

# 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 40-11

**TO:** President Rick Zirk  
Board of Trustees

**FROM:** Ray Keller, Village Administrator *PK*

**DATE:** July 1, 2011

**RE:** Village Board Meeting – July 5, 2011

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The following summary discusses the agenda items for the Village Board meeting scheduled for July 5, 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 June 14, 2011 Committee of the Whole Meeting**

Please review the enclosed minutes from the June 15 Committee of the Whole meeting. Please contact Staff prior to the meeting with any corrections or questions. Staff recommend approval.

**B. Motion to approve Minutes from the June 21, 2011 Village Board Meeting**

Please review the enclosed minutes from the June 21 Village Board meeting. Please contact Staff prior to the meeting with any corrections or questions. Staff recommend approval.

**C. Motion to approve Minutes from the June 29, 2011 Special Village Board Meeting**

Please review the enclosed minutes from the June 29 special Village Board meeting. Please contact Staff prior to the meeting with any corrections or questions. Staff recommend approval.

**D. Motion to approve Bills and Salaries dated July 5, 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.

**5. ITEMS FOR APPROVAL**

**A. Motion to approve Ordinance 20-2011, an ordinance approving a variance from Village Code Title 9 “ Building and Construction” for property at 6 Railroad Street**

Mr. Ricky Davidson has requested approval of a variation from the Village Code to allow the expansion of a detached garage located on his property at 6 Railroad Street. Village Code Section 9-2-2-5 is a local amendment to the Building Code requires that “All garages shall be attached on at least one side to the single family dwelling unit,” making the existing detached garage a legal nonconforming structure (“grandfathered”). Typically, a nonconforming structure is allowed to exist so long that it is not expanded or altered; expanding the detached garage would increase its “nonconformity” with the Code. As a result, a variation from the Building Code is needed before Mr. Davidson can proceed with his proposed addition.

Chief Building Inspector John Swedberg was asked to assist Mr. Davidson with the drawings for the requested addition, which are attached for the Board’s consideration. Mr. Davidson is requesting a 20 foot by 20 foot (400 square foot) addition to the existing structure. The shingles and siding would be matched to the house as closely as possible. The addition would be constructed on the existing concrete slab driveway, which was previously permitted under Ordinance 05-048.

The proposed expansion of the detached garage does not violate the Zoning Ordinance, which permits detached accessory structures. Staff will address the discrepancy between the Zoning and Building Codes when the Zoning Code is rewritten, possibly allowing detached garages where it is in character with the existing neighborhood (e.g. Old Town) but prohibiting them elsewhere (e.g. Indian Trails). At that time, the Building Code would be amended to remove any provisions that contradict the intent and/or application of the Zoning Code.

The expansion of the existing detached garage is not detrimental to the Village or the character of the Old Town neighborhood. Approval of the variance would allow the petitioner to store bikes and other items in his expanded garage, improving the appearance of the property. However, approval of the ordinance also provides the Village the opportunity to reaffirm the limitations on both garage sales (no more than three per year) and home occupations (cannot be visible from exterior). If the variance is granted, Mr. Davidson would be further obliged to honor the Village’s regulations of these activities.

If approved, the draft ordinance would grant the requested variance and allow the expansion of the detached garage, provided that the construction and use of the property complies with all applicable Village Codes. Please contact me or Chief Building Inspector John Swedberg if you need additional information.

**B. A motion to approve Ordinance 21-2011, an Ordinance granting a variance from Village Code Title 4, Chapter 3 "Open Burning" for property at 75 Koppie Drive**

Mr. Mike Salamon, on the behalf of the liquidators of the W. Kost facility at 75 Koppie Drive, has requested relief from the Village Code prohibitions on open burning of treated wood and lumber and on burning on days other than Sunday and Wednesday. Mr. Salamon is working with the liquidators to prepare the property for an upcoming auction and has asked for permission to burn trusses and other debris.

Staff have advised Mr. Salamon to contact West End Recycling or Elgin Recycling, two local businesses that recycle and dispose of construction debris. However, Mr. Salamon has asked that the Board consider the requested variation from the open burning regulations. A copy of his emailed request and the applicable Village Code section are provided for the Board's review.

The ordinance was drafted to allow open burning of unpainted, chemically treated or pressurized wood and lumber on any day of the week between 10:00 a.m. and 6:00 p.m. Mr. Salamon would be required to comply with all other codes, including a minimum distance of twenty feet from any structure, burning must occur on a paved surface or in a drainage ditch, etc. The draft ordinance also calls for the expiration of the variance on August 1, 2011.

Should the Board be inclined to grant the request, Staff advise making a motion to approve the ordinance; the Board may also amend the conditions of approval. If the Board does not favor granting the variance, the Board could either fail to provide a second to the motion to approve the ordinance, or the Board can vote against the approval of the ordinance. Please contact me with any requests for additional information.

**C. A motion to approve Resolution 31-2011, a Resolution Establishing Intent to Use Motor Fuel Tax Funds**

Staff recommend approval of the resolution, which establishes the Village's intent to use Motor Fuel Tax (MFT) funds to pay off the debt service for the road resurfacing bond. Because the Village will use MFT to pay back the bond, the Illinois Department of Transportation (IDOT) requires the Board to pass the resolution before allowing the Village to solicit for construction bids. The resolution identifies where and how the anticipated bond proceeds would be used, with the bond eventually being paid off partially by the Village's MFT allocation. The resolution allows for a bond up to \$3.5 million, which matches the bond authorization ordinance passed at the last Board meeting. However, this maximum amount is set only as a precaution (like the bond authorization ordinance); the actual bond amount is still expected to be around \$2.83 million. Please contact me with any questions.

**6. ITEMS FOR DISCUSSION**

**A. Road Resurfacing Program Update**

Questions and comments raised at the open house meeting on June 29 primarily focused on drainage concerns in the Gilberts Glen neighborhood and the use of turf shoulders, instead of gravel, in the Indian Trails neighborhood. The Gilberts Glen drainage concerns will be addressed by the completion of both the road project and the

Recovery Zone Bond drainage project led by Baxter & Woodman and Phoenix & Associates.

However, several residents in Indian Trails continue to express a preference for turf shoulders instead of gravel. The Village Engineers studied the question further and concluded that there is not a substantive cost or life expectancy difference between gravel or turf shoulders, though they anticipate greater maintenance costs down the road. A memo from Baxter & Woodman summarizing their findings and copies of the written comments received to date are provided for the Board's review.

To maintain the project's construction schedule, the engineers are requesting direction on the specifications to be included in the bidding documents. The engineers recommend calling for gravel shoulders throughout the project, allowing them to prepare the bidding documents based on the detail drawings provided at the meeting and posted online. The Board can then change the shoulder type for Indian Trails and/or other areas by an addendum to the bidding documents or a change order to the construction plans. If the Board wishes to specify turf shoulders or other alternatives at this time, the engineers can include that information in the bidding documents at this time.

The Board does not need to take formal action at this time, but any consensus on changes in direction, expectations, etc. would be appreciated. Please contact me with any questions or requests for additional details.

#### **7. STAFF REPORTS**

Staff will provide new updates at the meeting. Please contact me if there is a topic or question that can be addressed prior to the meeting.

#### **8. BOARD OF TRUSTEES REPORTS**

#### **9. PRESIDENT'S REPORT**

#### **10. EXECUTIVE SESSION**

Staff request an executive session to discuss collective bargaining and personnel. Please contact me if you any questions about other executive session topics.

#### **11. ADJOURNMENT**

**Village Board of Trustees  
Meeting Agenda  
Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136  
July 5, 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 June 14, 2011 Committee of the Whole Meeting
- B. A motion to approve minutes from the June 21, 2011 Village Board Meeting
- C. A motion to approve minutes from the June 29, 2011 Special Village Board Meeting
- D. A motion to approve Bills and Salaries dated July 5, 2011

**5. ITEMS FOR APPROVAL**

- A. A motion to approve Ordinance 20-2011, an Ordinance granting a variance from Village Code Title 9 "Building and Construction" for property at 6 Railroad Street
- B. A motion to approve Ordinance 21-2011, an Ordinance granting a variance from Village Code Title 4, Chapter 3 "Open Burning" for property at 75 Koppie Drive
- C. A motion to approve Resolution 31-2011, a Resolution Establishing Intent to Use Motor Fuel Tax Funds

**6. ITEMS FOR DISCUSSION**

- A. Road Resurfacing Program Update

**7. STAFF REPORTS**

**8. BOARD OF TRUSTEES REPORTS**

**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 102/2 ( 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**

## **AUDIENCE PARTICIPATION**

Anyone indicating a desire to speak during Public Comments will be acknowledged by the Village President. Please state your name, address and topic when called upon to speak. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). Interrogation of the Village Staff, Village President, Village Board or any of their comments will not be allowed at this time. Personal invectives against Village Staff or Elected Officials are not permitted

To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President.

If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.

During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting.

"The Village of Gilberts complies with the Americans with Disabilities Act (ADA). For accessibility assistance, please contact the Village Clerk at the Village Hall, telephone number 874/428-2861." *Assistive services will be provided upon request*

**4A**

**Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136  
Committee of the Whole  
Meeting Minutes  
June 14, 2011**

NOT APPROVED MINUTES

**Call to Order/Pledge of Allegiance**

President Zirk called the meeting to order at 7:01 p.m. He proceeded to lead those present in the Pledge of Allegiance.

**Roll Call/ Establish Quorum**

Members Present were: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Assistant to the Village Administrator Beith, and Attorney Don Anderson.

**Items for Discussion**

**Minutes from the June 7, 2011 Village Board Meeting**

Trustee Hacker verified that the discussion regarding the Road Design wasn't considered final direction from the Board. Administrator Keller informed him that the engineers were looking for direction from the Board. Adjustments can be made at a later date. President Zirk added that after the Open House the Board may want to make changes.

The minutes will be placed on the Consent Agenda.

**May 2011 Treasurer's Report**

The report will be placed on the Consent Agenda.

**Staff Reports**

Administrator Keller reported that the blue tag day for water shut-offs is on Wednesday, June 15, 2011. He added that with each billing cycle there are more residents who are in compliance with paying their bill.

After being informed that there were a few residents who haven't paid their garbage bills, Trustee Mierisch inquired whether staff have verified that those residents haven't chosen to opt out of garbage service. Administrator Keller stated that the garbage opt out list has been kept up to date.

Trustee Farrell would like to receive an updated permit schedule quarterly as well as an updated sheet of the salt purchases from Chief Building Inspector Swedberg.

Trustee Farrell suggested that the Village look into reducing the speed on Route 72 by the Mobile gas station or research having warning signs installed. She has witnessed pedestrians crossing Route 72 to get to The Dairy Mart.



**Committee of the Whole**  
**Meeting Minutes**  
**June 14, 2011**  
**Page 2**

Trustee Mierisch inquired about the owner of an ice cream truck who approached the Board last year and wanted to drive around the Village to sell ice cream. That ice cream truck owner didn't apply for a permit. However, the provisions have been put in place in case someone with a similar business approached the Village.

Assistant to the Administrator Beith stated that the Shop Q&A program is on the website. Three businesses have signed up. Trustee Mierisch inquired as to how the Village had notified home businesses. Administrator Keller stated that the information was located in the newsletter.

**Board of Trustees Report**

None

**President's Report**

None

**Executive Session**

A motion was made by Trustee Mierisch and seconded by Trustee Zambetti to close a portion of the meeting to the public, effective immediately with no business to follow 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, ( c ) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2 ( c ) (2) collective negotiating matters. Vote: 5 ayes (Trustees Corbett, Farrell, Hacker, Mierisch, and Zambetti). 0-nays. 0-abstains. Motion carried.

The Board Members along with Administrator Keller, Assistant to the Administrator Beith, and Attorney Anderson went into Executive Session at 7:20 p.m. and returned to the public meeting at 8:54 p.m.

Roll Call: Present: Trustees Corbett, Farrell, Hacker, Mierisch, and Zambetti and President Zirk. Also Present: Administrator Keller, Assistant to the Administrator Beith, and Attorney Anderson.

**Adjournment**

A motion was made by Trustee Clark and seconded by Trustee Zambetti to adjourn the meeting at 8:55 p.m. Roll call: Vote: 5-ayes by unanimous voice vote.

Respectfully submitted,  
Karen Danca, Recording Secretary

The Committee of the Whole

Tom WATLA 405 KILDARE ST. 224-629-1351

**4B**

**Village Board of Trustees  
Meeting Minutes  
Village of Gilberts  
87 Galligan, Illinois 60136  
June 21, 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, Mierisch, Zambetti, Farrell and President Zirk. 2-Absent: Trustees Hacker and Clark. Others present: Administrator Keller, Assistant to the Village Administrator Beith, and Village Clerk Meadows.

**Public Comment and Discussion**

Mr. Dan Baird who resides at 571 Running Deer Lane approached the Board. He expressed concerns with Ordinance Number 16-2011, an Ordinance granting a Zoning Variation for Lot 49 of Riemer Centre Subdivision. He asked the Board to clarify Section 3 item 6. He asked if the intent of this section was to require all Riemer owned lots be in compliance with all applicable property maintenance codes. Administrator Keller responded yes. He went on to say that the second "Whereas" of the preambles identifies the entire Riemer property.

A lengthy discussion ensued with respect to requiring all property owners regardless of location and size to comply with the property maintenance code. The code mandates that any grass or weeds over 8" is deemed a nuisance and subject to fines.

Trustee Mierisch commented on the appearance of some of the properties along Route 72. In Trustee Mierisch's opinion the Board should send a consistent message and have all properties regardless of location or size comply with the Village's property maintenance code.

Trustee Zambetti expressed concern with enforcement due to the fact the some of the properties are still in the preliminary site work phase and it would be difficult to perform ground maintenance.

Administrator Keller discussed the fact that if the Board's direction is to enforce the property maintenance code village wide this also includes the Neumann Homes property. Staff time would have to be used to track down the banks who have acquired the property through bankruptcy.

Trustee Farrell agreed that the Village needs to be consistent and fair.

President Zirk recommended that staff investigate how other communities handle property maintenance issues with respect to construction sites and open spaces.

**Consent Agenda**

- A. A motion to approve Minutes from the June 7, 2011 Village Board Meeting**
- B. A motion to approve Bills and Salaries dated June 21, 2011 as follows: General Fund \$106,744.55, Developer Donations \$2,700.00, Permit Pass Thrus \$1,762.50, Performance Bonds and Escrows \$1,239.00, Water Fund \$ 26,736.26, Payroll \$67,877.42**
- C. A motion to approve the May 2011 Treasurer's Report**

**A motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the consent agenda as presented.** Roll call: Vote: 4-ayes-Trustees Corbett, Mierisch, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

**A motion to approve Ordinance 16-2011, An Ordinance granting a Zoning Variation for Lot 49 of the Riemer Centre Subdivision.**

Administrator Keller reported that at the June 7<sup>th</sup> meeting the Board considered the Zoning Board's recommendation and directed Staff to amend the ordinance. The Ordinance under consideration does reflect the Board's comments.

Trustee Corbett asked Administrator Keller if he knew the dollar amount of the fines being waived. Administrator Keller replied he was not certain of the exact amount. He estimated the dollar amount around \$10,000.00. However, if this matter would have entered into court proceedings more than likely the Judge would greatly reduce the fines.

Trustee Mierisch stated that she would be voting no on this matter due to the fact that she agrees with the Zoning Board's recommendation to only grant the Zoning Variation for one year not two years.

**A motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Ordinance 16-2011, an Ordinance granting a Zoning Variation for lot 49 of Riemer Centre Subdivision.** Roll call: Vote: 4-ayes: Trustees Zambetti, Farrell, Corbett and President Zirk. 1-nay: Trustee Mierisch. 0-abstained. Motion carried.

**A motion to approve Ordinance 18-2011, an Ordinance granting a Building Code Variation for property located at 15N288 Tyrrell Road.**

Administrator Keller stated that the Ramos' request is straight forward. They had replaced the plumbing in both their bathroom and kitchen and had mistakenly used type M copper tubing which is not allowed per Village Code.

Trustee Zambetti reported that he had been instrumental in amending the Village's plumbing code. He discussed the fact that in the past contractors were allowed to use, in his opinion, inferior products (plastic tubing). He recommended the Village require contractors use type L copper piping. He provided all in attendance with examples of both the L and M copper piping. He noted that type L has a thicker wall and a longer life span. However, it would not pose a health risk if a homeowner mistakenly used the type M copper piping.

Trustee Mierisch expressed concern with allowing a deviation from the plumbing code. She commented on the fact that the Village's message needs to be consistent. Trustee Zambetti agreed. However, he stated that the large residential developments were governed by annexation agreements and there are very few out lots within the Village limits. In addition, the majority of homeowners would not be qualified to do their own plumbing work.

There was some discussion about the estimated cost for the Ramos' to redo the plumbing work. Trustee Zambetti estimated \$4,000-\$6,000.

Administrator Keller asked the Board Members if they deemed this situation to create a financial hardship and eligible for a Building Code Variation.

**A motion was made by Trustee Zambetti and seconded by Trustee Corbett to approve Ordinance 18-2011, an Ordinance granting a Building Code Variation for property located at 15N288 Tyrrell Road.**

Roll call: Vote: 4-ayes: Trustees Zambetti, Farrell, Corbett and President Zirk. 1-nay: Trustee Mierisch. 0-abstained. Motion carried.

**A motion to approve Ordinance 19-2011, an Ordinance authorizing the issuance of General Obligations Bonds (Alternate Revenue Source) of the Village of Gilberts, Kane County, Illinois, in an aggregate principal amount not to exceed \$3,500,000 for the purpose of financing road improvement projects within the Village.**

Administrator Keller reported that he had provided the Board Members with a revised Ordinance. The revised Ordinance included the number of registered voters required for an objection petition and a few other minor changes.

Trustee Mierisch inquired about the changes to item A. Administrator Keller replied that bond counsel recommended more detail on the utility tax pledge.

Administrator Keller noted that the other minor change was to the reference of the newspaper where the notice would appear. It should state the Courier News not the Chronicle.

A motion was made by Trustee Farrell and seconded by Trustee Zambetti to approve Ordinance 19-2011, an Ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Gilberts, Kane County, Illinois, in an aggregate principal amount not to exceed \$3,500,000 for the purpose of financing road improvement projects within the Village. Roll call: Vote: 5-ayes: Trustees Farrell, Corbett, Mierisch, Zambetti and President Zirk. 0-nays, 0-abstained. Motion carried.

**A motion to approve Resolution 29-2011, a Resolution authorizing an agreement with Bernardi Securities Inc. for bond underwriting services.**

President Zirk reported that this matter had been discussed at the last meeting. The passage of this Resolution authorizes a formal agreement with Bernardi Securities Inc.

A motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Resolution 29-2011, a Resolution authorizing an agreement with Bernardi Securities Inc. for bond underwriting services. Roll call: Vote: 4-ayes: Trustees Corbett, Mierisch, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

**A motion to approve Resolution 30-2011, a Resolution authorizing an agreement with Chapman and Cutler LLP for bond counsel services.**

Administrator Keller reported that Chapman and Cutler LLP had the lowest fees and were recommended by the Village Attorneys. In addition, they are the firm that had done the most work in the Chicago land area.

A motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Resolution 30-2011, a Resolution authorizing an agreement with Chapman and Cutler LLP for bond counsel services. Roll call: Vote: 4-ayes: Trustees Mierisch, Zambetti, Farrell and Corbett. 0-nays, 0-abstained. Motion carried.

Village Board  
Meeting Minutes  
June 21, 2011  
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### **Staff Reports**

Administrator Keller reported that the Road Program Open House will be held on June 29, 2011 from 4:00 pm – 9:00 pm at the Village Hall.

Administrator Keller reported the Plan Commission will be conducting a Public Hearing on July 13, 2011 to consider a Special Use Permit request for the McNew Property. Elgin Recycling is looking to expand their operations.

Administrator Keller reported that Clark Environmental Mosquito will be spraying the week of June 29<sup>th</sup> and again around July 8<sup>th</sup>. There was some discussion on the effectiveness of the spraying. Trustee Mierisch asked if staff had received any Health Department West Niles Virus status reports. Administrator Keller replied that they had not received any recent reports.

### **Board of Trustee Reports**

Trustee Farrell asked if staff would contact the Homeowners Association with respect to the pond located at the intersection of Meadows and Gregory M Sears. She said it is very green and nasty.

### **President's Report**

President Zirk reported that he has asked Trustee Corbett to be the keeper of the parks. President Zirk has asked Trustee Corbett to monitor the parks and close them in the event of standing water. Staff will inform the other departments and athletic organizations.

President Zirk reported that the Board was scheduled to enter into executive session to discuss collective bargaining. However, he recommends waiting until both Trustee Hacker and Trustee Clark are in attendance.

### **Adjournment**

There being no further business to discuss, **a motion was made by Trustee Zambetti and seconded by Trustee Farrell to adjourn from the public meeting at 8:05 p.m.** Roll call: Vote: 4-ayes by unanimous voice vote. Motion carried.

Respectfully submitted,

Debra Meadows



VBM

6/21/2011

Name	Address	Telephone #
Rick Davidson	6 RAILROAD ST	847 428 4306
Maria & Jesus Alvarado	225 Powder Horn CT	(847) 754-9355
DAN BAIRD	571 ZUNIGA DEER LN	847-844-1584
Sue Corbett	81 Augusta Gilbert	847 2148167
Jeanne Allen	499 Kathleen St Gilbert	847 8360828

**4C**

**Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136  
Special Village Board Meeting  
Meeting Minutes  
June 29, 2011**

**NOT APPROVED MINUTES**

**Call to Order**

President Zirk called the meeting to order at 5:05 p.m with a quorum present. Members Present: Trustees Farrell and Mierisch; President Zirk. Others present: Administrator Keller; Village Engineers Bill Blecke, Jason Fluhr, and David Hemmerich of Baxter & Woodman; George Kannigan of Phoenix & Associates.

**Item for Discussion**

Attendees discussed aspects of the upcoming road resurfacing program in the Indian Trails, Gilberts Glen, Dunhill Estates and Windmill Meadows neighborhoods. The open house meeting format provided opportunities for the public to ask questions and provide feedback on road resurfacing, shoulder materials, and drainage issues.

At 5:45 p.m., Trustee Hacker joined the meeting.

At 6:10 p.m., Trustee Mierisch left the meeting.

At 6:45 p.m., Trustee Corbett joined the meeting.

At 6:55 p.m., Trustee Zambetti joined the meeting.

At 8:30 p.m., Trustee Hacker left the meeting.

At 9:00 p.m., Trustee Corbett left the meeting.

No motions were made nor actions taken during the meeting.

**Adjournment**

At 9:30 p.m., Motion to adjourn the meeting made by Trustee Zambetti, seconded by Trustee Farrell. Motion approved by unanimous voice vote.

**4D**

	VENDOR	TOTAL	GENERAL FUND	DEVELOPER DONATIONS	PERMIT PASS THRU	PERFORMANCE BONDS AND ESCROWS	WATER FUND	PAYROLL
	GRAND TOTAL	162,082.60	132,888.13	-	1,100.00	4,526.45	23,588.02	-
AFTER001	AFTERMATH	95.00	95.00					
ALL002	ALLIED ASPHALT PAVING COMPANY	722.39	722.39					
AT&T001	AT&T U-VERSE	75.00	75.00					
B&W001	SAXTER & WOODMAN, INC.	42,826.92	38,486.47		1,100.00	3,240.45	775.00	
B&W002	B&W CONTROL SYSTEMS INTEGRATIO	7,309.41	8,539.41					
BLOCKER	MARLENE BLOCKER	150.87	150.87					
BUGMAN	THE BUG MAN, INC	98.00	98.00					
CAN01	CANON FINANCIAL SERVICES, INC.	755.00	755.00					
COLUMBIA	COLUMBIA PIPE & SUPPLY CO	27.79					27.79	
COM003	COMMONWEALTH EDISON	148.47	148.47					
EDDY01	ROB ROY CONSULTING	50.00	50.00					
EMBOOF	EMBASSY COFFEE SERVICE	29.14	29.14					
EPC001	ELGIN PAPER COMPANY	60.08	60.08					
EXELON	EXELON ENERGY INC.	13,888.91	173.43				13,725.48	
EXXON01	EXXONMOBILE FLEET/GECC	6,388.56	6,060.34				328.22	
FEDEX	FEDEX	7.47	7.47					
FELIXCON	FELIX CONCRETE & LDSCP	129.00				129.00		
GAL001	GALL'S INC.	247.92	247.92					
GPPE01	GILBERT'S POLICE PENSION FUND	22,171.27	22,171.27					
GRAND001	GRS RENTS - DUNDEE	352.24	352.24					
IDENTIX	IDENTIX INCORPORATED	1,313.00	1,313.00					
ILL002	IL DEPT OF EMPLOYMENT SECURITY	2,287.91	2,287.91					
JUST001	JUST TIRES	382.00	382.00				105.00	
KCRECORD	KANE COUNTY REORDER	105.00						
LANDFORD	LANDMARK FORD	45,547.00	45,547.00					
LCDSOP	LC & SONS LANDSCAPING	192.00				192.00		
LEROY01	LEROY'S LAWN EQUIPMENT	212.17					212.17	
MANALY01	MCHENRY ANALYTICAL WATER	570.00					570.00	
MEN002	MENARDS - CARPENTERSVILLE	131.06					98.77	
MORTSALT	MORTON SALT, INC	5,144.23	32.28				5,144.23	
NAPA01	DUNDEE NAPA AUTO PARTS	248.17	248.17					
NEXT01	NEXTEL COMMUNICATIONS	490.15	365.95				124.20	
NWLIGHT	NORTHWESTERN LIGHTING	83.74	83.74					
RAC001	RAY OHERONS	1,512.00	1,512.00					
SCUFF01	RICHARD SPINKER	560.00	560.00					
TC000162	DARIN F. HAUER	135.00	135.00					
T0000507	V & A LANDSCAPING	193.00				193.00		
T0000891	WM. PETERSON ROOFING, INC.	193.00				193.00		
T0001422	GREG DAUM	193.00				193.00		
T0001423	CHESTER SUTTON	193.00				193.00		
T0001424	LINA LABIE	193.00				193.00		
UNION01	UNION NATIONAL BANK OF ELGIN	3,854.49	3,854.49					

**5A**

**Ordinance No. 20-2011**

**Ordinance granting a variance from Village Code Title 9 “Building and Construction” for property at 6 Railroad Street**

**WHEREAS**, Ricky Davidson, petitioner, has requested a variation from Title 9 “Building and Construction,” Section 9-2-2-5 “Residential Code Amendments” of the Village Code to allow an expansion to an existing nonconforming detached garage located at 6 Railroad Street; and,

**WHEREAS**, the Village Board finds sufficient cause to grant the requested relief from the Building Code; now,

**THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois as follows:

**Section 1.** That Village Board of Trustees hereby grants Ricky Davidson, petitioner, a variation from Title 9 “Building and Construction,” Section 9-2-2-5 “Residential Code Amendments” of the Village Code to allow the expansion of a nonconforming unattached garage on property located at 6 Railroad Street, subject to the following conditions:

1. The construction of the addition to the existing nonconforming unattached garage is conducted in accordance with the depictions hereto attached as “Exhibit A” and with all other applicable building code requirements and procedures.
2. The subject property must be maintained and kept in compliance with all applicable property maintenance codes and other Village ordinances, policies, and regulations, including but not limited to:
  - A. Zoning Code Article 3.5-3 “Home Occupations.” The Zoning Code limits home occupations to no more than 25% of the total floor area of all permitted structures; prohibits signs, activities or displays that indicate that a building is being used for any purpose other than as a dwelling unit, and prohibits any outdoor storage.
  - B. Village Code Title 3, Chapter 9 “Garage Sales and Flea Markets.” The Village Code limits the number of garage sales to three per year, excluding the annual Village-wide garage sale, and requires that the petitioner get a permit from the Village for each garage sale.
  - C. Village Code Title 4, Chapter 4 “Litter Control.”

**Section 2. Enforcement.** In the event of a violation of this Ordinance, the Village has the authority, within its sole discretion, to take one or more of the following enforcement actions: (1) impose fines; (2) enforce a violation of this Ordinance as a violation of the Village's Building Code and/or Zoning Code regulations; and/or (3) avail itself of any other available legal or equitable remedy.

**Section 3. Severability.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 4. Repeal and Saving Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this ordinances.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect 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 Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
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: \_\_\_\_\_



Exhibit "A"

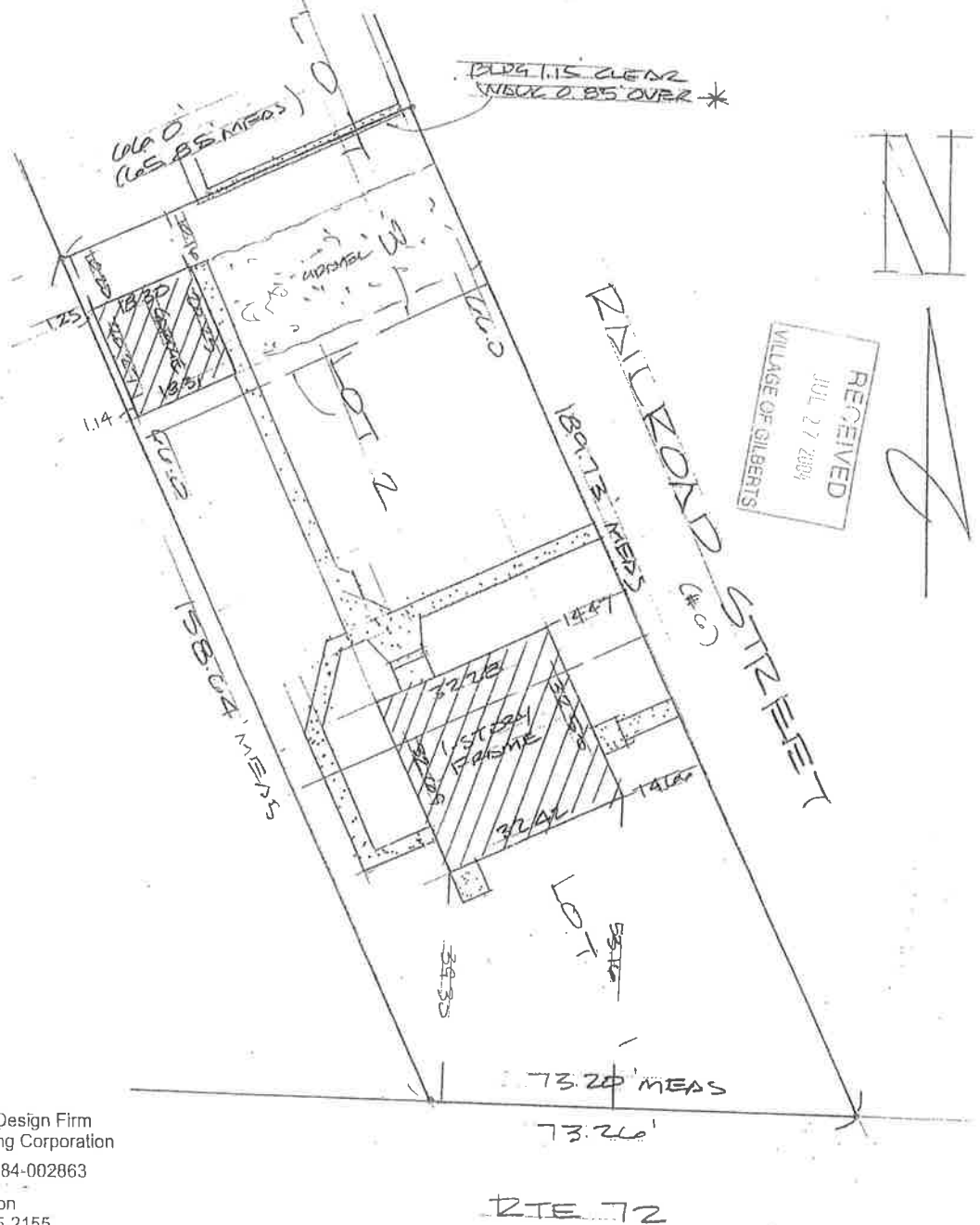
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

# Plat of Survey

OF PROPERTY DESCRIBED AS:

Lots 1 and 2 and the South Half of Lot 3 in Block 1 of the Village of Rutlandville, (now Gilberts), Kane County, Illinois.



Professional Design Firm  
Land Surveying Corporation  
License No. 184-002863

Alan J. Coulson  
I.P.L.S. No. 35-2155  
Expiration Date: 11-30-04

Scale:

1" = 20'

Ordered:

Jim Bolz

Owner:

Davidson

Page:

2-23D

Drawn:

*[Signature]*

Job:

A54, 762SL

City:

Gilberts

STATE OF ILLINOIS  
COUNTY OF KANE

SEPT. 25, 2003

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

*[Signature: Alan J. Coulson]*

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

EXCEPT AS NOTED

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY  
WITH EMBOSSED SEAL

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

*[Signature: Alan J. Coulson]*

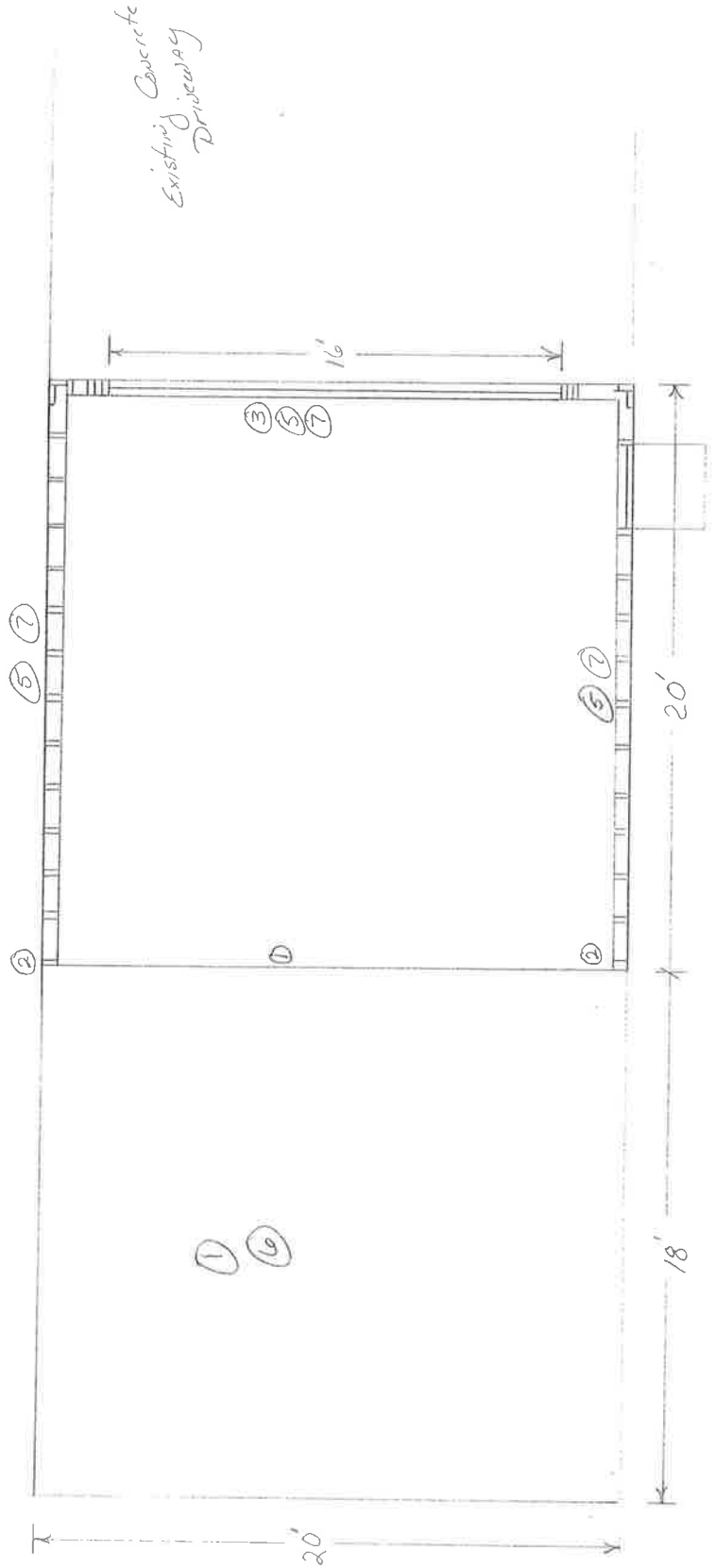
ALAN J. COULSON, P.C.  
PROFESSIONAL LAND SURVEYORS  
ILLINOIS - WISCONSIN

205 W. MAIN ST. PHONE 847-426-2811  
W. DUNDEE, IL 60118 1-800-569-2810  
E-mail: sirvayr@aol.com

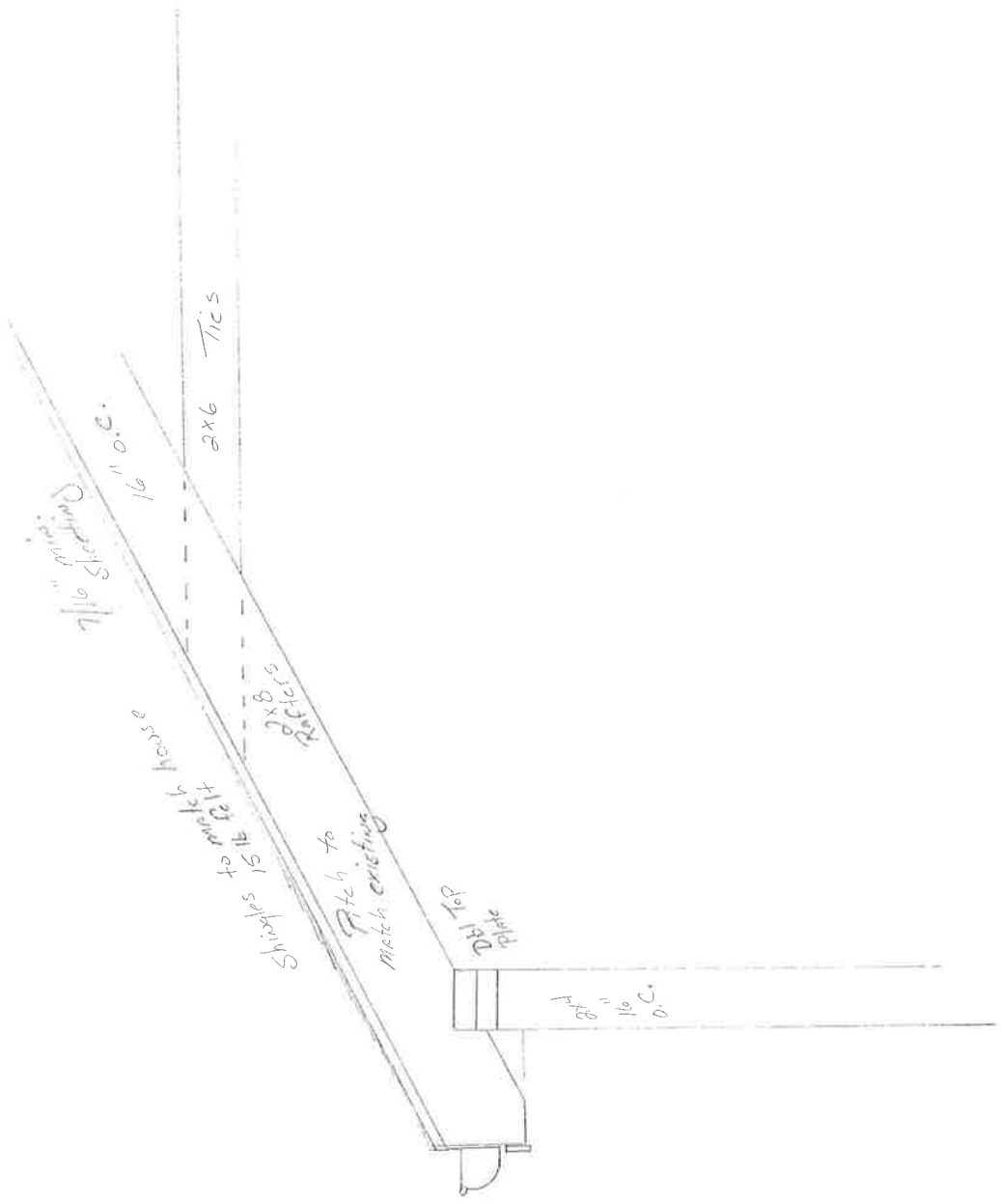
Compare the description on this plat with deed. Refer to title for easements and buildings lines.

Rick Davidson  
6 Railroad Street  
Garage Addition

- ① Remove siding + roofing from east elevation
- ② Through Bolt new stud to existing stud
- ③ OH Door header shall be (2) 2x12 or better
- ④ Wink Door (or window) header shall be (2) 2x8 or better
- ⑤ Typical wall construction shall be 2x4 #2 or better 16" o.c.
- ⑥ Existing roof system will be evaluated for new load from "lag on" roof.
- ⑦ Foundation bolts shall be 7" embedded in foundation, 12" from corners, no more than 6' spacing. Each plate member shall have at least 2 anchor bolts.

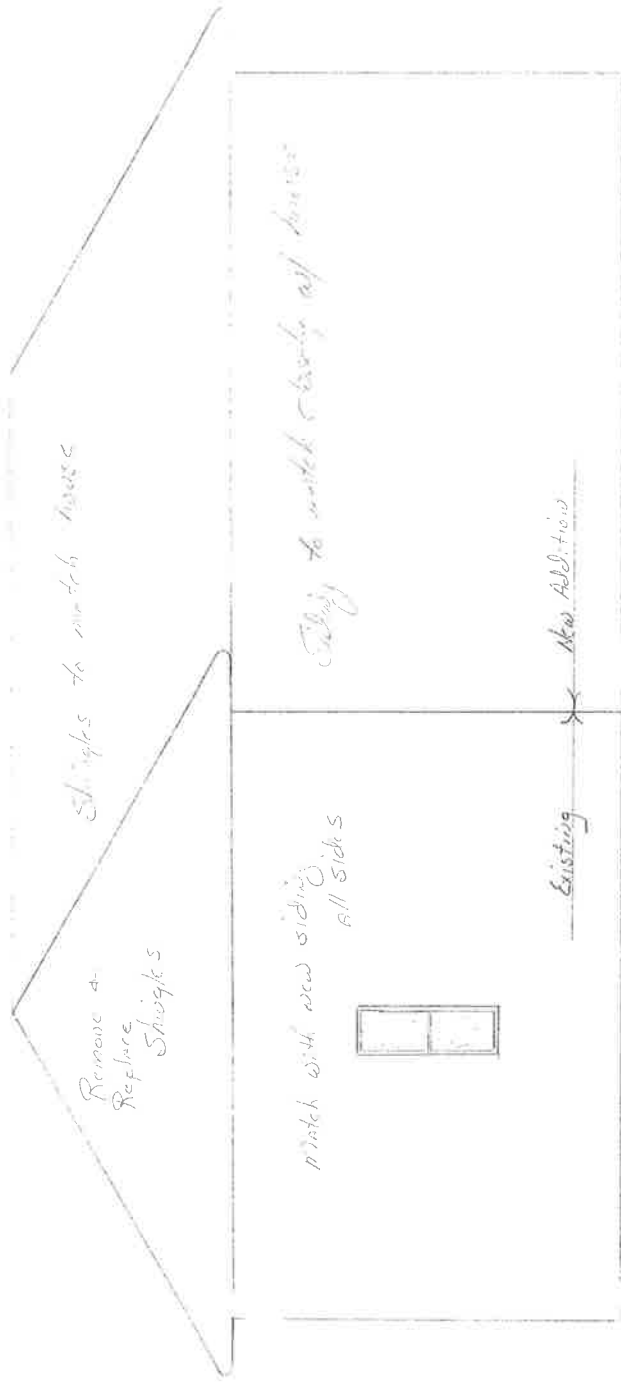


Pick Davidson  
 6 Railroad Street  
 Garage Addition



Existing Concrete Slab  
 Slab As Driveway was permitted under OS-048

Rick Davidson  
 6 Railroad Street  
 Garage Addition



South Elevation

Detached Garage Addition  
6 Railroad Street  
Material List

Foundation Anchor Bolts	½" x 9" or longer - galvanized
Floor Plates	2 x 4 #2 or better water treated
Stud, Jack Studs, etc.	2 x 4 # 2 or better
Walk Door/Window Headers	(2) 2 x 8 # 2 or better
OH Door Header	(2) 2 x 12 # 2 or better
Roof Rafters	2 x 8 # 2 or better
Collar/Rafter Ties	2 x 6 # 2 or better
Wall Sheeting	½" CDX or better
Roof Sheeting	7/16" CDX or better
Building Paper	Typar or equivalent
Siding	Harmonious with principal building
Roof paper	15# felt or better
Shingles	25 year or better matching principal building in color

# *Village of Gilberts*

## **Village Hall**

**87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
[www.villageofgilberts.com](http://www.villageofgilberts.com)**

June 29, 2011

**Subject:** 6 Railroad Street – Conditions to support a request for variances.

**To:** Ray Keller, Village Administrator

**From:** John Swedberg, Chief Building Inspector

Mr. Rick Davidson has stated his desire to construct an approximately 20' x 20' addition on an existing garage on a residential zoned lot at 6 Railroad Street. The Building Department was requested to create plan review drawings for Mr. Davidson and fill out a permit application except for final signature for his use. Mr. Davidson wishes to use those drawings as documents to go before the Village Board to backup his intent to seek a couple of variances to the Village Building Code.

Building Department Staff recommends approval of the variances he seeks, if certain conditions are met:

- 1) That the petitioner abides by all other applicable locally adopted building codes during the construction of the garage addition.
- 2) That the petitioner abides by Zoning Article 3.5-3 Home Occupation.
- 3) That the petitioner abides to Title 3 Chapter 9 Garage Sales and Flea Markets of the Village Code.
- 4) That the petitioner abides by Title 10 Chapter 10-6-1 Permitted Signs for Residential Uses of the Village Code.
- 5) That the petitioner abides by Title 4 Chapter 4-1-2 A of the Village Code.



### 9-2-2-5: RESIDENTIAL CODE AMENDMENTS:

The international residential code, 2003 edition (the "dwelling code"), is hereby amended as follows: (2006 Code § 5.6)

Section R101.1. Delete: "[NAME OF JURISDICTION]", and replace deleted language with the following: "village of Gilberts, Illinois".  
(2006 Code § 5.6.1)

Section R106.5. The following new section R106.5 is hereby added: "Section R106.5 No plans shall be approved for permit unless such plans are signed and sealed either by an architect, structural engineer or like professional licensed by the state of Illinois, provided that the person who signs and seals such plans shall be permitted to do so within the limitations of the particular act under which he or she is licensed to practice; such licensed professional shall sign and seal those portions of the plan for which he or she is responsible with the following exceptions:

- (1) Minor alterations to one and two family properties, which do not involve structural changes.
- (2) Residential accessory buildings not over 660 square feet in area or 16 feet in height measured from the finished floor to the top of the ridge.
- (3) Residential decks that are not roofed over or designed with a structure overhead."  
(2006 Code § 5.6.2)

Section R202. Is hereby amended to include the following definition: "Garage. A garage shall be defined as an enclosed structure composed of a concrete floor, roof, a maximum of three exposed walls, plus a door large enough to provide entrance and exit of two motor vehicles from or onto a driveway."  
(2006 Code § 5.6.3)

Table R301.2(1). Is hereby amended to include the following:

Ground snow load	25 psf
Wind pressure	90 mph
Seismic condition	A
Subject to damage from weathering	SEVERE
Frost line depth	Yes; 42 inches
Termite	MODERATE to HEAVY
Decay	SLIGHT to MODERATE
Winter design temperature	-4°F



Ice shield	Yes
Flood hazard	See village ordinance
Air freezing index	1700
Mean annual temperature	50°F

(2006 Code § 5.6.4)

Section R301.9. The following new section R301.9 is hereby added: "R301.9 Garage Requirements: All attached garages shall have walls and ceilings covered in  $\frac{5}{8}$  inch type X drywall. All attached or detached single family dwelling units shall include an attached two-car garage measuring no less than 22 feet deep and 20 feet wide. The garage shall be completed prior to occupancy of the dwelling unit and shall be constructed of the exterior materials equal to that applied to the face of the dwelling unit. All garages shall be attached on at least one side to the single family dwelling unit."

