

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
August 8, 2012**

APPROVED MINUTES

Call to Order

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

Roll Call/Establish Quorum

Roll call: Members present: Commissioners Mills, Sullivan, del Vecchio, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen. Also present were Administrator Keller and Attorney Tappendorf.

Commissioners McHone and Borgardt arrived at 7:01p.m.

Not present was Commissioner LeClercq.

Approval of Minutes

A motion was made by Vice Chairperson Davidowski and seconded by Commissioner del Vecchio to approve the minutes from June 13, 2012.

Vice Chairperson Davidowski inquired as to whether the Plan Commissioners would be receiving a copy of the cumulative changes in the Final UDO before it goes to the Village Board for approval. Attorney Tappendorf assured her that the last version would incorporate all of the changes and would be available for the Commissioners to view.

Commissioner Mills questioned the discussion from the previous meeting regarding the fences being located five feet from sidewalks. Commissioner Borgardt feels the fence should come up to the sidewalk as opposed to being set back five feet on corner lots. Attorney Tappendorf will discuss with Chief Building Inspector Swedberg the reasoning behind this current regulation.

Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, McHone, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

New Business

None

Old Business

Worksession: Unified Development (Zoning) Ordinance – Chapter 12-Subdivisions

A significant change to Chapter 12 was the removal of the technical engineering specifications for subdivisions from the subdivision regulations.

9-12-1 General Provisions – There weren't any significant changes to this section.

9-12-2 Administration – A brief description of this section was given by Attorney Tappendorf.

9-12-3 Required Improvements and Design Standards – The Village Engineering Specifications Manual was briefly discussed. The subdivision code will be referenced in the Engineering Specifications Manual.

Sub Section D “Streets” was then discussed. Attorney Tappendorf stated that the intent of the Village is that the default is a public street. Otherwise, the developer would have to come in for a variance for a private street. Attorney Tappendorf and Administrator Keller proceeded to give definitions of “spite” strips and half streets.

Attorney Tappendorf and Administrator Keller will verify that the Comprehensive Plan is consistent with the street plans.

Stop sign regulations were then discussed.

Village Staff still have to look into whether no parking zones should be painted.

An ordinance on sidewalk maintenance was recently passed by the Village Board. This is listed in the Village Code.

9-12-4 Construction and Post Construction Requirements – Under C “Limited Completion Time of Public Improvements” “Construction of all required improvements must be completed within two (2) years from the date of final plat approval unless good cause can be shown to the Village Board for granting an extension of time” has been added.

9-12-5 Performance Security – This whole section has been rewritten. The Commissioners discussed the section regarding an increase in the performance security.

9-12-10 Dedication of Land for Public Use; Cash Contributions in Lien – The library district was next discussed. Changes will be made referencing the library district.

Under Sub Section J.2. “Bedrooms” Chairman Hagen questioned whether the dimensions of a bedroom should be listed. After a brief discussion, Attorney Tappendorf informed him that it wasn’t necessary because the builder would still have to comply with the building code.

The duties of the Plan Commission listed here only apply to their job in dealing with subdivisions.

Chapter 13 – Applicability and Interpretation

9-13-13 Definitions – Variances and hardships were discussed. Vice Chairperson Davidowski asked if a definition of “hardship” could be included. Attorney Tappendorf stated that it’s hard to put into words, but she can add language on what a “hardship” isn’t.

Next the Plan Commissioners will be updating the Zoning Map. Then a work session will be held regarding Old Town. Lastly, a public hearing will be held regarding the UDO.

Communications

The next meeting will be held on September 12, 2012 at which time a possible public hearing may go before the Plan Commission regarding an Industrial Development.

The Plan Commissioners are invited to the next Village Board Work Session where the Industrial Development will be discussed.

Adjournment

There being no further business to discuss, **a motion was made by Commissioner Zoerhoff and seconded by Commissioner Borgardt to adjourn from the meeting at 8:53 p.m.** Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, McHone, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary