



**MINUTES FOR VILLAGE OF GILBERTS  
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Thursday, November 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 Page, Sullivan, Lateer, and Chairman Mills. Commissioners McHone, Del Vecchio, and Borgardt were absent. Others present: Village Administrator Brian Bourdeau, Administrative Intern Riley Lynch, and Village Attorney Kurt Asprooth.

**3. PUBLIC COMMENT**

There were no public comments at this time.

**4. PUBLIC HEARING ON A SPECIAL USE APPLICATION CONCERNING THE PROPERTY COMMONLY KNOWN AS 15N288 TYRRELL ROAD TO ALLOW FOR THE KEEPING OF LIVESTOCK AND POULTRY ON A PARCEL OF 5 ACRES OR MORE IN THE A-1 AGRICULTURAL DISTRICT**

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

Administrative Intern Lynch provided the commission with a summary of the special use request. Intern Lynch stated that the applicants are pursuing a special use permit to hold and care for livestock and poultry on their property. Particularly, they wish to keep 25 chickens, 2 roosters, 4 turkeys, and 6 sheep or goats. They wish to have a total of 15 sheep or goats in the future. The applicants specified that the animals will be for personal use and consumption not for commercial sale. To house these animals, the applicants plan to utilize the existing 12ft by 30ft chicken coop, a 27ft by 30 ft barn and a 50ft by 20ft addition. These buildings are located to the west of the applicant's house situated near the north central portion of the property. They also plan to construct a 60ft by 130ft detached corral just south of the existing buildings to hold the animals. There is no fencing surrounding the property. However, the

applicants note that the only time the animals will be allowed outside of these areas are when they are moved to and from the barn and pen while under constant supervision.

Administrator Bourdeau stated that the Plan Commission may wish to consider if the proposed Special Use is harmonious with the surrounding zoning, particularly the residential districts. The proposed parcel is located in a heavily urbanized setting. Farm animals, particularly roosters, can be a noise nuisance, often during the early morning hours. Additionally, farm animals pose the potential of odor nuisances in a relatively small urban setting. With respect to the roosters, the Applicants have proposed to keep them in the chicken coop on the western portion and away from the single-family homes located on the eastern side of the property. The Plan Commission may wish to consider these two nuisance issues as part of its deliberations and recommend any appropriate mitigation measures as part of the Special Use request. The Applicants have indicated that the animals will be kept for personal consumption. During review of the application, staff inquired if there would be any slaughter operations on site. The Applicants indicated that any animals to be slaughtered for meat/poultry consumption would be done offsite at a commercial slaughter facility. The Plan Commission may wish to consider making as a condition of the special use permit, that any slaughtering of animals for personal consumption be done offsite and onsite slaughtering be prohibited. Thirdly, the Plan Commission may wish to consider the appropriateness of the existing and proposed structures for the keeping of the animals. The Applicants have proposed constructing a detached coral and supervising the movement of animals from the structures to the coral. Please note, the property is not fenced. The Plan Commission may wish to consider whether any conditions would be appropriate as part of a Special Use to ensure animals are not able to roam free on the property, potentially impacting neighboring properties. Finally, the Plan Commission may wish to consider whether it is appropriate to place limitations on either the overall number and/or specific types of farm animals permitted as part of any special use permit.

Commissioner Page asked the Applicant to consider a barrier that would prevent the chickens from roaming as well as the path from the barn to the chicken coop since there is no fencing around the property.

The owners of 726 Tipperary approached the Commission and stated that they are concerned with the Applicant's animals going onto their property.

Dean Steigmeier of 712 Tipperary approached the Commission and stated that him and his wife are concerned with the number of sheep and goats that might be allowed. Mr. Steigmeier also stated that the Applicant's chickens and dogs have already come onto their property and are concerned with this issue continuing if more animals are allowed.

Administrator Bourdeau stated that Staff received an email from a resident, Patty Dillon of 415 Kildare Street, who could not attend the meeting but would like the following comments read into the record: "I support the application of 15N288 Tyrell Road to allow keeping of livestock and poultry on a parcel of 5 acres or more in the A-1 agricultural district. I support it for the following reasons.

1. It should be grandfathered in. The home was built in the 1950's and has been there longer than any of the subdivisions and neighborhoods around it. It has been used on and off over the years as a mini-farm and should be able to continue as such.
2. People move to Gilberts for a more country atmosphere, yet being close to amenities. I personally love hearing horses braying and even the rooster calling.
3. I think it's important for people to have the personal freedom be able to do with their property what they wish.
4. In this day and age, should someone have the land and wherewithal to operate a mini-farm to be more self-sufficient, they should be able to do so."

The Plan Commission agreed that it would be best to continue the public hearing of this meeting to a future date in order for the applicant to provide a detailed plan of how the fencing concerns will be addressed prior to approval of the special use permit.

**A Motion was made by Commissioner Page and seconded by Commissioner Lateer to continue to public hearing for the special use application concerning the property commonly known as 15N288 Tyrrell Road to allow for the keeping of Livestock and Poultry on a parcel of 5 acres or more in the A-1 agricultural district to December 9, 2020.** Roll call vote: Commissioners Page, Lateer, and Chairman Mills voted Aye. Commissioner Sullivan voted Nay. 0-abstained. Motion carried.

## **5. NEW BUSINESS**

There were no items to discuss at this time.

## **6. OTHER BUSINESS**

There were no items to discuss at this time.

## **7. ADJOURNMENT**

There being no further public business to discuss, **a Motion was made by Commissioner Page and seconded by Commissioner Lateer to adjourn from the public meeting at 8:07 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

*Courtney Baker*

Courtney Baker  
Village Clerk