



**MINUTES FOR VILLAGE OF GILBERTS  
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Wednesday, February 12, 2020**

**1. CALL TO ORDER**

Chairman Mills called the meeting to order at 7:00 p.m.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners Borgardt, Page, Del Vecchio, Sullivan, Lateer, and Chairman Mills. Commissioner McHone was absent. Others present: Village Administrator Brian Bourdeau and Village Attorney Kurt Asprooth.

**3. PUBLIC COMMENT**

There were no public comments at this time.

**4. ITEMS FOR APPROVAL**

A. A Motion to approve Minutes from the November 13, 2019 Plan Commission Meeting.

**A Motion was made by Commissioner Page and seconded by Commissioner Del Vecchio to Approve the Minutes from the November 13, 2019 Plan Commission Meeting.** Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Sullivan, Lateer and Chairman Mills voted Aye. Commissioner Borgardt abstained. 0-nays. Motion carried.

**5. PUBLIC HEARING ON A PROPOSED MAP AMENDMENT TO REZONE THE PROPERTY LOCATED AT 825 TYRRELL ROAD FROM THE R-1 AND C-1 ZONING DISTRICTS TO THE I-1 ZONING DISTRICT AND FOR A SPECIAL USE APPLICATION TO OPERATE A GOLF DRIVING RANGE AND REFRESHMENT STAND ON THE PROPERTY**

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to open the public hearing.** Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

Administrator Bourdeau advised the Commission that the Village received an application from George Salerno on behalf of A-G Partners requesting a map amendment to rezone the property located at 825 Tyrrell Road, consisting of approximately 20 acres, from the R-1 and C-1 zoning districts to the I-1 zoning district. Additionally, the Applicant is also requesting a special use permit to operate a golf

driving range with a refreshment stand on the property. George Salerno approached the Commission and provided background on the subject property.

Gilberts resident, Dan Pace, approached the Commission and expressed concerns related to the possibility of an increase in semi-trucks traveling on Tyrell Road and how that might inconvenience nearby residents. Administrator Bourdeau advised that this would be something that would be taken into consideration when considering a future site plan with a developer. Commissioner Borgardt stated that it would best to re-zone the property now rather than at the time of a site plan review so that any potential developers know that the property is already zoned to what they need it to be.

George Kanigan approached the Commission and expressed his support towards George Salerno's plan to re-zone the property and also spoke to the contributions to the community that George Salerno has made.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to close the public hearing.** Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

**6. RECOMMENDATION TO THE VILLAGE BOARD CONCERNING A MAP AMENDMENT TO REZONE THE PROPERTY LOCATED AT 825 TYRELL ROAD FROM THE R-1 AND C-1 ZONING DISTRICTS TO THE I-1 ZONING DISTRICT AND FOR A SPECIAL USE APPLICATION TO OPERATE A GOLF DRIVING RANGE AND REFRESHMENT STAND ON THE PROPERTY**

**A Motion was made by Commissioner Mills and seconded by Commissioner Del Vecchio to Accept the Proposed Amendments to Rezone the Property Located at 825 Tyrell Road from the R-1 and C-1 Zoning District and to Recommend the Approval of the Special Use Permit to allow the Owners to Operate a Golf Drive and Refreshment Stand on the Property.** Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

**7. NEW BUSINESS**

There were no items to discuss at this time.

**8. OTHER BUSINESS**

There were no items to discuss at this time.

**9. ADJOURNMENT**

There being no further public business to discuss, **a Motion was made by Commissioner Borgardt and seconded by Commissioner Page to adjourn from the public meeting at 7:23 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,



Courtney Baker  
Village Clerk

