

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
October 24, 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 Borgardt, del Vecchio, LeClercq, McHone, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen. Also present were Administrator Keller and Attorney Tappendorf.

Approval of Minutes

A motion was made by Commissioner Zoerhoff and seconded by Commissioner Sullivan to approve the minutes from September 26, 2012. Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, LeClercq, 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

Vice Chairperson Davidowski proceeded to go over some concerns and questions she had regarding the UDO. She inquired about the "Maintenance and Availability of Zoning Map" in section 10-2-3. Attorney Tappendorf informed her that state statute requires that the official copy of the zoning map be approved by the Village Board. The amendment procedure is in Chapter 11.

She then questioned the "Annexation of Land" which Attorney Tappendorf clarified for her.

9-6-3 Special Uses were discussed next. Vice Chairperson Davidowski stated that many years ago the Plan Commission voted against allowing a cement plant to locate in the village because residents were concerned about the health effects and the traffic. Chairman Hagen added that there was a loss of sales tax revenue from that decision. Under 5.a. the word "Indoor" will be added in front of amusement park, and in front of amusement park anywhere else necessary in the document.

Legal non-conformities were discussed.

Multi-family units were discussed in Old Town.

RVs and Boats were discussed next in Chapter 8. Vice Chairperson Davidowski questioned whether the Village should restrict the boat or RV to be registered to the resident at that address. A majority of the Plan Commissioners didn't agree with this.

Under 10-8-3 Temporary Uses, Attorney Tappendorf will clarify section D.3.

Attorney Tappendorf explained section b under 10-10-5 to Vice Chairperson Davidowski.

Under Chapter 11, Vice Chairperson Davidowski questioned the authority of the Zoning Administrator and why the Village Administrator could serve as Zoning Administrator or appoint a Zoning Administrator. Attorney Tappendorf explained how Administrator Keller has a zoning background, but a future administrator may not have a zoning background, so he or she would appoint one.

After discussing 10-11-3, it was decided that the non Zoning Board of Appeals members can sit at the table while discussing ZBA matters as well as ask questions and participate, as long as they don't vote. Vice Chairperson Davidowski stated that she would appreciate some clarification.

The definition of hardships was then discussed briefly. In 10-11-10 F.1 there's language used in state statute. Under F.2, a little more detail and explanation is given.

Commissioner Zoerhoff then went over some concerns with the UDO. All drive-throughs will require a special use. This will be added across all of the districts.

There is a typo under 10-5-5 on page 35. "Residential" should be changed to "office." The change has to be made in the other districts as well.

10-6-2, "Cultural, Recreational, and Entertainment" should be changed to the same as that on page 37.

The Requirements Table was discussed under 10-7-4.

Commissioner Mills questioned 10-7-3.

Employee limitations under 10-8-2 C.1 Home Occupations were discussed. Clarifications will be made to this section.

10-9-3 was next discussed. 10-9-3 D.4 a and b will be removed.

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Commissioner Sullivan questioned the Terms of Office for the Commissioners (10-11-2). This will be updated.

Communications

Early voting will be at the Eagles Club from Thursday through Saturday from 10:00 a.m. to 5:00 p.m.

The next meeting will be held on December 5. If the public hearing has to be continued, it will be done so on December 12. Then the UDO will go before the Board on December 18.

Adjournment

A motion was made by Commissioner McHone and seconded by Commissioner LeClercq to adjourn from the meeting at 8:25 p.m. Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, LeClercq, McHone, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary