>	<u>879,702.01</u>		
Motor Fuel Tax (MFT):	<u>-</u>	<u>500,000.00</u>		
Performance Bond/Escrow:	<u>9,048.61</u>	<u>51,215.89</u>		
TIF #1	<u>-</u>	<u>123,585.25</u>		
Drug Forfeiture:	<u>-</u>	<u>8,598.75</u>		
Total Debits All Funds:	<u>808,748.23</u>	<u>5,868,775.76</u>	<u>808,748.23</u>	<u>5,868,775.76</u>
Ending Bank Balance:				
General Fund:	<u>2,123,004.15</u>			
GO Bond	<u>1,454,756.59</u>			
Water Fund:	<u>848,972.71</u>			
Motor Fuel Tax (MFT):	<u>409,852.63</u>			
Performance Bond/Escrow:	<u>1,746,812.68</u>			
TIF #1	<u>33,620.07</u>			
Drug Forfeiture:	<u>10,933.76</u>			
Total Debits All Funds:	<u>6,627,952.59</u>		<u>6,627,952.59</u>	<u>6,627,952.59</u>

TREASURER'S SIGNATURE:



DATE: NOVEMBER 1, 2011

Beginning Book Balance:	<u>453,329.98</u>	Previous YTD Credits:	<u>3,349,419.29</u>
Deposits (Total):	<u>85,466.29</u>		<u>94,294.66</u>
Interest Income:		Current Credits:	<u>367,435.06</u>
(01-00-341) Money Market:	<u>172.24</u>	Current YTD Credits:	<u>3,811,149.01</u>
(01-00-341) Checking:	<u>6.70</u>	Previous YTD Debits:	<u>2,791,950.93</u>
(01-00-342) Performance Bond:	<u>19.03</u>		<u>11,212.00</u>
		Current Debits:	<u>435,371.11</u>
Miscellaneous Income:		Current YTD Debits:	<u>3,238,534.04</u>
Transfer From Illinois Funds	<u>186,698.73</u>		
Transfer from P/B	<u>5.00</u>	CD Balance:	<u>-</u>
Transfer of Garbage Revenue	<u>94,125.41</u>	G/F MM Balance:	<u>385,393.93</u>
CD Interest	<u>941.66</u>	IL Funds Balance:	<u>765,068.32</u>
Subtotal:	<u>820,765.04</u>	Citizens Bank Balance:	<u>971,541.90</u>
Checks Written (Total):	<u>435,371.11</u>	G/F CKG Balance:	<u>1,000.00</u>
Transfer to P/B (Agency)		Total balance:	<u>2,123,004.15</u>
Ending Check Book Balance:	<u>385,393.93</u>		
Deposits in Transit:	<u>3,424.48</u>		
Withdrawals in Transit	<u>32.00</u>		
Balance per Bank Statement:	<u>382,001.45</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u>11/2/2011</u>	Accounts Payable	<u>79,555.45</u>
<u>11/16/2011</u>	Accounts Payable	<u>242,671.57</u>
<u>11/9/2011</u>	November Insurance	<u>19,618.51</u>
<u>11/10/2011</u>	Payroll	<u>37,780.91</u>
<u>11/23/2011</u>	Payroll	<u>55,712.67</u>
<u>11/21/2011</u>	Lien Check	<u>32.00</u>
	Total:	<u>435,371.11</u>

Deposits:	Deposits:	Direct Deposits	
<u>10.00</u>	<u>3,150.00</u>	T-Mobile	<u>1,725.00</u>
<u>321.00</u>	<u>25.00</u>	Kane County	<u>21,375.12</u>
<u>345.00</u>	<u>606.00</u>	Nicor	<u>3,857.54</u>
<u>355.00</u>		Exelon	<u>10,595.00</u>
<u>1,275.00</u>		AT&T	<u>9,733.92</u>
<u>33.00</u>			
<u>575.00</u>			
<u>1,500.00</u>			
<u>22,269.62</u>			
<u>106.00</u>			
<u>2,037.17</u>			
<u>3,228.30</u>			
<u>1,053.62</u>			
<u>1,290.00</u>			
Total Deposits	<u>38,179.71</u>	Total Direct Deposits	<u>47,286.58</u>
Total Deposits/Direct Deposits:	<u>85,466.29</u>		

Village of Gilberts
MONTH CLOSED: NOVEMBER, 2011

GENERAL FUND CHECKING ACCT
01-00-103

Beginning Book Balance:	<u>1,000.00</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u>322,259.02</u>	Current Credits:	<u> </u>
Voided Checks:		Current YTD Credits:	<u> </u>
Check# Vendor Name:	<u> </u>	Previous YTD Debits:	<u> </u>
	<u> </u>	Current Debits:	<u> </u>
	<u> </u>	Current YTD Debits:	<u> </u>
Total Voided Checks:	<u> </u>		
Subtotal:	<u>323,259.02</u>		
Checks Written (Total):	<u>322,259.02</u>		
Voided Checks (Total):	<u> </u>		
Ending Check Book Balance:	<u>1,000.00</u>		
Deposits in Transit:	<u> </u>		
Outstanding Checks:	<u>5,211.25</u>		
Balance per Bank Statement:	<u>6,211.25</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u>11/2/2011</u>	<u>Accounts Payable</u>	<u>79,555.45</u>
<u>11/16/2011</u>	<u>Accounts Payable</u>	<u>242,671.57</u>
<u>11/21/2011</u>	<u>Accounts Payable</u>	<u>32.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
	Total:	<u>322,259.02</u>

Outstanding Checks:

Check #:	Amount:	Check #:	Amount:
<u>14130</u>	<u>50.00</u>	<u> </u>	<u> </u>
<u>15048</u>	<u>50.00</u>	<u> </u>	<u> </u>
<u>16678</u>	<u>60.00</u>	<u> </u>	<u> </u>
<u>18915</u>	<u>39.25</u>	<u> </u>	<u> </u>
<u>19374</u>	<u>10.00</u>	<u> </u>	<u> </u>
<u>20134</u>	<u>4,000.00</u>	<u> </u>	<u> </u>
<u>20157</u>	<u> </u>	<u> </u>	<u> </u>
<u>20158</u>	<u>502.00</u>	Total	<u> </u>
<u>20172</u>	<u> </u>		<u>5,211.25</u>
<u>20174</u>	<u>500.00</u>		

Beginning Book Balance:	682,304.97	Previous YTD Credits:	
		Current Credits:	93,975.35
Deposits (Total):	93,912.31	Current YTD Credits:	
		Previous YTD Debits:	
(01-00-347) IL First Funds:	44.10	Current Debits:	11,212.00
(01-00-347) IL First Funds P/B:	18.94	Current YTD Debits:	
		CD Balance:	
Xfer Bond Acct-Reimburse:		G/F MM Balance:	
		G/F CKG Balance:	
Subtotal:	776,280.32	Total balance:	
Transfer to Union National			
Impact Fees to Agency Fund	11,212.00		
Ending Check Book Balance:	765,068.32		
Deposits in Transit:			
Outstanding Checks:			
Balance per Bank Statement:	765,068.32		

Expenditures/Transfers:		
Date:	For:	Amount:
Total:		

Deposits:	Direct Deposits:	Description:
53,195.48		
13,539.36		
18,663.61		
8,513.86		
Total Deposits/Direct Deposits:	93,912.31	

Beginning Book Balance:	<u>1,641,364.49</u>	Previous YTD Credits:	<u>2,521,805.58</u>
Deposits (Total):	<u> </u>	Current Credits:	<u>90.83</u>
	<u> </u>	Current YTD Credits:	<u>2,521,896.41</u>
(15-00-347) IL First Funds:	<u>90.83</u>	Previous YTD Debits:	<u>880,441.09</u>
		Current Debits:	<u>186,698.73</u>
Miscellaneous Income:	<u> </u>	Current YTD Debits:	<u>1,067,139.82</u>
Subtotal:	<u>1,641,455.32</u>		
Checks Written	<u>186,698.73</u>		
	<u> </u>		
Ending Check Book Balance:	<u>1,454,756.59</u>		
Deposits in Transit:	<u> </u>		
Outstanding Checks:	<u> </u>		
Balance per Bank Statement:	<u>1,454,756.59</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u>11/1/2011</u>	<u>Accounts Payable</u>	<u>48,637.47</u>
<u>11/15/2011</u>	<u>Accounts Payable</u>	<u>138,061.26</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
	Total:	<u>186,698.73</u>

Deposits:	Direct Deposits:	Description:
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
Total Deposits/Direct Deposits:	<u> </u>	

Beginning Book Balance:	92,864.95	Previous YTD Credits:	
Deposits (Total):		Current Credits:	-
(01-00-347) IL First Funds:		Current YTD Credits:	
		Previous YTD Debits:	
		Current Debits:	-
Miscellaneous Income:		Current YTD Debits:	
Subtotal:	92,864.95		
Checks Written			
Ending Check Book Balance:	92,864.95		
Deposits in Transit:			
Outstanding Checks:			
Balance per Bank Statement:	92,864.95		

Expenditures/Transfers:		For:	Amount:
		Total:	-

Deposits:	Direct Deposits:	Description:
Total Deposits/Direct Deposits:		

Beginning Book Balance:	<u>152,653.80</u>	Previous YTD Credits:	<u>824,585.74</u>
			<u>2,012.19</u>
Deposits (Total):	<u>249,650.28</u>	Current Credits:	<u>249,959.88</u>
Interest Income:		Current YTD Credits:	<u>1,076,557.81</u>
(20-00-341) Money Market:	<u>66.71</u>	Previous YTD Debits:	<u>713,284.23</u>
(20-00-341) Checking:	<u>4.39</u>	Current Debits:	<u>166,417.78</u>
		Current YTD Debits:	<u>879,702.01</u>
Transfer for Hydrant Usage	<u>238.50</u>		
Miscellaneous Income:			
Subtotal:	<u>402,613.68</u>	Barrington Bank:	<u>557,969.41</u>
Checks Written (Total):	<u>72,292.37</u>	H2O MM Balance:	<u>236,195.90</u>
Returned Checks		H2O Illinois Funds	<u>53,807.40</u>
Transfer for Garbage	<u>94,125.41</u>	H2O CKG Balance:	<u>1,000.00</u>
		Total balance:	<u>848,972.71</u>
Ending Check Book Balance:	<u>236,195.90</u>		
Deposits in Transit:	<u>4.39</u>		
Withdrawals in Transit	<u>3,398.75</u>		
Balance per Bank Statement:	<u>239,590.26</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u>11/2/2011</u>	<u>Accounts Payable</u>	<u>33,158.60</u>
<u>11/16/2011</u>	<u>Accounts Payable</u>	<u>11,162.33</u>
<u>11/10/2011</u>	<u>Payroll-Water</u>	<u>11,807.70</u>
<u>11/23/2011</u>	<u>Payroll-Water</u>	<u>11,599.25</u>
<u>11/9/2011</u>	<u>Postage - Billing</u>	<u>612.82</u>
<u>11/1/2011</u>	<u>Health Insurance</u>	<u>3,951.67</u>

Total: 72,292.37

Direct Deposits

Deposits:			
	<u>69.00</u>	<u>27,980.62</u>	
	<u>241.60</u>	<u>8,618.16</u>	
	<u>160.00</u>	<u>22,877.30</u>	
	<u>280.00</u>	<u>100,483.27</u>	
	<u>375.45</u>		
	<u>1,224.00</u>		
	<u>1,899.45</u>		
	<u>6,730.45</u>		
	<u>9,568.08</u>		
	<u>35,525.59</u>		
	<u>5,606.97</u>		
	<u>5,609.82</u>		
	<u>12,320.45</u>		
Total Deposits:	<u>249,650.28</u>		<u>10,080.07</u>

Beginning Book Balance:	<u>1,000.00</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u>44,933.75</u>	Current Credits:	<u> </u>
Voided Checks:		Current YTD Credits:	<u> </u>
Check# Vendor Name:	<u> </u>	Previous YTD Debits:	<u> </u>
	<u> </u>	Current Debits:	<u> </u>
	<u> </u>	Current YTD Debits:	<u> </u>
Total Voided Checks:	<u> </u>		
Subtotal:	<u>45,933.75</u>		
Checks Written (Total):	<u>44,933.75</u>		
	<u> </u>		
Ending Check Book Balance:	<u>1,000.00</u>		
Deposits in Transit:	<u> </u>		
Outstanding Checks:	<u>44,127.76</u>		
Balance per Bank Statement:	<u>45,127.76</u>		
Expenditures/Transfers:			
	Date:	For:	
	<u>11/2/2011</u>	<u>Accounts Payable</u>	<u>33,158.60</u>
	<u>11/16/2011</u>	<u>Accounts Payable</u>	<u>11,162.33</u>
	<u>11/9/2011</u>	<u>Postage - Billing</u>	<u>612.82</u>
		Total:	<u>44,933.75</u>
Outstanding Checks:			
Check #:	Amount:	Check #:	Amount:
<u>202350</u>	<u>4.18</u>	<u> </u>	<u> </u>
<u>202365</u>	<u>1.19</u>	<u> </u>	<u> </u>
<u>202654</u>	<u>44,122.39</u>	<u> </u>	<u> </u>
		TOTAL	<u>44,127.76</u>