(2006 Code § 5.6.5)

Section R309.7. The following new section R309.7 is hereby added: "Section R309.7 Curb. A four (4) inch high concrete curb shall be provided between the garage and residence."

(2006 Code § 5.6.6)

Sections R403 And R404. All references to wood footings and foundation are deleted. The use of wood foundations or footings is not allowed.

(2006 Code § 5.6.7)

The following chapters are hereby deleted: Chapters 25, 26, 27, 28, 29, 30, 31 and 32. These deleted chapters are hereby replaced by the state of Illinois department of public health plumbing code of 2004.

(2006 Code § 5.6.8)

Adopt appendices A, B, C, E, F, G, H, J and K.

(2006 Code § 5.6.9)

AG102. Change 24 inches to 18 inches.

(2006 Code § 5.6.10)

**5B**

**Ordinance No. 21-2011**

**Ordinance granting a variance from Village Code Title 4, Chapter 3 “Open Burning” for property at 75 Koppie Drive**

**WHEREAS**, Mike Salamon, on the behalf of the liquidators of the property located at 75 Koppie Drive (formerly “W. Kost”), has requested relief from the prohibition on open burning of raw, treated and pressurized lumber and other materials in order to destroy materials left by Kost’s operations, and permission to burn unpainted wood on days other than Sundays and Wednesdays as set forth in the Village Code; and

**WHEREAS**, the Village Board finds sufficient cause to grant the requested relief from the Village Code; now,

**THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois as follows:

**Section 1.** That Village Board of Trustees hereby grants Mike Salamon a variance from Village Code Title 4, Chapter 3 “Open Burning,” subject to the following conditions:

1. The petitioner is permitted to burn unpainted, chemically treated or pressurized wood and lumber on any day of the week between the hours of ten o’clock (10:00) a.m. and six o’clock (6:00) p.m. on the property located at 75 Koppie Drive.
2. The petitioner shall abide by all other provisions of the Village Code, including the requirements set forth in Ordinance 10-2010.
3. The subject property must be maintained and kept in compliance with all applicable property maintenance codes and other Village ordinances, policies, and regulations.
4. This variance shall expire on August 1, 2011.

**Section 2. Enforcement.** In the event of a violation of this Ordinance, the Village has the authority, within its sole discretion, to take one or more of the following enforcement actions: (1) impose fines; (2) enforce a violation of this Ordinance as a violation of the Village Code; and/or (3) avail itself of any other available legal or equitable remedy.

**Section 3. Severability.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 4. Repeal and Saving Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this ordinances.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect 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 Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
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: \_\_\_\_\_

## Ray Keller

---

**From:** MSALAMON442@comcast.net  
**Sent:** Tuesday, June 28, 2011 4:41 PM  
**To:** Ray Keller  
**Subject:** Fwd: Kost Burning

Ray,

Rick Zirk told me contact you on this issue, I am working some part time hours for the liquidators of W. Kost and we want to know if we can get some kind of permit to burn every day instead of just on Wednesdays. If we can only burn on Wednesdays it will take us another 3 months to get rid of all the old lumber and old trusses that we have lying in the yard.

They are trying to get this cleaned up for an auction in July. Please feel free to give me a call with any questions.

Thanks,  
Mike Salamon  
847-308-9296

## **Chapter 3**

### **OPEN BURNING**

#### **4-3-1: PERMITTED BURNING:**

- A. Bonfires And Burning Pits; Materials: Subject to the provisions of subsection B of this section, burning of unpainted wood shall be permitted outdoors in bonfires, ceremonial fires and individual burning pits and inside buildings in stoves, fireplaces and furnaces. (2006 Code § 3.4.1)
- B. Days And Hours: Subject to the provisions of subsection 4-3-2B of this chapter, outdoor burning of unpainted wood and landscape waste, including weeds and leaves, shall be permitted only on Sundays and Wednesdays between the hours of ten o'clock (10:00) A.M. and six o'clock (6:00) P.M. (2006 Code § 3.4.3)

#### **4-3-2: PROHIBITED BURNING:**

- A. It shall be unlawful to burn any grass clippings, painted wood, chemically treated wood, pressurized lumber, rubbish or garbage, or materials containing rubbish or garbage, indoors and outdoors, at any time. (2006 Code § 3.4.2)
- B. In addition to the restrictions of subsection 4-3-1B of this chapter, it shall be unlawful to burn any unpainted wood or landscape waste, including weeds and leaves, outdoors under the following conditions:
1. Within twenty feet (20') of any building or structure.
  2. On the paved portion of any roadway or alley, on any sidewalk, within any drainage ditch, in any location where burning will impede traffic flow, or in any village park.
  3. At any time when the county health department has determined and announced that outside burning will be injurious to public health.
  4. Unless the burning is supervised at all times until extinguished.
  5. Unless an adequate fire extinguisher or an adequate water supply is readily available at the site of the burning.

6. Unless the burning can be conducted with reasonable safety, considering wind conditions and dryness of surrounding areas. (2006 Code § 3.4.4)

**5C**



**Resolution No. 31-2011**

**A Resolution Establishing Intent to Use Motor Fuel Tax Funds**

**BE IT RESOLVED** by the President and the Board of Trustees of the Village of Gilberts, Kane County, Illinois that:

**Section 1:** The Village of Gilberts, Illinois intends for improvements be made to the roadway sections listed on the hereto attached Exhibit A using Motor Fuel Tax Funds, in accordance with the following criteria:

1. The length of the improvement is 28,506 feet (5.4 miles).
2. That the improvement shall be known as Section 11-00005-00-GB.
3. That the proposed improvement shall consist of design engineering, construction engineering, and construction of roadway resurfacing and drainage repairs to the specified Village streets.
4. That said improvement shall be made in accordance with The Illinois Highway Code.
5. That said work is to be done by Contract.
6. That the proposed improvement is to be financed with the proceeds of a taxable general obligation alternate revenue source bond issue and it is the intention of the Village of Gilberts to retire a portion of such bonds, together with interest thereon, from the Village's allotment of Motor Fuel Tax Funds.
7. That there is hereby appropriated a sum sufficient to repay all or part of the bond for an amount not to exceed \$3.5 million (\$3,500,000.00) with interest over a ten year debt retirement period from the Village's allotment of Motor Fuel Tax Funds.

**Section 2:** The Village Clerk is hereby directed to transit three certified copies of this resolution to the Department of Transportation through its District Engineer's Office at Schaumburg, Illinois.

**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 Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
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: \_\_\_\_\_

**VILLAGE OF GILBERTS, ILLINOIS  
2011 ROAD REPAIR PROGRAM  
SECTION NO.: 11-00005-00-GB**

**EXHIBIT A**

**PROJECT DESCRIPTION**

The PROJECT is expected to include pavement pulverization or Hot-Mix Asphalt removal, and resurfacing, and minor drainage improvements on the following roadways:

<b><u>STREET</u></b>	<b><u>FROM</u></b>	<b><u>TO</u></b>
Sleeping Bear Trail	Whitefeather Lane	End
Running Deer Lane	Whitefeather Lane	End
Red Hawk Path	Running Deer Lane	Sleeping Bear Trail
Whitefeather Lane	Running Deer Lane	Sleeping Bear Trail
Shining Moon Path	Running Deer Lane	Sleeping Bear Trail
Arrowhead Drive	Whitefeather Lane	Tyrell Road
Pierce Street	Tyrell Road	Jean Street
Kathleen Street	Pierce Street	Pauline Court
Joan Court	Pierce Street	End
Andra Court	Pierce Street	End
Jean Street	Pierce Street	Pamela Court
Pamela Court	Towne Street	End
Pauline Court	Towne Street	End
Towne Street	Pauline Court	Towne Court
Towne Court	Towne Street	End
Suzanne Street	Towne Street	End
Deborah Street	Towne Street	End
Kildare Street	Tyrell Road	Welch Street
Kilkenny Court	Kildare Street	End
Welch Street	Tipperary Street	End
Kerry Court	Welch Street	End
Tipperary Street	Hennessy Court	End
Hennessy Court	Tipperary Street	End
Mason Road	Tipperary Street	End
Toll View Terrace	Park Street	End
Toll View Court	Toll View Terrace	End
Wind Mill Place	Toll View Terrace	Tyler Creek Street
Tyler Creek Street	End	End
Park Street	Toll View Terrace	End
Park Court	Park Street	End
Binnie Road	Galligan Road	East line of the northwest quarter of Section 13 of Rutland Township

**6A**

# MEMORANDUM



## Crystal Lake Office

8678 Ridgefield Road  
Crystal Lake, IL 60012  
Phone: 815.459.1260  
Fax: 815.455.0450

Corporate Website: [www.baxterwoodman.com](http://www.baxterwoodman.com) e-mail: [info@baxterwoodman.com](mailto:info@baxterwoodman.com)

**DATE:** June 30, 2011

**TO:** Ray Keller

**FROM:** Jason Fluhr

**SUBJECT:** Aggregate vs. Turf Shoulders

---

We have reviewed previous projects and current roadway design standards regarding shoulder material types. Both aggregate shoulders and turf (grass) shoulders are acceptable shoulder types for low volume residential roads.

The compressive strength of turf shoulders suffers greatly when the ground is saturated in the spring and fall however, causing ruts to form from mail delivery and garbage trucks. Even without the presence of mail delivery and garbage trucks, turf is more likely than aggregate to consolidate and form a drop off from the road. If not properly maintained, ruts and consolidation will hold water which will likely infiltrate the road base and compromise its strength.

