



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, September 14, 2022**

1. CALL TO ORDER

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

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Kelly Mastera called the roll. Roll call of Members present: Commissioners Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioners Borgardt, Lateer, and McHone were absent. Others present: Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, 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 August 10, 2022 Plan Commission/ZBA Meeting

A Motion to Approve the Minutes from the August 10, 2022 Plan Commission/Zoning Board of Appeals Meeting was made by Commissioner Page and seconded by Commissioner Del Vecchio. Roll call vote: Commissioners Page, Del Vecchio, and Chairman Mills voted Aye (3). Nays (0). Abstain (1): Commissioner Sullivan.

5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT / PUD FOR NEIGHBORHOOD 2B-3 OF THE CONSERVANCY DEVELOPMENT

Administrator Bourdeau explained to the Commission the background of what has happened so far in the project, as it has occurred in phases. Developer Troy Mertz stepped forward and addressed the Commission. He discussed how this was more of a technical matter and confirmed that no major changes were occurring in the submittal of the final plat and Planned Unit Development for Neighborhood 2B-3.

A Motion was made by Commissioner Page and seconded by Commissioner Sullivan to Recommend to the Village Board an Approval of the Final Plat / PUD for Neighborhood 2B-3 of the Conservancy Development with the following five conditions (which had been outlined in the staff memo):

- A) 4 single-family units and 40 additional townhome units are being platted in NH2B-3, leaving no residential units left for all of NH2.
- B) Confirmation by the Village Engineer that all outstanding engineering items as noted in the conditional approval letter dated October 8, 2020, which was returned with comment

- on December 4, 2020, and NH2B-3 supplemental engineering letter dated July 11, 2022, which was returned July 14, 2022 have been addressed and no new issues have arisen;
- C) The Covenants covering the area of NH2B-3 be approved by the Village Attorney and recorded prior to recordation of the final plat;
 - D) Development will be subject to the Annexation Agreement and PUD Ordinance, as amended, and all applicable laws, ordinances, and regulations, including applicable restrictions on the issuance of building permits; and
 - E) Performance security must be posted for all public improvements required for NH2B-3 prior to recordation of the final plat.

Roll call vote: Commissioners Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (4). 0-nays. 0-abstained. Motion carried.

6. NEW BUSINESS – No items to discuss at this time.

7. OTHER BUSINESS

Administrator Bourdeau let the Commission know the Comprehensive Plan continues to move forward and what the next stages will be, including when the Steering Committee will meet next.

Public Comment

Resident Mary Witt asked Administrator Bourdeau about a presentation by Redwood about the potential for a duplex rental community she had seen at a Village Board meeting a month or so ago. She said she had not seen anything further about it. Administrator Bourdeau explained the Village had not received any formal application, and once they do file one for consideration, the process would be to prepare information to come before the Plan Commission. Administrator Bourdeau clarified a few other details for Ms. Witt regarding what property areas have been annexed to the Village.

Ms. Witt also asked if there had been any update regarding the tow truck proposal. Administrator Bourdeau said no applications have been submitted to move forward on that. He did say that property require annexation into the Village.

Administrator Bourdeau and Attorney Asprooth discussed with the Commission the Redwood concept presentation that had went before the Board. Administrator Bourdeau explained that should Redwood submit something, there would be several layers of things to work through. He said in the future he can flag future concept presentations that people ask to propose before the Board to get feedback.

8. ADJOURNMENT

There being no further public business to discuss, *a Motion was made by Commissioner Page and seconded by Commissioner Del Vecchio to adjourn from the public meeting at 7:17 p.m.* Voice vote of Aye carried unanimously (4). Motion carried.

Respectfully submitted,

Kelly Mastera

Kelly Mastera, Village Clerk