Beginning Book Balance:	<u>557,931.32</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u> </u>	Current Credits:	<u>38.09</u>
Interest:		Current YTD Credits:	<u> </u>
Savings Acct:	<u>38.09</u>	Previous YTD Debits:	<u> </u>
		Current Debits:	<u> </u>
		Current YTD Debits:	<u> </u>

Subtotal: 557,969.41

Checks Written (Total):
Voided Checks (Total):

Ending Check Book Balance: 557,969.41
Deposits in Transit:
Outstanding Checks:
Balance per Bank Statement: 557,969.41

Expenditures/Transfers:

Date:	For:	Amount:
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
Total:		<u> </u>

Deposits:

Total Deposits:

Beginning Book Balance:	<u>51,833.30</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u>1,971.01</u>	Current Credits:	<u>1,974.10</u>
		Current YTD Credits:	<u> </u>
(20-00-347) Illinois Funds:	<u>3.09</u>	Previous YTD Debits:	<u> </u>
		Current Debits:	<u> </u>
Total Voided Checks:	<u> </u>	Current YTD Debits:	<u> </u>
Subtotal:	<u>53,807.40</u>		
Checks Written (Total):	<u> </u>		
Returned Payments	<u> </u>		
Ending Check Book Balance:	<u>53,807.40</u>		
Deposits in Transit:	<u>1,396.00</u>		
Outstanding Checks:	<u>-</u>		
Balance per Bank Statement:	<u>55,203.40</u>		

Expenditures/Transfers:

Date:	For:	
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
	Total:	<u>-</u>

Deposits:	
<u>142.07</u>	<u>303.00</u>
<u>223.64</u>	<u> </u>
<u>100.00</u>	<u> </u>
<u>91.00</u>	<u> </u>
<u>91.00</u>	<u> </u>
<u>152.70</u>	<u> </u>
<u>127.00</u>	<u> </u>
<u>168.60</u>	<u> </u>
<u>372.00</u>	<u> </u>
<u>200.00</u>	<u> </u>
Total Deposits:	<u>1,971.01</u>

Previous YTD Credits:	
Current Credits:	-
Current YTD Credits:	
Previous YTD Debits:	
Current Debits:	
Current YTD Debits:	

Date:	For:	Amount:
Total:		

[illegible]

Total Deposits: _____

Beginning Book Balance:	<u>311,253.69</u>	Previous YTD Credits:	<u>108,845.02</u>
			<u>-</u>
Deposits (Total):	<u>14,692.10</u>	Current Credits:	<u>14,711.26</u>
Interest Income:		Current YTD Credits:	<u>123,556.28</u>
(30-00-347) Money Market:	<u>19.16</u>	Previous YTD Debits:	<u>500,000.00</u>
		Current Debits:	<u>-</u>
Miscellaneous Income:		Current YTD Debits:	<u>500,000.00</u>
Subtotal:	<u>325,964.95</u>	MFT MM Balance	<u>83,887.68</u>
Checks Written (Total):		IL Funds Balance:	<u>325,964.95</u>
Returned Checks (Total):		Total balance:	<u>409,852.63</u>
Ending Check Book Balance:	<u>325,964.95</u>		
Deposits in Transit:			
Outstanding Checks:	<u>-</u>		
Balance per Bank Statement:	<u>325,964.95</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>
Total:		<u> </u>

Deposits:

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Total Deposits:

Expenditures/Transfers:**Deposits:**

Outstanding Checks

Total Outstanding Checks	6,398.00
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**Village of Gilberts
Performance Bond/Agency Fund
Certificates of Deposit
November 30, 2011**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Union National Bank	4176509	391,315.36	12 months	10/13/2012	.99 APY
Union National Bank	4152930	258,179.58	6 months	4/15/2012	.86 APY
Union National Bank	4176517	374,349.47	12 months	10/24/2012	.98 APY
Union National Bank	4152989	175,755.89	6 month	5/22/2012	.84 APY
		1,199,600.30			
Union National CD's	1,199,600.30				

Beginning Book Balance:	<u>29,094.70</u>	Previous YTD Credits:	<u>44,096.33</u>
Deposits (Total):	<u>4,512.61</u>	Current Credits:	<u>4,525.37</u>
Interest Income:	<u>12.76</u>	Current YTD Credits:	<u>48,621.70</u>
(34-00-341) Money Market:	<u></u>	Previous YTD Debits:	<u>123,585.25</u>
		Current Debits:	<u>-</u>
Miscellaneous Income:	<u></u>	Current YTD Debits:	<u>123,585.25</u>
Subtotal:	<u>33,620.07</u>		
Checks Written (Total):	<u></u>		
Returned Checks (Total):	<u></u>		
Ending Check Book Balance:	<u>33,620.07</u>		
Deposits in Transit:	<u></u>		
Outstanding Checks:	<u>-</u>		
Balance per Bank Statement:	<u>33,620.07</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u></u>	Accounts Payable	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
	Total:	<u>-</u>

Deposits:

<u></u>
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Total Deposits: -

Beginning Book Balance:	<u>10,833.76</u>	Previous YTD Credits:	<u>4,506.55</u>
Deposits (Total):	<u>100.00</u>	Current Credits:	<u>100.00</u>
Interest Income:	<u></u>	Current YTD Credits:	<u>4,606.55</u>
(40-00-341) Money Market:	<u></u>	Previous YTD Debits:	<u>8,598.75</u>
	<u></u>	Current Debits:	<u>-</u>
Miscellaneous Income:	<u></u>	Current YTD Debits:	<u>8,598.75</u>
Subtotal:	<u>10,933.76</u>		
Checks Written (Total):	<u></u>		
Returned Checks (Total):	<u></u>		
	<u>-</u>		
Ending Check Book Balance:	<u>10,933.76</u>		
Deposits in Transit:	<u></u>		
Outstanding Checks:	<u></u>		
Balance per Bank Statement:	<u>10,933.76</u>		

Expenditures/Transfers:

Date:	For:	Amount:
<u></u>	Accounts Payable	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
	Total:	<u>-</u>

Deposits:	
<u>100.00</u>	
<u></u>	
<u></u>	
<u></u>	
<u></u>	
<u></u>	
<u></u>	
<u></u>	
<u>100.00</u>	
Total Deposits/Direct Deposits:	<u></u>

Beginning Book Balance:	<u>-</u>	Previous YTD Credits:	<u> </u>
Deposits (Total):	<u> </u>	Current Credits:	<u> </u>
Voided Checks:		Current YTD Credits:	<u> </u>
Check #: Vendor Name:		Previous YTD Debits:	<u> </u>
<u> </u>	<u> </u>	Current Debits:	<u> </u>
<u> </u>	<u> </u>	Current YTD Debits:	<u> </u>

Subtotal: -

Checks Written (Total):
Voided Checks (Total):

Ending Check Book Balance: -
Deposits in Transit:
Outstanding Checks: 10,826.89
Balance per Bank Statement: 10,826.89

Expenditures/Transfers:	Date:	For:	Amount:
	11/10/2011	Payroll	37,780.91
	11/23/2011	Payroll	55,712.67
	11/10/2011	Payroll-Water	11,807.70
	11/23/2011	Payroll-Water	11,599.25
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
		Total:	<u>116,900.53</u>

Outstanding Checks:	Amount:	Check#:	Amount:
Check #:			
15993	237.69		
16039	117.38		
16083	117.38		
16100	321.66		
16102	178.37		
16103	223.37		
16105	137.34		
16109	385.97		
16111	195.24		
16116	22.90		
16124	186.00		
16125	108.28		
		Flex Benefits	8,595.31
		Total:	<u>10,826.89</u>

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
	\$ 2,940.00	Circuit Court	\$ 2,940.00
11/8/2001	\$ 24,220.94	Infrastructure Acct	\$ 27,160.94
2/28/2002	\$ 180.00	Overweight Permits	\$ 27,340.94
3/31/2002	\$ 380.00	Overweight Permits	\$ 27,720.94
5/31/2002	\$ 540.00	Overweight Permits	\$ 28,260.94
5/31/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 29,760.94
6/30/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 31,260.94
6/30/2002	\$ 350.00	Antenna Rental/Worldcom	\$ 31,610.94
6/30/2002	\$ 450.00	Overweight Permits	\$ 32,060.94
7/30/2002	\$ 100.00	Antenna Rental/DataCom	\$ 32,160.94
7/30/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 33,660.94
7/30/2002	\$ 350.00	Antenna Rental/Worldcom	\$ 34,010.94
7/30/2002	\$ 680.00	Overweight Permits	\$ 34,690.94
8/31/2002	\$ 650.00	Overweight Permits	\$ 35,340.94
8/31/2002	\$ 5,050.00	Circuit Court	\$ 40,390.94
8/31/2002	\$ 102.60	Antenna Rental/DataCom	\$ 40,493.54
8/31/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 41,993.54
8/31/2002	\$ 350.00	Antenna Rental/Worldcom	\$ 42,343.54
9/30/2002	\$ 102.60	Antenna Rental/DataCom	\$ 42,446.14
9/30/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 43,946.14
9/30/2002	\$ 350.00	Antenna Rental/Worldcom	\$ 44,296.14
9/30/2002	\$ 360.00	Overweight Permits	\$ 44,656.14
9/30/2002	\$ 14,329.13	Circuit Court	\$ 58,985.27
10/11/2002	\$ 102.60	Antenna Rental/DataCom	\$ 59,087.87
10/11/2002	\$ 350.00	Antenna Rental/Worldcom	\$ 59,437.87
10/31/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 60,937.87
10/30/2002	\$ 470.00	Overweight Permits	\$ 61,407.87
11/8/2002	\$ 102.60	Antenna Rental/DataCom	\$ 61,510.47
11/25/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 63,010.47
11/22/2002	\$ 120,000.00	Resoulution #02-13R	\$ 183,010.47
11/30/2002	\$ 50.00	Overweight Permits	\$ 183,060.47
12/31/2002	\$ 400.00	Overweight Permits	\$ 183,460.47
12/31/2002	\$ 102.60	Antenna Rental/DataCom	\$ 183,563.07
12/31/2002	\$ 1,500.00	Antenna Rental/Verizon	\$ 185,063.07
1/9/2003	\$ 102.60	Antenna Rental/DataCom	\$ 185,165.67
1/31/2003	\$ 490.00	Overweight Permits	\$ 185,655.67
2/28/2003	\$ 106.50	Antenna Rental/DataCom	\$ 185,762.17
2/28/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 187,262.17
2/28/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 188,762.17
2/28/2003	\$ 210.00	Overweight Permits	\$ 188,972.17
3/31/2003	\$ 210.00	Overweight Permits	\$ 189,182.17
3/4/2003	\$ 1,785.00	Antenna Rental/Worldcom	\$ 190,967.17
3/10/2003	\$ 107.80	Antenna Rental/DataCom	\$ 191,074.97
3/25/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 192,574.97
4/1/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 192,959.97
4/9/2003	\$ 109.10	Antenna Rental/DataCom	\$ 193,069.07

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
4/29/2003	\$ 1,500.00	Antenna Rental/Worldcom	\$ 194,569.07
4/30/2003	\$ 450.00	Overweight Permits	\$ 195,019.07
5/31/2003	\$ 500.00	Overweight Permits	\$ 195,519.07
5/31/2003	\$ 111.70	Antenna Rental/DataCom	\$ 195,630.77
5/31/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 197,130.77
5/31/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 197,515.77
5/31/2003	\$ 14,685.00	Vehicle Stickers	\$ 212,200.77
6/30/2003	\$ 50.00	Overweight Permits	\$ 212,250.77
6/30/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 212,635.77
6/30/2003	\$ 113.00	Antenna Rental/DataCom	\$ 212,748.77
6/30/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 214,248.77
6/30/2003	\$ 7,575.50	Vehicle Stickers	\$ 221,824.27
7/2/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 222,209.27
7/9/2003	\$ 113.00	Antenna Rental/DataCom	\$ 222,322.27
7/24/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 223,822.27
7/31/2003	\$ 1,365.00	Vehicle Stickers	\$ 225,187.27
7/31/2003	\$ 260.00	Overweight Permits	\$ 225,447.27
8/1/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 225,832.27
8/31/2003	\$ 113.00	Antenna Rental/DataCom	\$ 225,945.27
8/31/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 227,445.27
8/31/2003	\$ 813.00	Vehicle Stickers	\$ 228,258.27
8/31/2003	\$ 50.00	Overweight Permits	\$ 228,308.27
9/2/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 228,693.27
9/5/2003	\$ 119.36	Antenna Rental/DataCom	\$ 228,812.63
9/22/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 230,312.63
9/30/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 230,697.63
9/30/2003	\$ 3,210.00	Vehicle Stickers	\$ 233,907.63
10/31/2003	\$ 585.00	Vehicle Stickers	\$ 234,492.63
10/13/2003	\$ 119.36	Antenna Rental/DataCom	\$ 234,611.99
10/24/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 236,111.99
10/31/2003	\$ 150.00	Antenna Rental/Blue Wave	\$ 236,261.99
11/30/2003	\$ 461.00	Vehicle Stickers	\$ 236,722.99
11/3/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 237,107.99
11/10/2003	\$ 119.36	Antenna Rental/DataCom	\$ 237,227.35
11/20/03	\$ 1,500.00	Antenna Rental/Verizon	\$ 238,727.35
11/25/2003	\$ 385.00	Antenna Rental/Worldcom	\$ 239,112.35
12/31/2003	\$ 592.00	Vehicle Stickers	\$ 239,704.35
12/17/2003	\$ 450.00	Overweight Permits	\$ 240,154.35
12/5/2003	\$ 119.36	Antenna Rental/DataCom	\$ 240,273.71
12/10/2003	\$ 150.00	Antenna Rental/Blue Wave	\$ 240,423.71
12/22/2003	\$ 1,500.00	Antenna Rental/Verizon	\$ 241,923.71
1/2/2004	\$ 385.00	Antenna Rental/Worldcom	\$ 242,308.71
1/7/2004	\$ 150.00	Antenna Rental/Blue Wave	\$ 242,458.71
1/7/2004	\$ 119.36	Antenna Rental/DataCom	\$ 242,578.07
1/20/2004	\$ 1,500.00	Antenna Rental/Verizon	\$ 244,078.07
1/20/2004	\$ 430.00	Overweight Permits	\$ 244,508.07

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
1/31/2004	\$ 178.00	Vehicle Stickers	\$ 244,686.07
2/5/2004	\$ 119.36	Antenna Rental/DataCom	\$ 244,805.43
2/5/2004	\$ 385.00	Antenna Rental/Worldcom	\$ 245,190.43
2/5/2004	\$ 150.00	Antenna Rental/Blue Wave	\$ 245,340.43
2/25/2004	\$ 1,500.00	Antenna Rental/Verizon	\$ 246,840.43
2/29/2004	\$ 297.75	Vehicle Stickers	\$ 247,138.18
3/1/2004	\$ 385.00	Antenna Rental/Worldcom	\$ 247,523.18
3/3/2004	\$ 119.36	Antenna Rental/DataCom	\$ 247,642.54
3/9/2004	\$ 150.00	Antenna Rental/Blue Wave	\$ 247,792.54
3/19/2004	\$ 1,500.00	Antenna Rental/Verizon	\$ 249,292.54
3/26/2004	\$ 385.00	Antenna Rental/Worldcom	\$ 249,677.54
3/30/2004	\$ 500.00	Antenna Rental/T-Mobile	\$ 250,177.54
3/31/2004	\$ 215.50	Vehicle Stickers	\$ 250,393.04
3/31/2004	\$ 550.00	Overweight Permits	\$ 250,943.04
4/3/2004	\$ 159.70	Antenna Rental-Blue Wave	\$ 251,102.74
4/4/2004	\$ 123.36	Antenna Rental/DataCom	\$ 251,226.10
4/19/2004	\$ 1,500.00	Antenna Rental/Verizon	\$ 252,726.10
4/30/2004	\$ 28.00	Vehicle Stickers	\$ 252,754.10
4/30/2004	\$ 450.00	Overweight Permits	\$ 253,204.10
5/31/2004	\$ 20,063.50	Vehicle Stickers	\$ 273,267.60
6/30/2004	\$ 80.00	Overweight Permits	\$ 273,347.60
6/30/2004	\$ 13,599.00	Vehicle Stickers	\$ 286,946.60
7/31/2004	\$ 200.00	Overweight Permits	\$ 287,146.60
7/31/2004	\$ 2,273.00	Vehicle Stickers	\$ 289,419.60
8/31/2004	\$ 1,151.00	Vehicle Stickers	\$ 290,570.60
9/30/2004	\$ 1,056.00	Vehicle Stickers	\$ 291,626.60
9/30/2004	\$ 12,302.57	June Road & Bridge	\$ 303,929.17
9/30/2004	\$ 510.15	July Road & Bridge	\$ 304,439.32
9/30/2004	\$ 439.12	August Road & Bridge	\$ 304,878.44
9/30/2004	\$ 11,261.13	September Road & Bridge	\$ 316,139.57
10/31/2004	\$ 412.00	Vehicle Stickers	\$ 316,551.57
10/31/2004	\$ 437.56	October Road & Bridge	\$ 316,989.13
11/30/2004	\$ 199.00	Vehicle Stickers	\$ 317,188.13
12/31/2004	\$ 164.00	Vehicle Stickers	\$ 317,352.13
12/31/2004	\$ 664.27	December Road & Bridge	\$ 318,016.40
12/31/2004	\$ 430.00	Overweight Permits	\$ 318,446.40
1/31/2005	\$ 155.25	Vehicle Stickers	\$ 318,601.65
2/28/2005	\$ 135.50	Vehicle Stickers	\$ 318,737.15
3/31/2005	\$ 50.00	Vehicle Stickers	\$ 318,787.15
3/31/2005	\$ 400.00	Overweight Permits	\$ 319,187.15
4/30/2005	\$ 130.00	Overweight Permits	\$ 319,317.15
4/30/2005	\$ 206,034.00	Fy-05 Surplus	\$ 525,351.15
5/31/2005	\$ 100.00	Overweight Permits	\$ 525,451.15
5/31/2005	\$ 34,806.50	Vehicle Stickers	\$ 560,257.65
5/31/2005	\$ 1,257.88	May Road & Bridge	\$ 561,515.53
5/31/2005	\$ 45,000.00	Enterprise Fund Repayment	\$ 606,515.53

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
6/30/2005	\$ 3,258.20	June Road & Bridge	\$ 609,773.73
6/30/2005	\$ 580.00	Overweight Permits	\$ 610,353.73
6/30/2005	\$ 3,927.00	Vehicle Stickers	\$ 614,280.73
7/31/2005	\$ 589.00	July Vehicle Stickers	\$ 614,869.73
7/31/2005	\$ 658.51	July Road & Bridge	\$ 615,528.24
8/31/2005	\$ 790.00	August Vehicle Stickers	\$ 616,318.24
8/31/2005	\$ 130.30	August Road & Bridge	\$ 616,448.54
9/30/2005	\$ 350.50	September Vehicle Stickers	\$ 616,799.04
9/30/2005	\$ 160.00	September O/W Permits	\$ 616,959.04
9/30/2005	\$ 4,407.27	September Road & Bridge	\$ 621,366.31
10/31/2005	\$ 610.00	October Overweight	\$ 621,976.31
10/31/2005	\$ 275.00	October Vehicle Stickers	\$ 622,251.31
10/31/2005	\$ 225.88	October Road & Bridge	\$ 622,477.19
11/30/2005	\$ 121.26	November Road & Bridge	\$ 622,598.45
11/30/2005	\$ 536.00	November Vehicle Stickers	\$ 623,134.45
11/30/2005	\$ 660.00	November Overweight	\$ 623,794.45
12/31/2005	\$ 440.00	December Overweight	\$ 624,234.45
12/31/2005	\$ 136.50	December Vehicle Stickers	\$ 624,370.95
1/31/2006	\$ 77.50	January Vehicle Stickers	\$ 624,448.45
1/31/2006	\$ 400.00	January Overweight	\$ 624,848.45
2/28/2006	\$ 91.00	February Vehicle Stickers	\$ 624,939.45
2/28/2006	\$ 510.00	February Overweight	\$ 625,449.45
3/31/2006	\$ 63.50	March Vehicle Stickers	\$ 625,512.95
3/31/2006	\$ 80.00	March Overweight	\$ 625,592.95
4/30/2006	\$ 380.00	April Overweight	\$ 625,972.95
4/30/2006	\$ 20.00	April Vehicle Stickers	\$ 625,992.95
5/31/2006	\$ 752.52	May Road & Bridge	\$ 626,745.47
5/31/2006	\$ 42,662.00	May Vehicle Stickers	\$ 669,407.47
5/31/2006	\$ 50.00	May Overweight	\$ 669,457.47
6/30/2006	\$ 2,330.34	June Road & Bridge	\$ 671,787.81
6/30/2006	\$ 50.00	June Overweight	\$ 671,837.81
6/30/2006	\$ 15,677.50	June Vehicle Stickers	\$ 687,515.31
7/31/2006	\$ 900.00	July Late Fees	\$ 688,415.31
7/31/2006	\$ 1,147.50	July Vehicle Stickers	\$ 689,562.81
7/31/2006	\$ 200.00	July Overweight	\$ 689,762.81
7/31/2006	\$ 536.92	July Road & Bridge	\$ 690,299.73
8/31/2006	\$ 101.61	August Road & Bridge	\$ 690,401.34
8/31/2006	\$ 1,732.00	August Vehicle Stickers	\$ 692,133.34
8/31/2006	\$ 1,295.00	August Late Fees	\$ 693,428.34
9/30/2006	\$ 3,160.98	September Road & Bridge	\$ 696,589.32
9/30/2006	\$ 2,154.00	September Vehicle Stickers	\$ 698,743.32
9/30/2006	\$ 2,236.00	September Late Fees	\$ 700,979.32
10/31/2006	\$ 447.00	September Vehicle Stickers	\$ 701,426.32
10/31/2006	\$ 290.00	September Overweight	\$ 701,716.32
10/31/2006	\$ 106.23	October Road & Bridge	\$ 701,822.55
11/30/2006	\$ 112.68	November Road & Bridge	\$ 701,935.23

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
11/30/2006	\$ 301.00	November Vehicle Stickers	\$ 702,236.23
11/30/2006	\$ 150.00	November Late Fees	\$ 702,386.23
12/31/2006	\$ 163.50	December Vehicle Stickers	\$ 702,549.73
12/31/2006	\$ 100.00	December Overweight	\$ 702,649.73
1/31/2007	\$ 213.50	January Vehicle Stickers	\$ 702,863.23
1/31/2007	\$ 1,120.00	January Overweight	\$ 703,983.23
2/28/2007	\$ 30.50	February Vehicle Stickers	\$ 704,013.73
2/28/2007	\$ 80.00	February Overweight	\$ 704,093.73
3/31/2007	\$ 560.00	March Overweight	\$ 704,653.73
3/31/2007	\$ 53.50	March Vehicle Stickers	\$ 704,707.23
4/30/2007	\$ 730.00	April Overweight	\$ 705,437.23
4/30/2007	\$ 2,400.77	FY-07 Kane Co. Overweight	\$ 707,838.00
5/31/2007	\$ 407.34	May Road & Bridge	\$ 708,245.34
5/31/2007	\$ 38,562.00	May Vehicle Stickers	\$ 746,807.34
5/31/2007	\$ 50.00	May Overweight	\$ 746,857.34
6/30/2007	\$ 1,654.21	June Road & Bridge	\$ 748,511.55
6/30/2007	\$ 22,401.00	June Vehicle Stickers	\$ 770,912.55
7/31/2007	\$ 44.79	July Road & Bridge	\$ 770,957.34
7/31/2007	\$ 4,915.50	July Vehicle Stickers	\$ 775,872.84
8/31/2007	\$ 678.00	August Vehicle Stickers	\$ 776,550.84
8/31/2007	\$ 368.12	August Road & Bridge	\$ 776,918.96
9/30/2007	\$ 1,472.84	September Road & Bridge	\$ 778,391.80
9/30/2007	\$ 460.00	September Vehicle Stickers	\$ 778,851.80
10/31/2007	\$ 294.00	October Vehicle Stickers	\$ 779,145.80
10/31/2007	\$ 240.00	October Overweight	\$ 779,385.80
10/31/2007	\$ 106.06	October Road & Bridge	\$ 779,491.86
11/30/2007	\$ 50.00	November Overweight	\$ 779,541.86
11/30/2007	\$ 536.00	November Vehicle Stickers	\$ 780,077.86
11/30/2007	\$ 107.22	November Road & Bridge	\$ 780,185.08
12/31/2007	\$ 112.00	December Vehicle Stickers	\$ 780,297.08
1/31/2008	\$ 204.00	January Vehicle Stickers	\$ 780,501.08
1/31/2008	\$ 196.47	Dundee Township Receipt	\$ 780,697.55
2/29/2008	\$ 83.00	February Vehicle Stickers	\$ 780,780.55
3/31/2008	\$ 40.50	March Vehicle Stickers	\$ 780,821.05
3/31/2008	\$ 50.00	March Overweight	\$ 780,871.05
4/30/2008	\$ 3,202.71	FY-08 Kane Co. Overweight	\$ 784,073.76
4/30/2008	\$ (120,000.00)	School Road	\$ 664,073.76
5/31/2008	\$ 80.00	May Overweight	\$ 664,153.76
5/31/2008	\$ 42,219.00	May Vehicle Stickers	\$ 706,372.76
5/31/2008	\$ 151.31	May Road & Bridge	\$ 706,524.07
6/30/2008	\$ 1,683.51	June Road & Bridge	\$ 708,207.58
6/30/2008	\$ 18,996.00	June Vehicle Stickers	\$ 727,203.58
6/30/2008	\$ 330.00	June Overweight	\$ 727,533.58
7/31/2008	\$ 5,899.00	July Vehicle Stickers	\$ 733,432.58
7/31/2008	\$ 50.00	July Overweight	\$ 733,482.58
7/31/2008	\$ 82.08	July Road & Bridge	\$ 733,564.66

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
8/31/2008	\$ 111.68	August Road & Bridge	\$ 733,676.34
8/31/2008	\$ 726.00	August Vehicle Stickers	\$ 734,402.34
8/31/2008	\$ 130.00	August Overweight	\$ 734,532.34
9/30/2008	\$ 1,361.81	September Road & Bridge	\$ 735,894.15
9/30/2008	\$ 1,208.00	September Vehicle Stickers	\$ 737,102.15
10/31/2008	\$ 332.78	October Road & Bridge	\$ 737,434.93
10/31/2008	\$ 718.00	October Vehicle Stickers	\$ 738,152.93
10/31/2008	\$ 310.00	October Overweight	\$ 738,462.93
11/30/2008	\$ 238.00	November Vehicle Stickers	\$ 738,700.93
11/30/2008	\$ 80.71	November Road & Bridge	\$ 738,781.64
11/30/2008	\$ 80.00	November Overweight	\$ 738,861.64
12/31/2008	\$ 400.00	December Overweight	\$ 739,261.64
12/31/2008	\$ 156.00	December Vehicle Stickers	\$ 739,417.64
1/31/2009	\$ 300.00	January Overweight	\$ 739,717.64
1/31/2009	\$ 107.00	January Vehicle Stickers	\$ 739,824.64
2/28/2009	\$ 114.00	February Vehicle Stickers	\$ 739,938.64
2/28/2009	\$ 50.00	February Overweight	\$ 739,988.64
3/31/2009	\$ 53.50	March Vehicle Stickers	\$ 740,042.14
4/30/2009	\$ (78,469.37)	FY-09 Additional Salt & Snow Removal	\$ 661,572.77
5/1/2009	\$ (350,000.00)	Hennessy Bridge Work	\$ 311,572.77
5/31/2009	\$ 360.00	May Overweight	\$ 311,932.77
5/31/2009	\$ 169.40	May Road & Bridge	\$ 312,102.17
5/31/2009	\$ 34,485.50	May Vehicle Stickers	\$ 346,587.67
6/30/2009	\$ 230.18	June Road & Bridge	\$ 346,817.85
6/30/2009	\$ 1,371.93	June Road & Bridge	\$ 348,189.78
6/30/2009	\$ 29,733.00	June Vehicle Stickers	\$ 377,922.78
6/30/2009	\$ 50.00	June Overweight	\$ 377,972.78
7/31/2009	\$ 126.84	July Road & Bridge	\$ 378,099.62
7/31/2009	\$ 6,906.50	July Vehicle Stickers	\$ 385,006.12
8/31/2009	\$ 185.10	August Road & Bridge	\$ 385,191.22
8/31/2009	\$ 130.00	August Overweight	\$ 385,321.22
8/31/2009	\$ 804.00	August Vehicle Stickers	\$ 386,125.22
9/30/2009	\$ 1,458.65	Septembr Road & Bridge	\$ 387,583.87
9/30/2009	\$ 430.00	September Overweight	\$ 388,013.87
9/30/2009	\$ 366.00	September Vehicle Stickers	\$ 388,379.87
10/31/2009	\$ 112.68	October Road & Bridge	\$ 388,492.55
10/31/2009	\$ 330.00	October Overweight	\$ 388,822.55
10/31/2009	\$ 410.00	October Vehicle Stickers	\$ 389,232.55
11/30/2009	\$ 140.24	November Road & Bridge	\$ 389,372.79
11/30/2009	\$ 150.00	November Overweight	\$ 389,522.79
11/30/2009	\$ 286.00	November Vehicle Stickers	\$ 389,808.79
12/31/2009	\$ 169.00	December Vehicle Stickers	\$ 389,977.79
12/31/2009	\$ 300.00	December Overweight	\$ 390,277.79
1/31/2009	\$ 124.00	January Vehicle Stickers	\$ 390,401.79
2/28/2010	\$ 99.90	Dundee Township Receipt	\$ 390,501.69
2/28/2010	\$ 50.00	February Overweight	\$ 390,551.69

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
2/28/2010	\$ 77.00	February Vehicle Stickers	\$ 390,628.69
3/31/2010	\$ 23.50	March Vehicle Stickers	\$ 390,652.19
4/30/2010	\$ 50.00	April Overweight	\$ 390,702.19
5/31/2010	\$ 250.00	May Overweight	\$ 390,952.19
5/31/2010	\$ 32,610.00	May Vehicle Stickers	\$ 423,562.19
5/31/2010	\$ 338.49	May Road & Bridge	\$ 423,900.68
6/30/2010	\$ 32,243.00	June Vehicle Stickers	\$ 456,143.68
6/30/2010	\$ 1,372.76	June Road & Bridge	\$ 457,516.44
7/31/2010	\$ 214.36	July Road & Bridge	\$ 457,730.80
7/31/2010	\$ 5,565.50	July Vehicle Stickers	\$ 463,296.30
8/31/2010	\$ 462.50	August Vehicle Stickers	\$ 463,758.80
8/31/2010	\$ 224.75	August Road & Bridge	\$ 463,983.55
8/31/2010	\$ 410.00	August Overweight	\$ 464,393.55
9/30/2010	\$ 308.00	September Vehicle Stickers	\$ 464,701.55
9/30/2010	\$ 380.00	September Overweight	\$ 465,081.55
9/30/2010	\$ 1,182.60	September Road & Bridge	\$ 466,264.15
10/31/2010	\$ 588.58	October Road & Bridge	\$ 466,852.73
10/31/2010	\$ 260.00	October Overweight	\$ 467,112.73
10/31/2010	\$ 348.00	October Vehicle Stickers	\$ 467,460.73
11/30/2010	\$ 140.61	November Road & Bridge	\$ 467,601.34
11/30/2010	\$ 130.00	November Overweight	\$ 467,731.34
11/30/2010	\$ 71.50	November Vehicle Stickers	\$ 467,802.84
12/15/2010	\$ 1.42	December Road & Bridge	\$ 467,804.26
12/31/2010	\$ 97.00	December Vehicle Stickers	\$ 467,901.26
12/31/2010	\$ 300.00	December Overweight	\$ 468,201.26
1/31/2010	\$ 50.00	January Overweight	\$ 468,251.26
1/31/2010	\$ 73.50	January Vehicle Stickers	\$ 468,324.76
2/28/2011	\$ 32.00	February Vehicle Stickers	\$ 468,356.76
3/31/2011	\$ 210.00	March Overweight	\$ 468,566.76
4/30/2011	\$ (10,000.00)	Road Study Program	\$ 458,566.76
4/30/2011	\$ 80.00	April Overweight	\$ 458,646.76
5/31/2011	\$ 1,888.78	May Road & Bridge	\$ 460,535.54
6/30/2011	\$ 4,011.63	June Road & Bridge	\$ 464,547.17
6/30/2011	\$ 100.00	June Overweight	\$ 464,647.17
7/31/2011	\$ 50.00	July Overweight	\$ 464,697.17
7/31/2001	\$ 162.39	July Road & Bridge	\$ 464,859.56
8/31/2011	\$ 265.74	August Road & Bridge	\$ 465,125.30
8/31/2011	\$ 350.00	August Overweight	\$ 465,475.30
9/30/2011	\$ 50.00	September Overweight	\$ 465,525.30
9/30/2011	\$ 4,764.24	September Road & Bridge	\$ 470,289.54
10/31/2011	\$ 532.17	October Road & Bridge	\$ 470,821.71
11/30/2011	\$ 256.95	November Road & Bridge	\$ 471,078.66
11/30/2011	\$ 80.00	November Overweight	\$ 471,158.66

5A

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 33-2011

An Ordinance providing for the submission to the Electors of the Village of Gilberts, Kane County, Illinois, the question whether the Village should have the authority under Public Act 096-0176 to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such programs.

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

_____, 2011

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois this ____ day of _____, 2011.

ORDINANCE NO. _____

ORDINANCE PROVIDING FOR THE SUBMISSION TO
THE ELECTORS OF THE VILLAGE OF GILBERTS, KANE COUNTY,
ILLINOIS, THE QUESTION WHETHER THE VILLAGE SHOULD HAVE
THE AUTHORITY UNDER PUBLIC ACT 096-0176 TO ARRANGE
FOR THE SUPPLY OF ELECTRICITY FOR ITS RESIDENTIAL
AND SMALL COMMERCIAL RETAIL CUSTOMERS
WHO HAVE NOT OPTED OUT OF SUCH PROGRAM

Recitals

1. Recently the Illinois Power Agency Act, Chapter 20, Illinois Compiled Statutes, Act 3855, added Section 1-92 entitled Aggregation of Electrical Load by Municipalities and Counties. (Hereinafter referred to as the "Act")

2. Under the Act if the Village of Gilberts ("Village") seeks to operate the aggregation program under the Act as an opt-out program for residential and small commercial retail customers, then prior to an adoption of an ordinance to establish a program, the Village must first submit a referendum to its residents to determine whether or not the aggregation program shall operate as an opt-out program for residential and small commercial retail customers. If the majority of the electors voting on the question vote in the affirmative, then the Village Board may implement an opt-out aggregation program for residential and small commercial retail customers.

3. The Village Board hereby finds that it is in the best interest of the Village of Gilberts to operate the aggregation program under the Act as an opt-out program and to submit the question to the electors in a referendum pursuant to the Act.

**BE IT ORDAINED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD
OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, AS FOLLOWS:**

Section One: The Village Board of the Village of Gilberts finds that the recitals set forth above are true and correct and includes the recitals in this Ordinance.

Section Two: The Village Board finds and determines that it is in the best interests of the Village of Gilberts to operate the aggregation program under the Act as an opt-out program.

Section Three: In the event such question is approved by a majority of the electors voting on the question at the regular election on March 20, 2012, the Village Board may implement an opt-out aggregation program and if the Village Board adopts the program the Village shall comply with all the terms and provisions of the Act.

Section Four: The Village Clerk is directed to immediately certify and submit the following question to the Kane County Clerk to be placed on the ballot for the general election to be held on March 20, 2012, in the following form:

Shall the Village of Gilberts have the authority to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such program?	YES
	NO

Section Five: In the event the State of Illinois amends the Act to revise the form of the question to be placed on the ballot, the Village President is authorized to direct the County Clerk to change the form of the question to conform with the amended Act, if required.

Section Six: The Village may opt to work in collaboration with a brokerage or other firm with applicable professional expertise to develop a Plan of Operation and Governance, conduct the RFP process and coordinate with Illinois Commerce Commission, Illinois Power Authority, Attorney General's Office and Commonwealth Edison.

Section Seven: This ordinance shall be in full force and effect from and after its passage and approval as required by law.

Passed this _____ day of _____, 2011 by roll call vote.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Everett Clark	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Patricia Mierisch	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2011

(SEAL)

Village President Rick Zirk

ATTEST: _____
Village Clerk, Debra Meadows

Published: _____

MUNICIPAL AGGREGATION FAQ

Q: What are the benefits of aggregation?

A: The most important benefit is the opportunity for Village residents and small business operators to save money.

Q: Am all residents obligated to participate?

A: No. Any account holder may opt out of the program after the bidder is chosen, and pay the rate ComEd charges to accounts not participating in the aggregation program.

Q: What does *opt out* mean?

A: All residential and small commercial electricity users will be included in the customer base unless they affirmatively choose not to participate. The opportunity to opt out will be available to customers after the bids are received and the electric rate and identity of the supplier are made known to customers.

Q: What is Com Ed's role in this program?

A: ComEd distributes electricity, but does not generate it. ComEd is only responsible for infrastructure, like power lines that bring electricity into homes and businesses, responding to outages and billing. ComEd will continue to bill customers for power generation and individual electric usage regardless of the supplier of that electricity. ComEd is indifferent to the aggregation program, as it does not impact them financially.

Q: If my power goes out – will I need to call the company providing the power?

A: No. ComEd is responsible for ensuring that electricity flows through its network to all homes and businesses in the Village. Aggregation would not change how ComEd responds to outages.

Q: If I participate, will I get two bills – one from ComEd for delivering the power and another from a company that provides it?

A: No. ComEd will remain responsible for billing for all power, regardless of the supplier. The only change would be the name of the power provider on the bill's power generation item line.

Q: Will our franchise accounts at ComEd be affected?

A: There will be no change to your franchise accounts; they will continue to be free service.

Q: Will our village's municipal utility tax be affected?

