

Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136  
Plan Commission  
Meeting Minutes  
December 5, 2012

APPROVED MINUTES

**Call to Order**

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

**Roll Call/Establish Quorum**

Present were Commissioners Borgardt, LeClercq, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen. Also present were Village Administrator Keller and Attorney Tappendorf.

Commissioner McHone arrived at 7:17 p.m.

Not present was Commissioner del Vecchio.

**Approval of Minutes**

A motion was made by Commissioner Zoerhoff and seconded by Commissioner LeClercq to approve the minutes of October 24, 2012. Unanimous Voice Vote: all ayes. 0-nays. 0-abstain. Motion carried.

**Public Hearing**

**Proposed Comprehensive Amendments to the Zoning, Subdivision, and other Development Regulations, and the Creation of a Unified Development Ordinance.**

A motion was made by Commissioner LeClercq and seconded by Commissioner Zoerhoff to open the public hearing. Vote: all ayes by unanimous voice vote. 0-nays. 0-abstain. Motion carried.

Commissioner LeClercq questioned if there would be an easier way for those viewing the UDO to be able to distinguish which section they are reading. Attorney Tappendorf informed him that the document will look different on the website, and it will be codified.

Plan Commission Meeting

December 5, 2012

Page 2

Resident Dan Baird of 571 Running Deer Lane questioned the Indian Trails Overlay District. Administrator Keller explained how the Indian Trails Overlay Zoning District remained the same. Village Staff just transferred it into the UDO.

Attorney Tappendorf proceeded to explain how any new amendments or ordinances will be sent to the codifier for immediate updates to the UDO on the website.

The Plan Commission will be reviewing the Zoning Map at a future date.

Some of the biggest changes made to the UDO are the elimination of the Agriculture Zoning District and the creation of the Old Town District.

Resident Maria Ramos of 225 Powder Horn Ct. stated that she owns a parcel of land zoned A-1. The land is situated between the Eagles Club and Gilberts Glen. Before she purchased the land she spoke with Village staff regarding the zoning and what would be allowed on her property. She stated that she is being negatively impacted by the elimination of the Agriculture Zoning District. She would like to have a few uses "grandfathered" in with her parcel. She is aware that her current buildings are "grandfathered" in, but she would like to add some more in the future and possibly have horses.

Bruce Stainberg of 80 Industrial Drive questioned whether the TIF Districts or SSA's would be affected by the UDO. The response was no, they will not. He was also told that a vote would be made at the Board Level at a future date, of which is unknown at this time. However, he can find out by looking at the agendas which are posted at the Village Hall as well as on the website.

A brief discussion between resident Dan Baird and Attorney Tappendorf ensued regarding fines.

**A motion was made by Commissioner Sullivan and seconded by Commissioner McHone to close the public hearing.** Vote: all ayes by unanimous voice vote. 0-nays. 0-abstain. Motion carried.

Plan Commission Meeting

December 5, 2012

Page 3

**A motion was made by Commissioner LeClercq and seconded by Commissioner Borgardt to recommend approval of the Unified Development Ordinance (UDO) to the Board.** Vote: 8 ayes (Commissioners Borgardt, LeClercq, McHone, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

**New Business**

None

**Old Business**

None

**Communications**

For the 2013 calendar year the Plan Commission will be scheduled to meet the second Wednesday of every month. The last Wednesday of the month will be reserved for a continuation of a meeting on an as needed basis.

Training for the Plan Commissioners will begin at the January meeting.

**A motion was made by Commissioner McHone and seconded by Commissioner LeClercq to adjourn from the meeting at 7:35 p.m.** Vote: all ayes by unanimous voice vote. 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,  
Karen Danca, Recording Secretary