Aggregate shoulder strength does not vary nearly as much in saturated conditions and are considered to be stabilized road edges.

Our conclusion is the that both aggregate shoulders and turf shoulders can perform adequately as shoulder treatments, with no significant difference in life expectancy for the road, provided regular routine maintenance is performed on the shoulders. The installation cost is approximately the same, however turf shoulders will likely require more costly future maintenance than aggregate shoulders.

In order to complete the majority of construction this year, we recommend the Board approve the plans and bidding documents as presented at the 6/29/11 public meeting, with the inclusion of miscellaneous drainage improvements brought forth at the meeting. The Village will have the opportunity to change the shoulder type by either an addendum to the bidding documents or a change order to the construction plans in the future.



We encourage you to give us your comments regarding this project. The Village of Gilberts is providing this comment form for your use to gather comments on the proposed project. A public information meeting will be held on June 29, 2011 at Village Hall. Written comments received by July 8, 2011 will receive equal consideration along with the statements received at this meeting.

Ray, I think putting 3 feet of stone on the shoulder in Indian Trails will start off looking okay, but not for long. Some people will immediately replace it with dirt and grass. Some will not touch it, leading to weeds. It Also seems dangerous when we are trying to navigate already deep ditches. I can see rocks flying out as projectiles into the yard and street.

Therefore my suggestion to the board is to use both stone and dirt. If stone is needed to support the edge of the road, then Taper the gravel down from the road and taper dirt up from the yard. This would make everyone happy and keep the yards looking consistant.

Thanks!

Please **PRINT LEGIBLY**: Name: Mark Woodbury  
Address: 218 Red Hawk Path  
City, State: Gilberts, IL Zip Code: 60136  
Phone No.: 847-428-8131

Mail to: Ray Keller  
Village Administrator  
Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136

## Ray Keller

---

**From:** louis hacket [lhacker545@yahoo.com]  
**Sent:** Thursday, June 30, 2011 3:01 PM  
**To:** Rick Zirk; Ray Keller  
**Subject:** Fw: Re: New Road Open House

Rick

I am forwarding a couple of comments about the new road.

Lou

--- On Tue, 6/28/11, James Reader <[jrandkr@foxvalley.net](mailto:jrandkr@foxvalley.net)> wrote:

From: James Reader <[jrandkr@foxvalley.net](mailto:jrandkr@foxvalley.net)>  
Subject: Re: New Road Open House  
To: "louis hacket" <[lhacker545@yahoo.com](mailto:lhacker545@yahoo.com)>, [floor-tech@sbcglobal.net](mailto:floor-tech@sbcglobal.net), [royharnish@sbcglobal.net](mailto:royharnish@sbcglobal.net), [lynnseager@d300.org](mailto:lynnseager@d300.org), [bruce\\_joni@sbcglobal.net](mailto:bruce_joni@sbcglobal.net), [anitaw6218@att.net](mailto:anitaw6218@att.net), [kandkschuring@aol.com](mailto:kandkschuring@aol.com), [isabellidattolo@arpac.com](mailto:isabellidattolo@arpac.com), [jrussell43@ah.net](mailto:jrussell43@ah.net), [harryjean@att.net](mailto:harryjean@att.net), [ilamp@lampinc.net](mailto:ilamp@lampinc.net), [arrowdon@mediacom.net](mailto:arrowdon@mediacom.net), [tcndickless@juno.com](mailto:tcndickless@juno.com), [mwoodbury@slidematic.com](mailto:mwoodbury@slidematic.com), [joanneliss@sbcglobal.net](mailto:joanneliss@sbcglobal.net), [scottgpenn@sbcglobal.net](mailto:scottgpenn@sbcglobal.net), [patrickhjames@aol.com](mailto:patrickhjames@aol.com), [48northern@att.net](mailto:48northern@att.net), [watermantim@hotmail.com](mailto:watermantim@hotmail.com), [mustangqna@sbcglobal.net](mailto:mustangqna@sbcglobal.net), [kris-swanson@sbcglobal.net](mailto:kris-swanson@sbcglobal.net), [msuhughes@sbcglobal.net](mailto:msuhughes@sbcglobal.net), [del2990@yahoo.com](mailto:del2990@yahoo.com), [solidhomeinspection@yahoo.com](mailto:solidhomeinspection@yahoo.com), [sumsglass@yahoo.com](mailto:sumsglass@yahoo.com), [lacomb@foxvalley.net](mailto:lacomb@foxvalley.net), [tpaaas@sbcglobal.net](mailto:tpaaas@sbcglobal.net), [carani5@foxvalley.net](mailto:carani5@foxvalley.net), "CliffordSurges" <[CSURGES@amfam.com](mailto:CSURGES@amfam.com)>  
Date: Tuesday, June 28, 2011, 4:09 PM

Lou,

We are not able to attend the meeting, but feel the gravel shoulder would be a big mistake. It would have a very negative impact on the appearance of our neighborhood. In the 13 years we have lived in the house, the shoulder has never been an issue on our street.

Regards,  
Jim Reader

*Connected by MOTOBLUR™*

-----Original message-----

**From:** louis hacket <[lhacker545@yahoo.com](mailto:lhacker545@yahoo.com)>  
**To:** [floor-tech@sbcglobal.net](mailto:floor-tech@sbcglobal.net), [royharnish@sbcglobal.net](mailto:royharnish@sbcglobal.net), [lynnseager@d300.org](mailto:lynnseager@d300.org), [bruce\\_joni@sbcglobal.net](mailto:bruce_joni@sbcglobal.net), [anitaw6218@att.net](mailto:anitaw6218@att.net), [kandkschuring@aol.com](mailto:kandkschuring@aol.com), [isabellidattolo@arpac.com](mailto:isabellidattolo@arpac.com), [jrandkr@foxvalley.net](mailto:jrandkr@foxvalley.net), [jrussell43@ah.net](mailto:jrussell43@ah.net), [harryjean@att.net](mailto:harryjean@att.net), [ilamp@lampinc.net](mailto:ilamp@lampinc.net), [arrowdon@mediacom.net](mailto:arrowdon@mediacom.net), [tcndickless@juno.com](mailto:tcndickless@juno.com), [mwoodbury@slidematic.com](mailto:mwoodbury@slidematic.com), [joanneliss@sbcglobal.net](mailto:joanneliss@sbcglobal.net), [scottgpenn@sbcglobal.net](mailto:scottgpenn@sbcglobal.net), [patrickhjames@aol.com](mailto:patrickhjames@aol.com), [48northern@att.net](mailto:48northern@att.net), [watermantim@hotmail.com](mailto:watermantim@hotmail.com), [mustangqna@sbcglobal.net](mailto:mustangqna@sbcglobal.net), [kris-swanson@sbcglobal.net](mailto:kris-swanson@sbcglobal.net), [msuhughes@sbcglobal.net](mailto:msuhughes@sbcglobal.net), [del2990@yahoo.com](mailto:del2990@yahoo.com), [solidhomeinspection@yahoo.com](mailto:solidhomeinspection@yahoo.com), [sumsglass@yahoo.com](mailto:sumsglass@yahoo.com), [lacomb@foxvalley.net](mailto:lacomb@foxvalley.net), [tpaaas@sbcglobal.net](mailto:tpaaas@sbcglobal.net), [carani5@foxvalley.net](mailto:carani5@foxvalley.net), CliffordSurges <[CSURGES@amfam.com](mailto:CSURGES@amfam.com)>  
**Sent:** Tue, Jun 28, 2011 19:05:41 GMT+00:00  
**Subject:** New Road Open House

Folks:

## Ray Keller

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**From:** louis hacket [[lhacker545@yahoo.com](mailto:lhacker545@yahoo.com)]  
**Sent:** Thursday, June 30, 2011 3:03 PM  
**To:** Rick Zirk; Ray Keller  
**Subject:** Fw: Re: New Road Open House

Rick

Another comment

Lou

--- On Wed, 6/29/11, Polly Butler <[tpaaas@sbcglobal.net](mailto:tpaaas@sbcglobal.net)> wrote:

From: Polly Butler <[tpaaas@sbcglobal.net](mailto:tpaaas@sbcglobal.net)>  
Subject: Re: New Road Open House  
To: "louis hacket" <[lhacker545@yahoo.com](mailto:lhacker545@yahoo.com)>, [floor-tech@sbcglobal.net](mailto:floor-tech@sbcglobal.net), [royharnish@sbcglobal.net](mailto:royharnish@sbcglobal.net), [lynnseager@d300.org](mailto:lynnseager@d300.org), [bruce\\_joni@sbcglobal.net](mailto:bruce_joni@sbcglobal.net), [anitaw6218@att.net](mailto:anitaw6218@att.net), [kandkschuring@aol.com](mailto:kandkschuring@aol.com), [isabellidattolo@arpac.com](mailto:isabellidattolo@arpac.com), [jrandkr@foxvalley.net](mailto:jrandkr@foxvalley.net), [jrussell43@ah.net](mailto:jrussell43@ah.net), [harryjean@att.net](mailto:harryjean@att.net), [ilamp@lampinc.net](mailto:ilamp@lampinc.net), [arrowdon@mediacom.net](mailto:arrowdon@mediacom.net), [tcndickless@juno.com](mailto:tcndickless@juno.com), [mwoodbury@slidematic.com](mailto:mwoodbury@slidematic.com), [joanneliss@sbcglobal.net](mailto:joanneliss@sbcglobal.net), [scottgpenn@sbcglobal.net](mailto:scottgpenn@sbcglobal.net), [patrickhjames@aol.com](mailto:patrickhjames@aol.com), [48northern@att.net](mailto:48northern@att.net), [watermantim@hotmail.com](mailto:watermantim@hotmail.com), [mustangqna@sbcglobal.net](mailto:mustangqna@sbcglobal.net), [kris-swanson@sbcglobal.net](mailto:kris-swanson@sbcglobal.net), [msuhughes@sbcglobal.net](mailto:msuhughes@sbcglobal.net), [del2990@yahoo.com](mailto:del2990@yahoo.com), [solidhomeinspection@yahoo.com](mailto:solidhomeinspection@yahoo.com), [sumsglass@yahoo.com](mailto:sumsglass@yahoo.com), [lacomb@foxvalley.net](mailto:lacomb@foxvalley.net), [carani5@foxvalley.net](mailto:carani5@foxvalley.net), "CliffordSurges" <[CSURGES@amfam.com](mailto:CSURGES@amfam.com)>  
Date: Wednesday, June 29, 2011, 8:54 AM

Lou,

Due to travel commitments, I can not be at the meeting either. While we are pleased to see the Village taking action to repair our roads, after reviewing the proposal, I must also stress disappointment with the proposal of gravel aprons along the roadway.