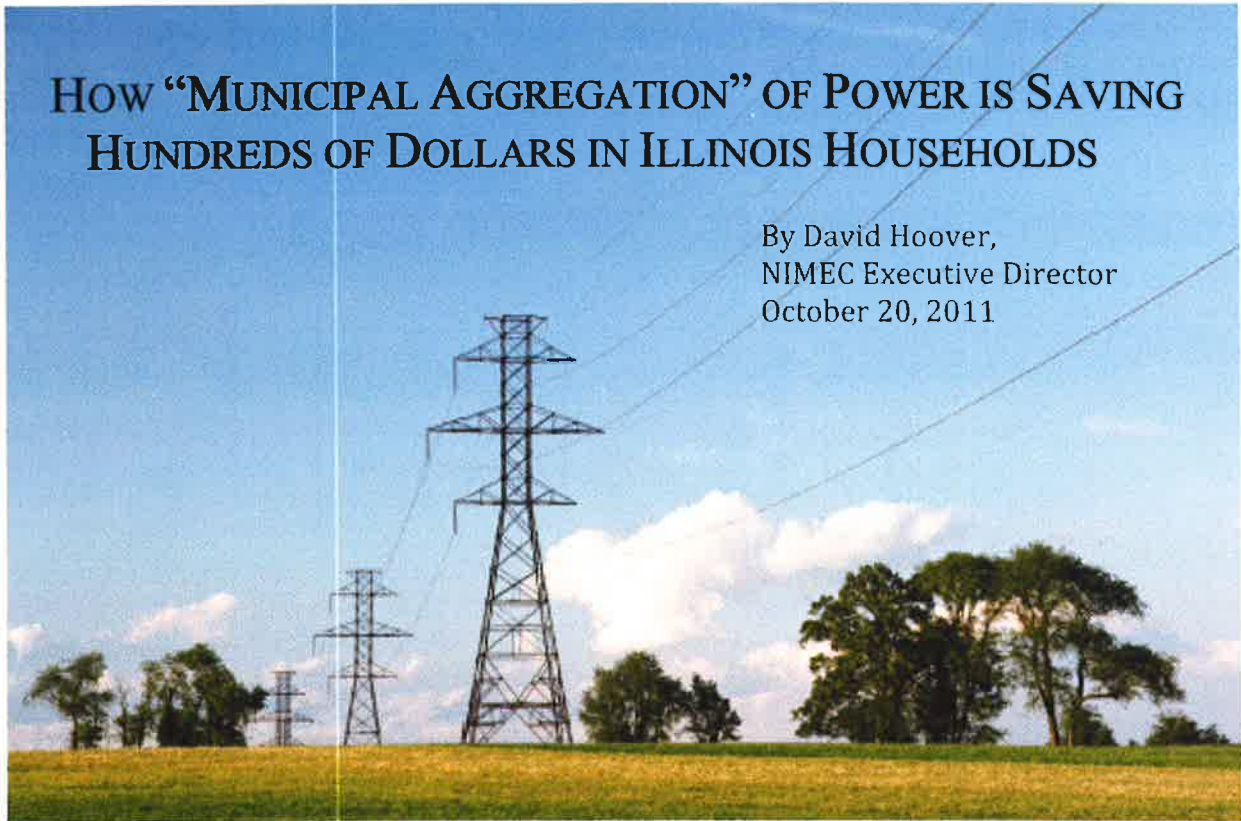
A: No. The utility tax is charged against usage, not dollar charges.

NIMEC

NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE
BANDING TOGETHER TO DRIVE DOWN PRICING

HOW “MUNICIPAL AGGREGATION” OF POWER IS SAVING HUNDREDS OF DOLLARS IN ILLINOIS HOUSEHOLDS

By David Hoover,
NIMEC Executive Director
October 20, 2011



Historically, families and small businesses in northern Illinois have had little choice in the provider of their electric power. ComEd has effectively been the only choice until recently. But that is now changing.

Legislators had deregulated the electric market, but the residential marketplace had largely gone ignored. So in 2010 the State of Illinois created further advantage for individual electric customers: A bill was signed into law enabling municipalities to take steps to negotiate electric contracts (in bulk) on behalf of their entire communities, allowing residents to take advantage of lower rates in the marketplace.

MUNICIPAL AGGREGATION BENEFITS

The result: “municipal aggregation” is a strategic means of leveraging the buying power of many. By aggregating the electric load of the entire community and then soliciting and negotiating competitive bids from suppliers, a municipality can secure even more aggressive rates for the benefit of individual residents.

Fifteen NIMEC-member communities in northern Illinois have already completed the entire process, creating as much as several hundred dollars in annual savings for individual households. Power rates have been contracted 23 to 30 percent lower than current ComEd energy rates.

Essentially, individual residents can now enjoy competitively bid rates; just as large businesses and manufacturing facilities negotiate contracts for lower rates on their electric power.

Electric power providers bid aggressively for these municipal contracts. Suppliers will bid more aggressively on larger numbers of residents. Rates already contracted through municipal aggregation have seen double the savings than the rates individuals have been able to get in the deregulated market.

VOTER REFERENDUM

Before a municipality begins the process of municipal aggregation of residents’ accounts, a

voter referendum must be passed to authorize a town or village to undertake such contacts. Nineteen villages have done exactly that in the April 2011 elections (15 of which are NIMEC-affiliated). All 15 have since locked in lower electric rates for two to three year terms at a savings to residents averaging 25 percent.

All residents have the opportunity to opt out of the negotiated contract and stay with the current electric provider, although typically a minute percentage choose to do so. The electricity will continue to be delivered (and power lines maintained) by ComEd.

ComEd earns no income from the sale of the electrical power. As such, they are “indifferent” if a community chooses to buy their power from another supplier. But ComEd continues to deliver the power, maintaining the network of stations and wiring that brings electric power on home. In fact, the spokeswoman for ComEd’s parent Exelon Judith Rader says, “Competitively bid municipal aggregation service, if properly structured, can be a way for residential customers to join together to take advantages of competitive electricity markets and save money.”

And that is the goal of municipal aggregation: To save residents real dollars that can be spent elsewhere within the community.

THE PROCESS

The municipal aggregation process was approved by the Illinois legislature because of the great advantages it offers its constituency. The risks are few. Only energy suppliers certified by the Illinois Commerce Commission may bid. Should a village not receive bids that achieve its stated goals and RFQ specs, it may simply choose not to contract with a new provider, and remain with ComEd.

Residents have the choice to Opt Out if they do

not wish to participate in the aggregation. All residents will still call ComEd for all service outages, and will continue to receive bills from ComEd—the only difference is the name listed on the power generation line item on the billing statement.

Choosing an experienced, independent and locally knowledgeable consultant is key for ensuring effective, positive and timely success. The municipality must ensure the process follows State law and moves forward such that the referendum can appear on the ballot in a timely manner, the RFQs drawn up per requirements and best advantage for the community, the city’s review committee for the process is fully informed, and final negotiations are engaged by highly-skilled and independent professionals with deep expertise in the utility sector, specific to municipal governance.

DEADLINE: DECEMBER 31, 2011

The next general election in which a referendum on this issue may be presented is March 2012. Should communities begin to create referenda now, and should they enjoy a timely RFQ submission and negotiation process, residents could begin saving real dollars on their electric bills right away, as early as summer of 2012.

Following the successful municipal aggregation and contracted electric rates by the 15 NIMEC-affiliated municipalities, estimates are that between 75 and 100 communities may take action to place the issue on their March 2012 ballot for voter approval.

The fact is, villages must act quickly: the deadline for passing an ordinance to place the municipal electric aggregation on the ballot is December 31, 2011. The next opportunity would be a year away, at the general election in November 2012.

THE MUNICIPAL AGGREGATION IMPLEMENTATION SCHEDULE INCLUDES THESE STEPS:

- Pass Board Ordinance by December 31 to place referendum on March 20 ballot
- Education of residents of benefits of referendum
- March 20 ballot
- Publicize and hold two Public Hearings
- NIMEC to aggregate load; send out RFQ
- Review bid results; Client to determine bid winner
- Village to negotiate and sign winning supplier's agreement
- Residents to be informed by supplier steps for electing "opt-out"
- ComEd to contact residents with their rescission letter
- Power flows in 45 - 60 days

VOTERS IN THESE NORTHERN ILLINOIS MUNICIPALITIES HAVE PASSED REFERENDA APPROVING THE PROCESS OF MUNICIPAL AGGREGATION FOR THEIR ELECTRIC POWER

MUNICIPALITY	SUPPLIER	CENTS / KWH	TERM	ADVISOR
CREST HILL	DIRECT ENERGY	5.89	2 YEARS	NIMEC
ELBURN	DIRECT ENERGY	5.99	1 YEAR	NIMEC
ERIE	NORDIC ENERGY	N/A	3 YEARS	RR*
FOX RIVER GROVE	DIRECT ENERGY	5.99	2 YEARS	NIMEC
FULTON	FIRSTENERGY SOLUTIONS	6.23	3 YEARS	RR*
GLENWOOD	DIRECT ENERGY	5.99	2 YEARS	NIMEC
GRAYSLAKE	INTEGRYS	5.52	2 YEARS	NONE
HARVARD	DIRECT ENERGY	5.99	2 YEARS	NIMEC
LINCOLNWOOD	INTEGRYS	5.52	2 YEARS	NONE
MILLEDGEVILLE	FIRSTENERGY SOLUTIONS	5.90	3 YEARS	RR*
MORRIS	FIRSTENERGY SOLUTIONS	5.43	2 YEARS	NIMEC
MOUNT MORRIS	FIRSTENERGY SOLUTIONS	5.88	32 MONTHS	RR*
NEW LENOX	DIRECT ENERGY	5.89	2 YEARS	NIMEC
NORTH AURORA	INTEGRYS	5.75	2 YEARS	NIMEC
OAK BROOK	INTEGRYS	5.52	2 YEARS	NONE
OAK PARK	INTEGRYS	5.79**	2 YEARS	ENERGY CH'S
POLO	FIRSTENERGY SOLUTIONS	5.83	32 MONTHS	RR*
SUGAR GROVE	DIRECT ENERGY	5.99	2 YEARS	NIMEC
WOOD DALE	FIRSTENERGY SOLUTIONS	5.92	2.5 YEARS	NIMEC

* RR: ROCK RIVER, A NIMEC PARTNER

** 100% GREEN

* comparison: ComEd residential "non-space heat" rate = 7.733 kWh (Oct. 2011 - May 2012)

5B

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 34-2011

**An Ordinance amending the Village Code Title 5 “Police and Public Safety”
Chapter 3 “Miscellaneous Offenses” and Section 2-4 concerning Fees by adding
Section 5-4-5 “Bail Processing Fee”**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

December_____, 2011

**Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Gilberts, Kane County, Illinois this _____ day of _____, 2011.**

An Ordinance amending the Village Code Title 5 “Police and Public Safety” Chapter 3 “Miscellaneous Offenses” and Section 2-4 concerning Fees by adding Section 5-4-5 “Bail Processing Fee”

WHEREAS, from time to time the Village Board of Trustees of the Village of Gilberts reviews its Ordinances to determine if they are up to date to meet the changing conditions in the Village; and

WHEREAS, pursuant to Public Act 097-0368, codified as Section 1-2-12.1 of the Municipal Code (65 ILCS 5/1-2-12.1), all municipalities are expressly authorized to impose a fee, not to exceed twenty dollars (\$20.00) for bail against any person arrested for violations of bailable municipal ordinances or state or federal laws; and

WHEREAS, the Village Board of Trustees of the Village of Gilberts finds that the Village incurs administrative costs in the arrest, processing and bonding persons charged with such bailable offenses; and

WHEREAS, the Village Board of Trustees of the Village of Gilberts further finds that it is desirable, necessary and in the best interest of the Village to pass on to those persons arrested and charged with bailable offenses, a portion of the administrative costs incurred by the Village.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of Trustees of the Village of Gilberts, Kane County, Illinois, as follows:

Section 1. **Recitals.** The recitals set forth above are hereby incorporated into and made a part hereof as set forth in Section 1.

Section 2. **Amendment.** Section 5-3 “Miscellaneous Offenses” is hereby amended to add a new section 5-3-5 “Bail Processing Fee” to read as follows (additions are identified as underlines):

5-3-5 **Bail Processing Fee**

5-3-5 An administrative bail processing fee is hereby imposed against any person arrested and charged with a violation of any bailable Village of Gilberts ordinance or state or federal law in the amount specified in subsection 2-4-34 of this code. The bail processing fee shall be collected when such arrestee posts bail or bond.

Section 3. **Amendment.** Chapter 4 entitled “Fee Schedule” of Title 2 entitled “Finance and Taxation” is hereby amended to add a new section 2-4-34 to read as follows (additions are identified as underlines):

2-4-34 Bail Processing Fee

The administrative bail processing fee authorized by section 5-3-5 shall be twenty dollars (\$20.00).

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such findings shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its approval in the manner provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this _____ day of _____, 2011.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Everett Clark	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Patricia Mierisch	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2011

(SEAL)

Village President Rick Zirk

ATTEST: _____
Village Clerk, Debra Meadows



Memo

To: Ray Keller
Village Manager

From: Steven Williams
Chief of Police

Date: November 22, 2011

Subject: Bail Processing Fee

Cc:

The Police Department processes an average of 125 bonds each year creating administrative costs that are not recovered. State law (65ILCS 5/1-2-12.1) allows a municipality to impose a fee up to \$20.00 for bail processing against any person arrested for violating a bailable municipal ordinance or a state or Federal law. The police department incurs administrative costs in the arrest, processing and bonding persons charged with such bailable offenses, and in the best interest of the Village, reasonably should pass on those costs to persons arrested and charged with bailable offenses.

I reviewed the authorizing statute with Julie Tappendorf who is of the opinion that lacking home rule authority, we would be restricted to the \$20.00 maximum processing fee. I recommend that this issue be brought to the Village Board for consideration. I have provided a sample ordinance to Debbie to prepare.

Public Act 097-0368

HB1339 Enrolled

LRB097 08551 KMW 48678 b

AN ACT concerning local government.

**Be it enacted by the People of the State of Illinois,
represented in the General Assembly:**

Section 5. The Illinois Municipal Code is amended by adding
Section 1-2-12.1 as follows:

(65 ILCS 5/1-2-12.1 new)

Sec. 1-2-12.1. Municipal bond fees. A municipality may
impose a fee up to \$20 for bail processing against any person
arrested for violating a bailable municipal ordinance or a
State or federal law.

Section 99. Effective date. This Act takes effect upon
becoming law.

Effective Date: 8/15/2011

5C

p - 01-2011

**NATIONAL DRUNK AND DRUGGED DRIVING (3D) PREVENTION MONTH
DECEMBER 2011**

WHEREAS, motor vehicle crashes killed 927 people in Illinois during 2010; and

WHEREAS, hundreds of those deaths involved a driver impaired by alcohol and/or drugs; and

WHEREAS, the December holiday season is traditionally one of the most deadly times of the year for impaired driving; and

WHEREAS, for thousands of families across the state and the nation, holidays are a time to remember loved ones lost; and

WHEREAS, organizations across the state and the nation are joined with the Drive Sober or Get Pulled Over and other campaigns that foster public awareness of the dangers of impaired driving and anti-impaired driving law enforcement efforts; and

WHEREAS, the Village of Gilberts is proud to partner with the Illinois Department of Transportation's Division of Traffic Safety and other traffic safety groups in that effort to make our roads and streets safer;

NOW THEREFORE, I, Rick Zirk, Village President do hereby proclaim December 2011 as Drunk and Drugged Driving (3D) Prevention Month in the Village of Gilberts and do hereby call upon all citizens, government, agencies, business leaders, hospitals and health care providers, schools, and public and private institutions to promote awareness of the impaired driving problem, to support programs and policies to reduce the incidence of impaired driving, and to promote safer and healthier behaviors regarding the use of alcohol and other drugs this December holiday season and throughout the year.

Signed and sealed this _____ day of December, 2011 in Gilberts, Illinois.

Rick Zirk, Village President

Debra Meadows, Village Clerk

6A

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Warren R. Fuller
Fuller and Berres
69 South Barrington Road
South Barrington, Illinois 60010

FIRST AMENDMENT TO
ANNEXATION AGREEMENT and DEVELOPMENT AGREEMENT
BETWEEN
THE VILLAGE OF GILBERTS
AND
RYLAND GROUP, INC. AND PLOTE HOMES, LLC
GILBERTS TOWN CENTER

This is the First Amendment ("First Amendment") dated _____, 2011, to that certain Annexation Agreement and Development Agreement ("Agreement") made and entered into as of the 27th day of April, 2005 ("Effective Date") by and between **THE VILLAGE OF GILBERTS**, an Illinois municipal corporation, Kane County, Illinois (the "Village"); and

The Ryland Group, Inc., 1141 E. Main Street, Suite 108, East Dundee, IL 60118, and Par Development, Inc., 1141 E. Main Street, Suite 100, East Dundee, IL 60118 ("Residential Developers" or "Master Developer" or "Ryland"); and

Thomas Burbulis Holding, LLC (the "Commercial Developer "A" Property" or "Developer"); and

L.B. Andersen & Co., Inc., c/o Wade B. Light & Associates, 220 Honey Lake Court, North Barrington, Illinois 60010 (“Commercial Developer “B” Property” or “Developer”); and

Par Development, Inc., 1141 E. Main Street, Suite 100, East Dundee, IL 60118 (the “Commercial Developer of “C” and “D” Property” or “Residential Developer” or “Developer”); and

Thomas Burbulis Holding, LLC (an “Owner of Record” or “Owner” or “Burbulis Owner”); and

Harris Trust & Savings Bank Trust No. 11-4230 (an “Owner of Record” or “Owner”); and

Harris Trust & Savings Bank as Trustee under a Trust Agreement dated May 1, 2004 and known as Trust Number HTB1360 (“Owners of Record” or “Owners”); and

Owner of Record or Owner are collectively sometimes referred to as Owner or owners (“Owners”); and

The Residential Developers, the Commercial Developer “A” Property and Commercial Developer “B” Property, Commercial Developer “C” Property and Commercial Developer “D” Property collectively sometimes referred to as developer or developers (“Developer” or “Developers”); and

The Village, Residential Developers, the Commercial Developer “A” Property, the Commercial Developer “B” Property, the Commercial Developer “C” Property, the Commercial Developer “D” Property and Owners collectively sometimes referred to as the parties (the “Parties”), and individually sometimes referred to as a party (“Party”).

WITNESSETH:

WHEREAS, the Village, the Developer(s) and the Owners entered into the Agreement on the Effective Date with respect to the Property; and

WHEREAS, pursuant to Section 31 of the Agreement, the Parties, and/or their respective successors and assigns, as the case may be, reserved the right, by mutual consent, to agree in writing to amend the terms and conditions of the Agreement, provided, however, that only the legal title holder of the property subject to the proposed amendment is required to execute an amendment to the Agreement; and

WHEREAS, Plote Homes, LLC (“Plote”), the successor in interest to Par Development, Inc., the legal title holder to the property subject to the proposed amendment described herein, which parcel is described in Exhibit A attached hereto (the “First Amendment Property”) is to be conveyed to Ryland, subject to the execution of this First Amendment and the other approvals and documents identified herein; and

WHEREAS, Ryland and Plote have proposed certain amendments to the Agreement as set forth in this First Amendment; and

WHEREAS, all notices, publications, procedures, public hearings and other matters required for the consideration and approval of this First Amendment have been made, given, held and performed by the Village as required by 65 ILCS 5/11-15.1-1 et seq., and all other applicable statutes, and all applicable ordinances, regulations and procedures of the Village; and

WHEREAS, the parties to this First Amendment desire to have the First Amendment Property rezoned in the Village to the R-3 PUD Urban Residence District, in accordance with those regulations and standards set forth in Exhibit B attached hereto (the "First Amendment Regulations"), the Plat of Resubdivision attached hereto as Exhibit C ("First Amendment Resub Plat"), the revised Grading Plans for the First Amendment Property prepared by Haeger Engineering, LLC, latest revision dated September 30, 2011 for the First Amendment Property attached as Exhibit D (the "First Amendment Grading Plans") and the Landscaping Plans for the First Amendment Property prepared by Signature Design Group dated September 26, 2011 attached as Exhibit E (the "First Amendment Landscaping Plans", with the First Amendment Resub Plat, the First Amendment Grading Plans, the First Amendment Landscaping Plans collectively referred to as the "First Amendment Plans" and the "First Amendment Zoning and Development Approvals"); and

WHEREAS, the Village Plan Commission held a public hearing on the rezoning, map amendment and Planned Unit Development on October 26, 2011, and concluded said public hearing on October 26, 2011, and the Plan Commission made a recommendation of denial to the Corporate Authorities; and

WHEREAS, this proposed First Amendment was submitted pursuant to the applicable provisions of the Illinois Municipal Code to the Corporate Authorities of the Village (hereinafter referred to as the "Corporate Authorities"), and a public hearing was held on November 15, 2011 with an opportunity for public comment, pursuant to proper notice as provided by statute; and

WHEREAS, the Corporate Authorities of the Village have considered this First Amendment and determined that this First Amendment is in the best interests of the Village and its residents; and

WHEREAS, by a favorable vote of two-thirds of the Corporate Authorities of the Village then holding office, the Village has considered the question of this First Amendment and has adopted an ordinance approving this First Amendment and authorizing execution thereof; and

WHEREAS, upon the adoption of this First Amendment, the Corporate Authorities shall adopt ordinances and resolutions granting the Zoning and Development Approvals and resubdivision plat approval subject to certain conditions and recommendations; and

WHEREAS, the Parties, consistent with Illinois law, have agreed to the terms and conditions set forth in this First Amendment as evidenced by the signatures affixed hereto.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

1. **Incorporation of Recitals.** The foregoing recitals are material to this First Amendment and are incorporated into the First Amendment and made a part of this First Amendment as if fully stated herein.

2. **Capitalized Words and Terms.** Capitalized words and terms not otherwise defined in this First Amendment shall have those meanings and definitions contained in the Agreement and any prior amendments thereto.

3. **Prior Agreements/Conflicts.** In the event of any conflict or inconsistency between the terms and provisions of the Agreement, any prior amendments thereto and this First Amendment, the latter shall govern and apply, but solely as applicable to the First Amendment Property.

4. **Rezoning and Development Standards - First Amendment Property.**

A. **Zoning and Development of the Residential Parcels.** Immediately after the approval of this First Amendment, the Village shall adopt an ordinance which establishes that the First Amendment Property shall be hereinafter rezoned as R-3 Urban Residence District subject to a Planned Unit Development. The Parties agree that the First Amendment Property shall be developed in substantial conformance with the following:

1. the First Amendment Regulations attached as Exhibit B;
2. the First Amendment Resub Plat attached hereto as Exhibit C;
3. the First Amendment Grading Plans attached as Exhibit D; and
4. the First Amendment Landscaping Plans attached as Exhibit E.
5. the Duplex Building Elevations attached as Exhibit F.
6. the Single Family Building Elevations attached as Exhibit G.
7. the Rezoning Ordinance.
8. the First Amendment Zoning and Development Approvals.

B. **Development Standards and Departure.** The Village agrees to the departures from its Zoning Ordinance as set forth in Exhibit B from the R-3 District Standards, Single Family in addition to the following:

1. Ryland and Plote agree to subdividing 32 Duplex lots into 60 Single Family Lots as depicted on Exhibit C.
2. Ryland and Plote agree to limit the amount of lots that will be constructed with a single family home of less than 1800 sq. ft to 20% of the overall platted lots equating to 12 total lots.

3. Ryland and Plote agree to provide additional landscaping and a landscape easement along the south line of Lots __, __, __, and __ as depicted on the Final Plat attached as Exhibit C and the Landscaping Plans attached as Exhibit E.
4. Ryland and Plote agree to amend the existing CCR's for the 60 single family lots to revise the required fencing standards to prohibit all exterior fencing with the exception of a black wrought iron or aluminum fence with a maximum height to comply with Village Code.
5. Ryland and Plote agree to construct the remaining duplex units with a minimum front elevation equal to the attached building elevations as depicted on Exhibit F.
6. Ryland and Plote agree to construct the single family lots with the single family building elevations as depicted on Exhibit G.

C. Residential Developer Donations, Impact Fees and/or Contributions. The Village agrees to provide Ryland and Plote a credit per lot/unit of \$900 towards the municipal impact fee which will be applied to the 60 single family lots and the remaining 40 duplex units, which credit shall be applied to the respective municipal impact fee due and owing for an individual lot at the time such fee is paid to the Village.

D. Building Codes. The Developer agrees to provide 2 hour fire separation party walls in the attached residential units in accordance with the standards set forth in the building codes in effect in the Village as of the date of this Amendment.

5. First Amendment Property Approvals. Immediately after approving this First Amendment, the Village shall pass such ordinances, resolutions or other actions which grant approval of the:

- A. First Amendment Property Regulations in the form attached hereto as Exhibit B;
- B. First Amendment Resub Plat in the form attached hereto as Exhibit C;
- C. First Amendment Property Grading Plan in the form attached hereto as Exhibit D;
- D. First Amendment Property Landscaping Plan in the form attached hereto as Exhibit E; and
- E. First Amendment Property Duplex Building Elevations in the form attached hereto as Exhibit F;
- F. First Amendment Property Single Family Building Elevations in the form attached hereto as Exhibit G;

G. First Amendment Zoning and Development Approvals; and

H. such other approvals as may be deemed required, necessary, advisable or desirable in order to implement the development of the First Amendment Property in the manner depicted in said Exhibits B, C, D, E, F and G.

7. **Substitution.** Plote Homes, LLC, an Illinois limited liability company, is the owner of the First Amendment Property described in Exhibit A, and has succeeded to all of the rights and obligations under the Agreement formerly held by Par Development, Inc. Plote is hereby substituted in the place and stead of Par Development, Inc. and hereafter shall have all of the rights, subject to the obligations heretofore enjoyed, or imposed upon, Par Development, Inc. as one of the Developers under the Agreement and all prior amendments thereto, as well as this First Amendment upon its due approval and execution by the Parties hereto.

8. **Amendments to CCRs.** In recognition of this First Amendment and the revisions applicable to the First Amendment Property, Ryland and Plote agree to make, execute and record the following immediately after the approval and execution of this First Amendment, subject to the Village Administrator's and Attorney's review:

- Special Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions for Gilberts Town Center Unit 2B;
- Special Amendment No. 2 to Community Declaration for Gilberts Town Center.

9. **Notices.** Hereafter, any notice to Plote and/or Par Development, Inc. shall be given to:

Plote Homes, LLC
1141 E. Main Street, Suite 100
East Dundee, IL 60118

With copy to:

Warren R. Fuller
Fuller and Berres
69 S. Barrington Road
South Barrington, IL 60010

IN WITNESS WHEREOF, the Parties have executed this First Amendment effective the date first above stated.

Village of Gilberts, an Illinois municipal
corporation

By: _____
Village President

Attest:

Village Clerk

Plote Homes, LLC, an Illinois limited liability
company

By: _____
Raymond E. Plote, Manager

The Ryland Group, Inc.

By: _____

LEGEND

- SINGLE-FAMILY LOTS
- DUPLEX LOTS

DENSITY TABLE

EXISTING / APPROVED

# OF DUPLEX LOTS	69 Lots
TOTAL EXISTING UNITS	138 Units

PROPOSED

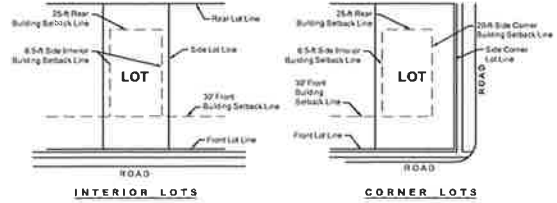
# OF DUPLEX LOTS	37 Lots
# OF DUPLEX UNITS	74 Units
# OF SINGLE-FAMILY LOTS	60 Lots
# OF SINGLE-FAMILY UNITS	60 Units
TOTAL PROPOSED UNITS	134 Units

SITE DATA TABLE

# OF SINGLE-FAMILY LOTS	60
# OF DUPLEX LOTS	37
SMALLEST SINGLE-FAMILY LOT SIZE	8,288 SF
LARGEST SINGLE-FAMILY LOT SIZE	9,340 SF
AVERAGE SINGLE-FAMILY LOT SIZE *	8,541 SF
MINIMUM SINGLE-FAMILY LOT WIDTH **	61.3 FT
MINIMUM SINGLE-FAMILY LOT DEPTH	135 FT
MAXIMUM SINGLE-FAMILY LOT WIDTH **	122.3 FT
MAXIMUM SINGLE-FAMILY LOT DEPTH	167.4 FT
AVERAGE SINGLE-FAMILY LOT WIDTH **	63.8 FT
AVERAGE SINGLE-FAMILY LOT DEPTH	135.8 FT

* Approved minimum single family lot size = 9,000 SF

** As measured at front building setback line



SINGLE-FAMILY LOTS BUILDING SETBACKS DETAIL



SINGLE-FAMILY VS. DUPLEX
SITE PLAN EXHIBIT
GILBERTS TOWN CENTER
MIXED-USE NEIGHBORHOOD
GILBERT, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1000 W. Alton Road, Suite 100, Gilbert, IL 60138 • Tel: 847.264.4000 Fax: 847.264.4001
www.haeger-engineering.com



Scale 1" = 30'

File Date Revision

EXHIBIT A

LEGAL DESCRIPTIONS

PHASE ONE LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 41 THRU 50, AND 69 ALL INCLUSIVE, IN GILBERTS TOWN CENTER - UNIT 2B, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2006 AS DOCUMENT 2006K032929, IN KANE COUNTY, ILLINOIS.

PHASE TWO LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 1 THRU 11, AND 16 THRU 26, ALL INCLUSIVE, IN GILBERTS TOWN CENTER - UNIT 2B, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2006 AS DOCUMENT 2006K032929, IN KANE COUNTY, ILLINOIS.



EXHIBIT B

R-3 PUD BULK REGULATIONS FOR LOTS 101-166:

Lot Sizes and Dimensions:

Average Lot Size:	8,678	8,535 SQFT
Min. Lot Size:	8,288	8,282 SQFT (Lot 110 102)
Min. Corner Lot Size:		9,382 SQFT (Lot 122)
Min. Lot Width (Measured at the front building line):	61.3'	50.0' (Lot 110)
Min. Corner Lot Width (Measured at the front building line):		74.5' (Lot 155)

Setbacks:

Front:	30'
Side corner:	20'
Side interior:	6.5'
Rear:	25'

Maximum Lot Coverage:

Rear and Accessory Buildings: 45%

Garages:

Minimum Garage Size: 400 SQFT

EXHIBIT C
PLAT OF RESUB.

EXHIBIT D
GRADING PLANS

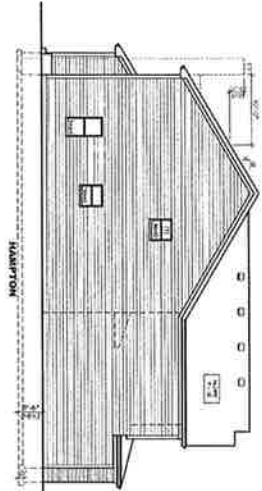
EXHIBIT E
STREET TREE PLANS

EXHIBIT "F"

Duplex Elevations

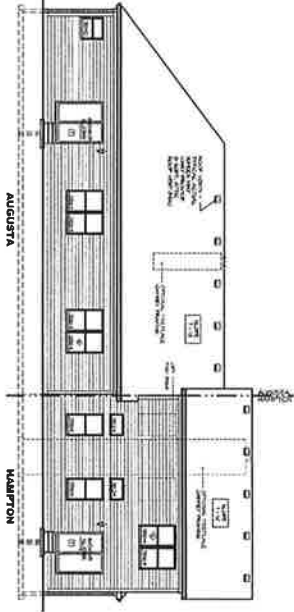
LEFT ELEVATION

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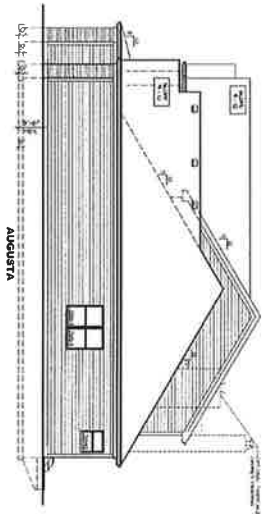
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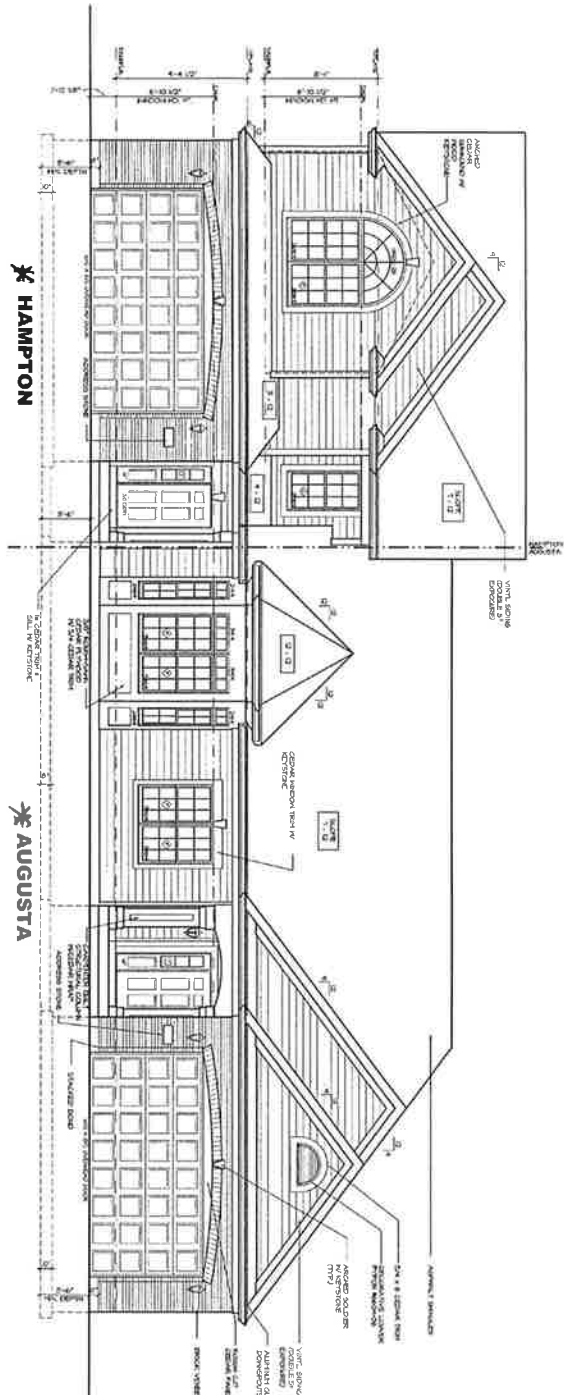
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



THE HAMPTON-AUGUSTA

BUILDERS MODEL
GILBERTS TOWN CENTER
GILBERTS, ILLINOIS

PLOTE HOMES, LLC

1141 E MAIN STREET, SUITE 201, EAST DUNDEE, ILLINOIS 60118

THE INFORMATION
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STANDARD ONLY.
FEATURES AND
SUBJECT TO
CHANGE. PLOTE
HOMES, LLC

DATE FOR PERMIT
7/13/19

DATE FOR PERMIT
7/13/19

DATE FOR PERMIT
7/13/19

DATE FOR PERMIT
7/13/19

**DIRECT
DESIGN
...LTD...**

ARCHITECTS

2231 S. Route 31
Plymouth, IL 60173
815 444 1444
815 444 1444

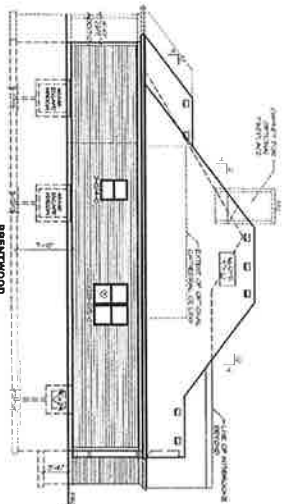
PROJECT NO. 201902

DATE 07/13/19

ELEVATIONS
STANDARD

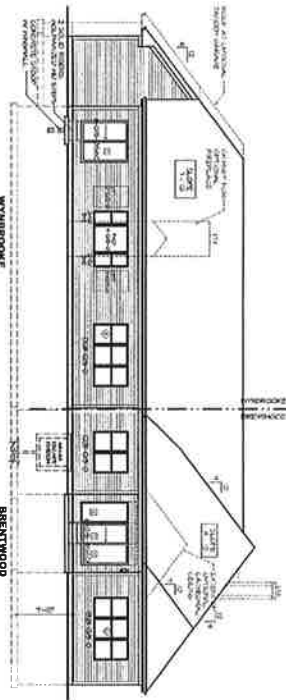
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HAMPTON-AUGUSTA



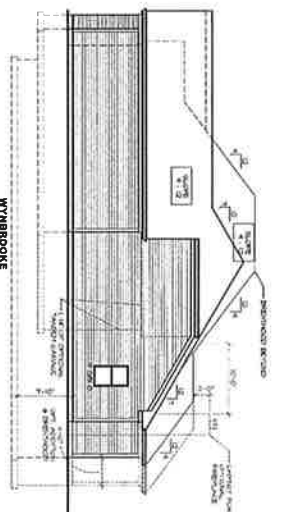
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STANDARD
SCALE: 1/8" = 1'-0"



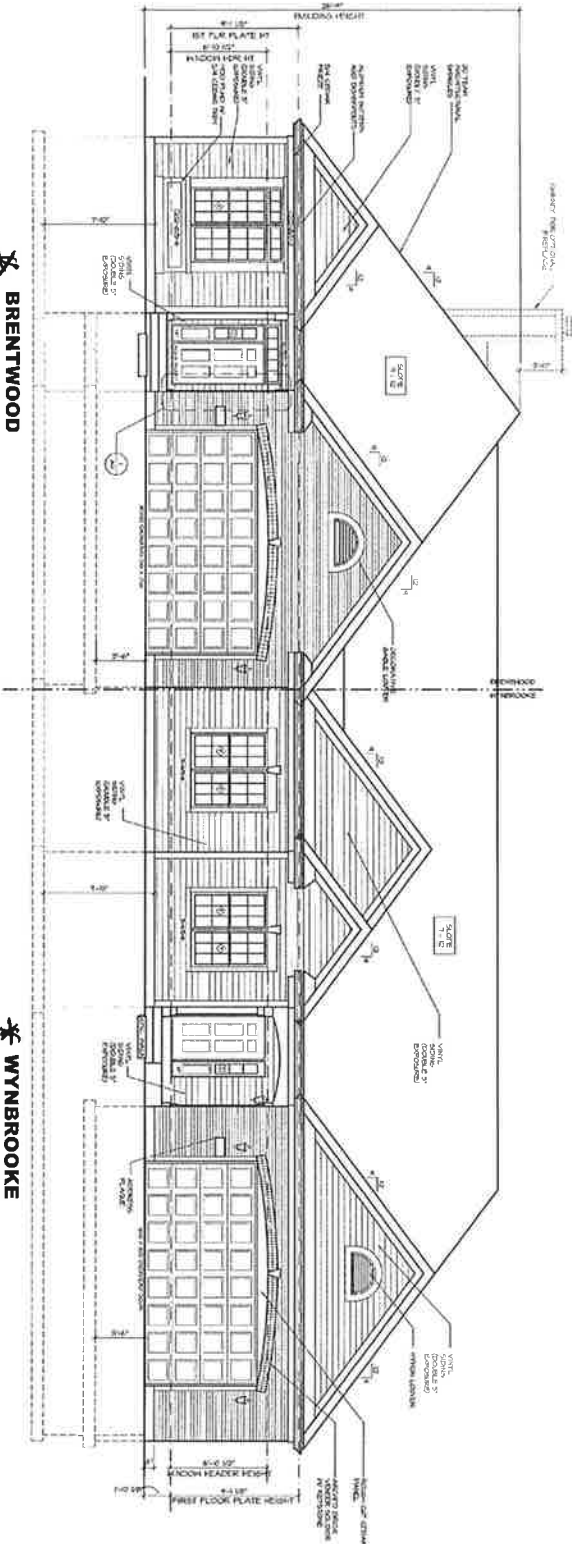
REAR ELEVATION

STANDARD
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

STANDARD
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

STANDARD

SCALE: 1/8" = 1'-0"

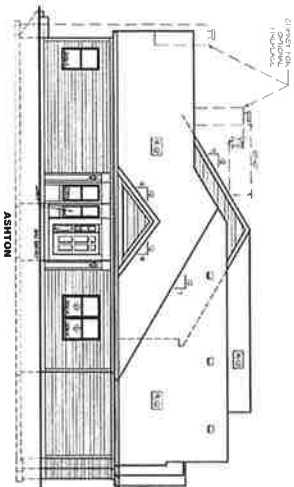
THE BRENTWOOD-WYNBROOKE
BUILDERS MODEL
GILBERTS TOWN CENTER
GILBERTS, ILLINOIS

PLOTE HOMES, LLC
1141 E MAIN STREET, SUITE 201, EAST DUNCAN, ILLINOIS 60118

THE INFORMATION SHOWN ON THIS DRAWING IS FOR CONSTRUCTION PURPOSES ONLY. STANDARD AND OPTIONAL CHANGES ARE SUBJECT TO CHANGES TO PLOTE HOMES, LLC.

