

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
June 13, 2012**

APPROVED MINUTES

Call to Order

Chairman Hagen called the meeting to order at 7:02 p.m.

Roll Call/Establish Quorum

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

Not present were Commissioners Borgardt, and Sullivan.

Commissioner McHone arrived at 7:12 p.m.

Approval of Minutes

A motion was made by Commissioner Zoerhoff and seconded by Commissioner del Vecchio to approve the minutes from May 9, 2012. Unanimous Voice Vote: all ayes. (Commissioners Mills, Zoerhoff, del Vecchio, LeClercq Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

New Business

None

Old Business

**Worksession: Unified Development (Zoning) Ordinance – Chapter 9
Site Development Regulations**

9-9-1 **Parking and Loading** was discussed first. This is a new section which will consolidate all parking and loading regulations in one place in the UDO. Subsection B opened a discussion regarding parking lots. The current zoning code only applies to parking lots of 5 spaces which is equivalent to a single family home.

B.3. **Required spaces** It was decided that the language that applies to religious residences should be deleted.

Subsection 6. **Disabled Parking** It was questioned as to whether “disabled” is the correct terminology. It was suggested that it read “disabled persons parking” or “handicapped parking”. Attorney Tappendorf will review State regulations to determine the correct terminology.

Subsection C.5. The number of loading spaces is at the discretion of the Zoning Administrator. It was questioned as to whether it would be beneficial to provide specific standards. It was decided to leave this section as it is written.

9-9-2 **Signs** Section B. Definitions will be incorporated in Chapter 12. Attorney Tappendorf advised that **Signs** should be interfaced with lighting regulations.

A discussion ensued regarding political signs. Several commissioners were unaware of the change in the law that allows such signage to be displayed indefinitely. The commission questioned allowing political signs to be 15' in height. Attorney Tappendorf will research this issue.

Subsection 7 (new section) Next, the Commission discussed the regulation of LED's. Administrator Keller took this opportunity to inform the commission of Clear Channel's desire to go to a digital display on the only billboard in Gilberts.

7.d. regulates the distance of the location of a sign in a residential area which is 100'. The commission questioned whether the 100' was sufficient. The wording will be changed to read "shall be no less than 100' of a residential area.

N.2. **Sign packages** (new section) The Village may want to consider the approval of a sign package for developers which would supersede sign regulations and waive provisions of the code or shall be permitted by special use.

9-9-3 **Fences** Fence regulations are currently contained in both the zoning code and the village code. This section will consolidate fence regulations. A question arose as to whether fences are allowed at the front property line. The height of the fence is regulated at the front property line. Some CCR's prohibit front yard fences. It was also asked whether the code regulated fence materials. There is no mention of this in the code.

9-9-4 **Landscaping & Trees** subsection 13 – This section will be consolidated in the UDO. There are no substantive regulation changes. Subsection 13 will be changed to contain the first sentence only. Prohibited species will follow in a separate section. It was suggested that the village consult with an arborist regarding a list of preferred and prohibited species of trees and plant material. The question was asked if a permit is needed to remove a tree. There is no permit requirement.

9-9-5 **Exterior Lighting** (new section) was discussed briefly. There was a discussion on exterior lighting abutting residential areas.

Communications

Chairman Hagen welcomed David LeClercq as the newest member of the Plan Commission.

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The Plan Commission meeting scheduled for July 11th is canceled. Administrator Keller asked the commissioners to hold open July 25th as the next possible meeting date.

Adjournment

There being no further business to discuss, **a motion was made by Commissioner Zoerhoff and seconded by Commissioner del Vecchio to adjourn the meeting at 9:05 p.m.** Unanimous Voice Vote: all ayes. 0-nays. 0-abstain. Motion carried.

Respectfully submitted,
Shirley Sorenson,
Recording Secretary