Many of us have fairly deep culverts. We can not mow our lawns parallel to the road for fear of tipping over on the tractor. The only way to safely mow is to drive perpendicular to the road, turn around on the roadway and than proceed back down the culvert. A gravel apron will present a hazard as loose rock or stone may get discharged, becoming a flying projectile to damage car's, windows (recall the Allstate commercial of mayhem mowing the lawn) or worse yet, result in personal injury. I think any decision to proceed with a gravel apron presents a potential liability to the Village. Please urge changes to this proposal for the safety of ourselves and property.

Sincerely,  
Tim Butler

---

**From:** louis hacket <[lhacker545@yahoo.com](mailto:lhacker545@yahoo.com)>  
**To:** [floor-tech@sbcglobal.net](mailto:floor-tech@sbcglobal.net); [royharnish@sbcglobal.net](mailto:royharnish@sbcglobal.net); [lynnseager@d300.org](mailto:lynnseager@d300.org); [bruce\\_joni@sbcglobal.net](mailto:bruce_joni@sbcglobal.net); [anitaw6218@att.net](mailto:anitaw6218@att.net); [kandkschuring@aol.com](mailto:kandkschuring@aol.com); [isabellidattolo@arpac.com](mailto:isabellidattolo@arpac.com); [jrandkr@foxvalley.net](mailto:jrandkr@foxvalley.net); [jrussell43@ah.net](mailto:jrussell43@ah.net); [harryjean@att.net](mailto:harryjean@att.net); [ilamp@lampinc.net](mailto:ilamp@lampinc.net); [arrowdon@mediacom.net](mailto:arrowdon@mediacom.net); [tcndickless@juno.com](mailto:tcndickless@juno.com); [mwoodbury@slidematic.com](mailto:mwoodbury@slidematic.com); [joanneliss@sbcglobal.net](mailto:joanneliss@sbcglobal.net); [scottgpenn@sbcglobal.net](mailto:scottgpenn@sbcglobal.net); [patrickhjames@aol.com](mailto:patrickhjames@aol.com); [48northern@att.net](mailto:48northern@att.net); [watermantim@hotmail.com](mailto:watermantim@hotmail.com); [mustangqna@sbcglobal.net](mailto:mustangqna@sbcglobal.net); [kris-swanson@sbcglobal.net](mailto:kris-swanson@sbcglobal.net); [msuhughes@sbcglobal.net](mailto:msuhughes@sbcglobal.net);





## Village of Gilberts, Illinois 2011 Road Repair Program

### WE WANT YOUR COMMENTS ON THE PROPOSED PROJECT

We encourage you to give us your comments regarding this project. The Village of Gilberts is providing this comment form for your use to gather comments on the proposed project. A public information meeting will be held on June 29, 2011 at Village Hall. Written comments received by July 8, 2011 will receive equal consideration along with the statements received at this meeting.

Please **LEGIBLY PRINT** your comments:

Ditch in front of our home retains water  
all summer + can't mow.

(Please use the back of this form if additional space is required)

Please **PRINT LEGIBLY**:

Name:

Address:

City, State:

Phone No.:

Randy & Pam MEYER  
577 Welch St. (Gilberts Glen)  
Gilberts  
847-931-5446

Mail to:

Ray Keller  
Village Administrator  
Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136



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~~#36 Whitefeather~~  
Please **LEGIBLY PRINT** your comments:

Re: gravel easement

- gravel will result in weed haven
- gravel affect home values

\* Residents will to seed & repair <sup>them</sup> self

at resident so much against this that they have said they would buy soil & seed and do labor themselves and help others who couldn't do it. it would be nice if soil & seed was bought at cost so residents didn't have to pay retail and delivered in bulk

You save on cost of gravel & labor of installing gravel

Cement ribbons along drive - told ~~us~~ <sup>would be</sup> ~~not~~ repaired if damaged at no cost to home owner

Culvert was installed by resident and ~~street~~ <sup>it</sup> was told it

(Please use the back of this form if additional space is required)

will not be touched

Please **PRINT LEGIBLY**:

Name:

Maureen & Mike Summy

Address:

136 Whitefeather

City, State:

Gilberts

Zip Code:

60136

Phone No.:

847-844-9434

Mail to:

Ray Keller  
Village Administrator  
Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136



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Please **LEGIBLY PRINT** your comments:

I would like DIRT INSTEAD OF  
GRAVEL. LISTEN TO THE PEOPLE  
OF THE SUB

(Please use the back of this form if additional space is required)

Please **PRINT LEGIBLY**:

Name:

JAMES LANDON

Address:

436 RUNNERS DEER LN.

City, State:

GILBERT

Zip Code:

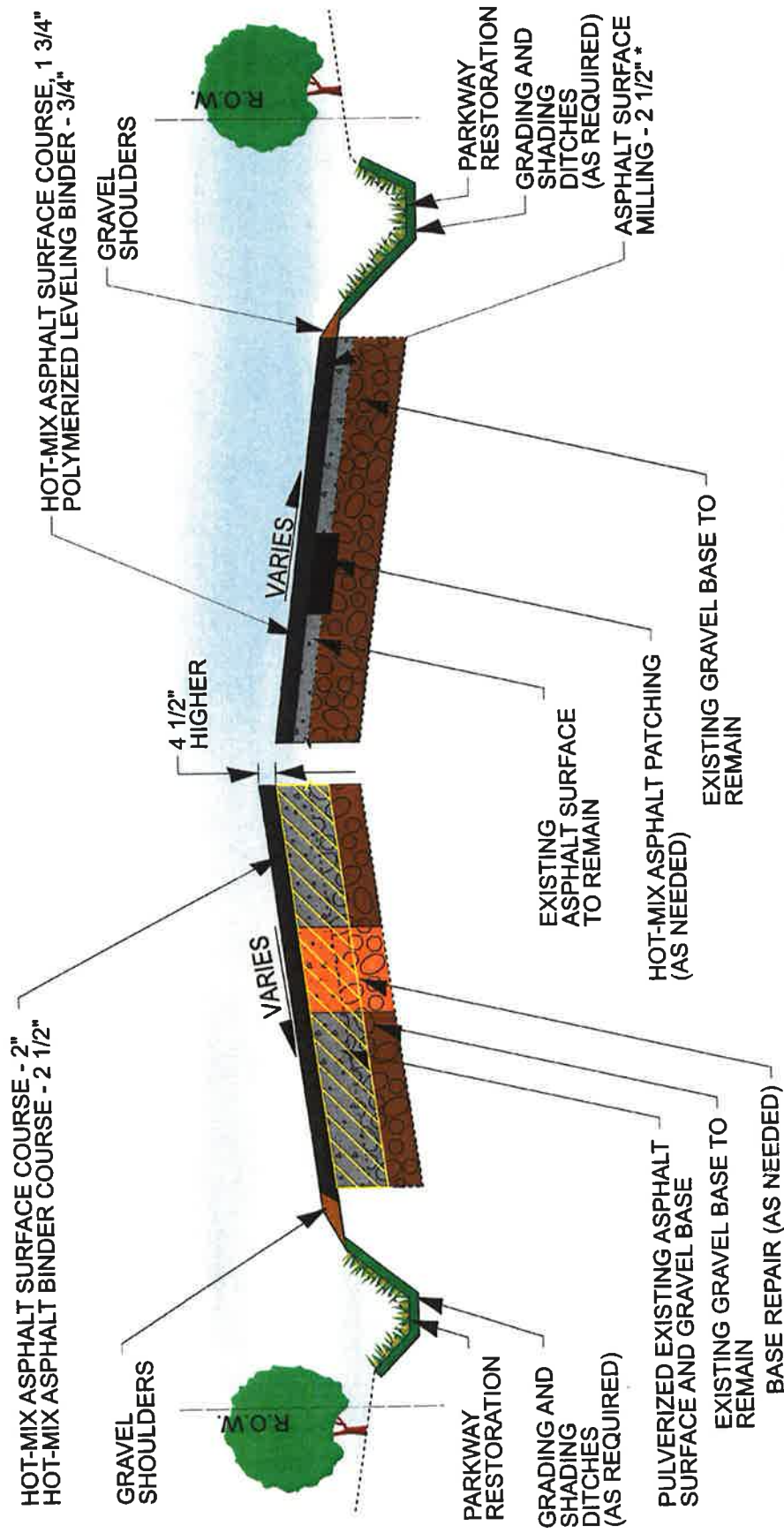
60136

Phone No.:

Mail to:

Ray Keller  
Village Administrator  
Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136

# PROPOSED CONSTRUCTION WORK VARIES BASED ON CONDITION OF EXISTING PAVEMENT



**PULVERIZATION**  
(NOT TO SCALE)

**MILL AND OVERLAY**  
(NOT TO SCALE)

**EXISTING AND PROPOSED TYPICAL SECTION**  
(NOT TO SCALE)



# VILLAGE OF GILBERTS 2011 ROAD REPAIR PROGRAM