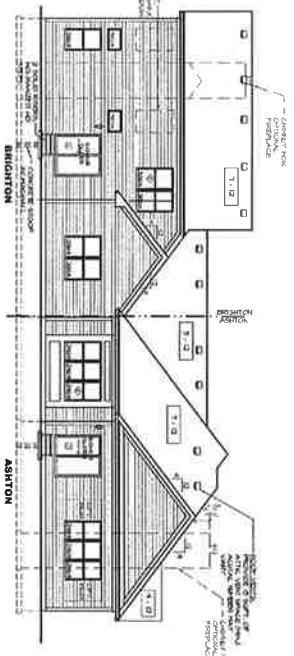
BUDGET REVIEW
11-03-2015

DIRECT DESIGN
...LTD...
ARCHITECTS
2327 N. MEADE ST
PRAIRIE GROVE, IL 60143
815.448.1644
815.448.1644
815.448.1644
© COPYRIGHT 2015
PROJECT NO. 2015-01
SHEET NO. 377
LITTONS
DRAWING
A1.1
BUILT WITH BRENTWOOD



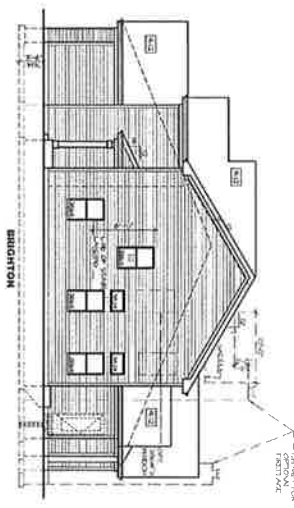
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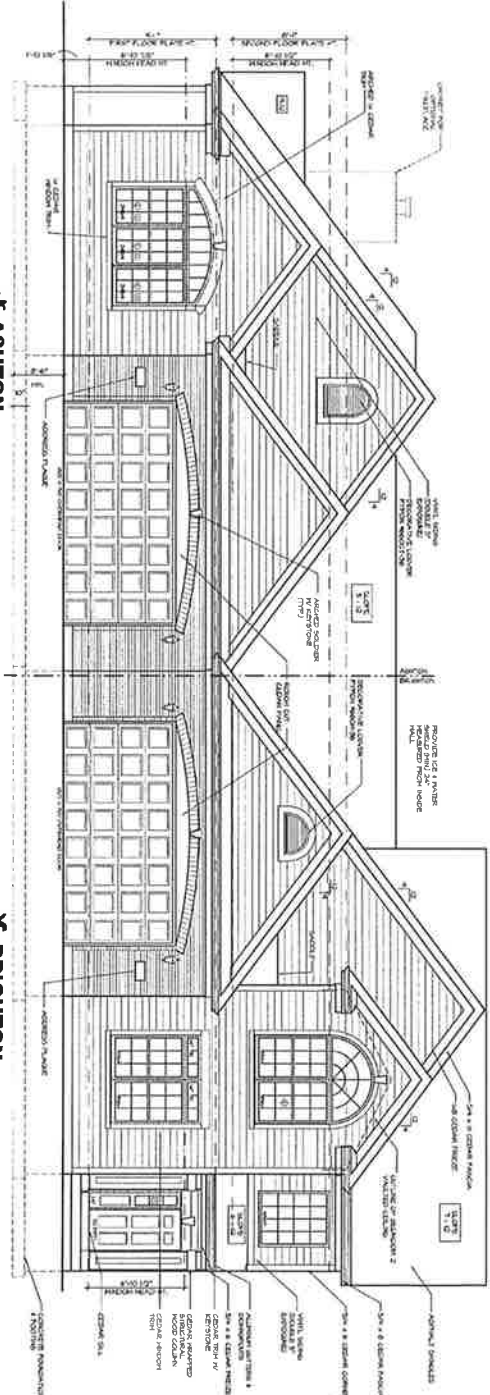
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

THE ASHTON-BRIGHTON
BUILDERS MODEL
GILBERT'S TOWN CENTER
GILBERT, ILLINOIS

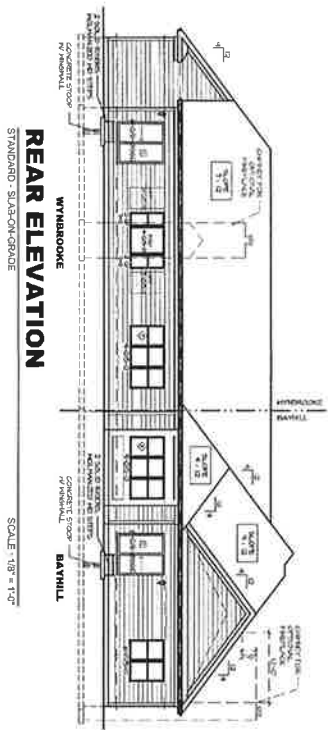
PLOTE HOMES, LLC
1141 E. MAIN STREET, SUITE 201, EAST DUNCAN, ILLINOIS 60118

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AND BIDDING
PURPOSES ONLY.
STANDARD
FEATURES AND
FINISHES ARE
AS SHOWN.
CHANGE, PLOTE
HOMES, LLC.

DATE FOR PROPOSAL
DATE FOR PERMIT
BUILDER REVIEW
REVISION FOR PERMIT - NO CHANGE
BUILDER REVIEW
BUILDER REVIEW
BUILDER REVIEW

**DIRECT
DESIGN
ARCHITECTS**
3221 S. BROAD ST
PRAIRIE GROVE, IL 60112
815-444-1644
815-444-1644
815-444-1644

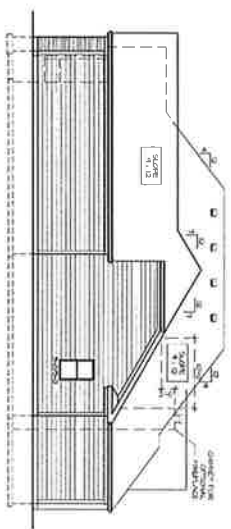
A1.1
ASHTON-BRIGHTON



REAR ELEVATION

STANDARD SLAB-ON-GRADE

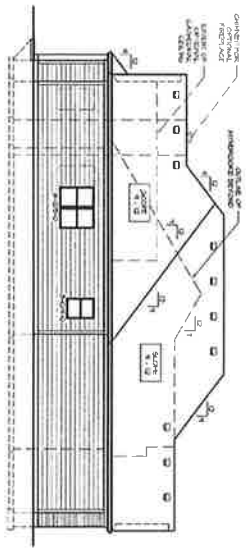
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RIGHT ELEVATION

STANDARD SLAB-ON-GRADE

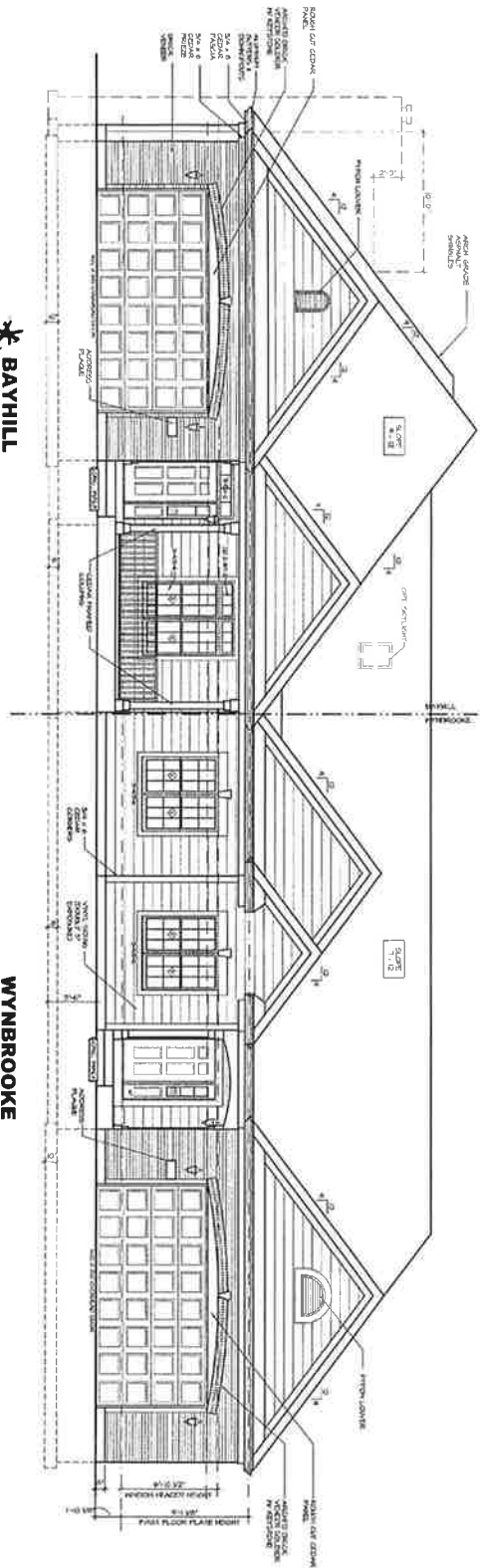
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LEFT ELEVATION

STANDARD SLAB-ON-GRADE

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

STANDARD SLAB-ON-GRADE

SCALE: 1/4" = 1'-0"

THE WYNBROOKE-BAYHILL

BUILDERS MODEL
GILBERTS TOWN CENTER
GILBERT, ILLINOIS

PLOTE HOMES, LLC

1141 E. MAIN STREET, SUITE 207, EAST DUNDEE, ILLINOIS 60118

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FINISHES ARE
SUBJECT TO
CHANGE PLOTE
HOMES, LLC.

REVISIONS

NO. 1	DATE 01/15/18	BY J. L. PLOTE	DESCRIPTION
NO. 2	DATE 01/15/18	BY J. L. PLOTE	REVISIONS FOR PERMIT - NO CHARGE
NO. 3	DATE 01/15/18	BY J. L. PLOTE	REVISIONS FOR PERMIT - NO CHARGE
NO. 4	DATE 01/15/18	BY J. L. PLOTE	REVISIONS FOR PERMIT - NO CHARGE
NO. 5	DATE 01/15/18	BY J. L. PLOTE	REVISIONS FOR PERMIT - NO CHARGE

DIRECT DESIGN ARCHITECTS

2221 S. Route 31
Plymouth, IL 60118

815-444-1444
815-444-1444

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A1.1

WYNBROOKE-BAYHILL

EXHIBIT "G"

Gilberts Town Center 2B Resubdivision

Proposed Single Family Product Line
Ryland Homes

Plan	sqft	Width	Depth	Notes
Bradbury	1,572	35	42	3bd / 2.5bth / (optional 3 car garage)
★ Coventry	1,773	35	42	<u>Existing Plan</u> - 4bd / 2.5bth / (optional 3 car garage)
Fairfield	1,896	37	46	3bd / 2.5bth / (optional 3 car garage)
Hudson	2,062	42	45	4bd / 2.5bth / 2 car garage
Arlington	2,240	45	48	4bd / 2.5bth / 3 car garage
★ Prescott	2,307	46	47	<u>Existing Plan</u> - 4bd / 2.5bth / 2 car garage
Buckingham	2,515	45	48	4bd / 2.5bth / 3 car garage
Churchill	2,612	45	48	4bd / 2.5bth / 3 car garage

★ Elevation Drawings to be included
in Final Document