

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
September 26, 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, LeClercq, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen. Also present was Administrator Keller.

Not present were Commissioners McHone and del Vecchio.

Approval of Minutes

A motion was made by Commissioner Sullivan and seconded by Vice Chairperson Davidowski to approve the minutes from September 12, 2012. Vote: 6-ayes (Commissioners Borgardt, LeClercq, Mills, Sullivan, Vice Chairperson Davidowski, and Chairman Hagen) 0-nays. 1-abstain (Commissioner Zoerhoff). Motion carried.

New Business - none

Old Business

Public Hearing on requests to rezone property to I-1 Industrial and approve a new Planned Unit Development (PUD) for the Gilberts Corporate Park Development, a resubdivision of the Riemer Centre Industrial Park and Office Research Centre Subdivision

Administrator Keller gave an overview of his memo regarding the adjustments that were made to the development concept. Gas stations were moved to permitted uses, so the petitioner wouldn't have to come before the Plan Commission again, if a gas station were to be built.

He went on to add that he had not heard any feedback, comments, or questions since the last meeting.

Vice Chairperson Davidowski stated her concern for amusement parks and race tracks and it not being specified as to them being allowed only indoors. Administrator Keller clarified that on page 4 of the Gilberts Corporate Park PUD, Office Lots, it specified under section B that the operations were to be in an enclosed structure. However, clarifications could be made on the second page. "Indoor" will be added in front of amusement parks.

Mark Ebacher of Interstate Partners stated that it isn't his intent to have an amusement park. However, it is difficult to foresee what will happen in the future.

Vice Chairperson Davidowski then questioned whether specifications regarding the noise barriers should be added to the documents. Commissioner Zoerhoff explained how noise barriers would be made a condition of a special use, if and when that time would come. Administrator Keller proceeded to go over the Standards of Special Use on page 6 of his staff report dated September 7, 2012.

Assisted living was discussed next. It isn't currently in the plans because it isn't consistent with the original intent of the development. The petitioner could come back before the Plan Commission to amend the PUD if they would like to add assisted living in the future.

If the Plan Commission recommends approval of the PUD one of the conditions of that approval will be that the memos from the Fire Protection District will be attached. Mr. Bob Gudmundson of RWG Engineering stated that all of the concerns the Fire Protection District noted will be easily addressed.

A discussion ensued regarding the roadways. Barb Clayton of Wilmette, IL questioned the width of Arrowhead Drive. Mr. Gudmundson informed her that the roadway is 30 feet back-to-back pavement. However, it flares to 36 feet at the intersections. Mr. Ebacher added that Interstate Partners was trying to design the development so truck traffic enters off Route 72, not Tyrrell Road.

Resident Dan Baird of 571 Running Deer Lane questioned the I-1 zoning, which Administrator Keller clarified for him. Administrator Keller added that if someone besides Interstate Partners were to purchase the commercial lots, they would have to come before the Plan Commission to amend the PUD if they wanted to put industrial buildings in.

Mr. Baird then asked whether the existing buildings would be under the jurisdiction of the CCR's. Mr. Baird stated his concern for the Village not being able to enforce the restrictions. Mr. Ebacher stated that he spoke with all of the landowners, except for the owner of Reed Excavating, and they have all agreed informally to not allow on-street parking. He added that "no parking" signs would be put up, to help ensure the enforceability. Administrator Keller explained the mechanisms the Village will put in place to help enforce the covenants.

Mr. Baird asked whether Jeff Riemer would have any remaining property in the Village. He stated his concern for the length of time his vehicles have been parked on the property and asked whether Mr. Riemer's vehicles and equipment will continue to be parked there. Mr. Ebacher went over the stages of development. He added that he does not see Mr. Riemer's equipment as an issue. He believes the property is neat and organized.

Commissioner LeClercq questioned the truck traffic. Mr. Ebacher explained the traffic engineering standards. Administrator Keller added that there will be truck traffic on Tyrrell and Arrowhead. However, they will try to defer the truck traffic to Route 72.

Mrs. Clayton questioned the access road that would run to the south end of the property. Once this road is built and accepted, it will be in Gilberts' jurisdiction. She stated her concern for the road moving further east. Mr. Gudmundson assured her that the county wouldn't allow it. However, KDOT regulations will have to be double checked. Administrator Keller informed her that as one of the conditions of approval it can be stated that the road would not move further east than lot 49.

Mr. Gudmundson proceeded to discuss the concern from the last meeting regarding residents being able to view the industrial buildings and the trucks. He went over the "Concept View X-Sections (South of Arrowhead Drive)" which was made available to the Commissioners as well as the public in attendance. The top exhibit depicts a building which is closer to Tyrrell Road. From peering out the top floor window, the homeowner in the house across Tyrrell in Indian Trails would only be able to view the top seven feet of the building. No vehicles would be seen. The second scenario depicts a building 130 feet west of the easement. Mr. Gudmundson stated that the vehicles are far from the house, and the homeowner would only be able to view the top couple of feet of the building from the second story window.

Vice Chairperson Davidowski stated that some of the residents were concerned about the noise from the truck traffic in the industrial building. Mr. Ebacher stated that the noise from the trucks would be suppressed, and the berm is a terrific sound barrier.

Resident Maureen Summy of 136 Whitefeather Lane stated that she can hear the factory noise from the buildings in Elgin located on the east side of Indian Trails. Mr. Ebacher informed her that trees will be added to the berm and dropping the elevation of the buildings will help buffer the noise from the proposed development. He added that the development will add revenue to the Village as well.

A motion was made by Commissioner Borgardt and seconded by Commissioner LeClercq to close the public hearing. Vote: 7-ayes. (Commissioners Borgardt, LeClercq, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstained. Motion carried.

A motion was made by Vice Chairperson Davidowski and seconded by Commissioner Borgardt to recommend to the Board approval of the petitioner's request to rezone property to I-1 Industrial and approve a new Planned Unit Development, a Resubdivision of the Riemer Centre Industrial Park and Office Research Centre Subdivision subject to the finding of fact listed in the Village Administrator's Memorandum dated September 20, 2012 including the concerns noted by the Fire Protection District and subject to modifications to the Gilberts Corporate Park PUD, Office Lots. An amendment will be made to section 2, Special Uses. Race tracks and stables and riding academies will be removed. "Indoor" will be added in front of amusement parks and subject to the road extending to the south property line not moving further east than lot 49. Vote: 7-ayes. (Commissioners Borgardt, LeClercq, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstained. Motion carried.

Consideration of a request for a plat of vacation for property located within the Riemer Centre Industrial Park and Office Research Centre Subdivision

A motion was made by Commissioner Sullivan and seconded by Commissioner Zoerhoff to recommend approval for a plat of vacation for property located within the Riemer Centre Industrial Park and Office Research Centre Subdivision. Vote: 7-ayes. (Commissioners Borgardt, LeClercq, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstained. Motion carried.

Communications

The next Plan Commission meeting will be scheduled for October 24, 2012. An open house will be held for Old Town regarding the UDO on November 14, 2012.

Time over the winter will be spent training the Commissioners on their role as Zoning Board of Appeals members.

Adjournment

A motion was made by Commissioner Borgardt and seconded by Commissioner Zoerhoff to adjourn from the meeting at 8:21 p.m. Unanimous Voice Vote: all ayes. (Commissioners Borgardt, LeClercq, Mills, Sullivan, Zoerhoff, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary