

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

Not present were Commissioner Fatigato and Ex-Officio LeClercq.

Approval of Minutes

A motion was made by Commissioner Zoerhoff and seconded by Commissioner del Vecchio to approve the minutes from January 11, 2011. 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 – Residential Districts
Chapter 4 Commercial Districts**

Attorney Tappendorf proceeded to go over the UDO (Unified Development Ordinance) draft starting with Chapter 4. The permitted uses were broken down into categories. “Medical laboratories” was moved to Special Use. “Grocery store” will be added under Retail Business Uses.

A discussion ensued between Attorney Tappendorf and Commissioner Borgardt.

“Dry cleaners” will be added to Service Uses under 9-4-2.

Special Uses were discussed next. Businesses with a drive-through would be considered a Special Use, such as banks, restaurants, or a pharmacy.

“Forest Preserves” were added to Special Uses. And changes will be made to #6.

The commissioners then discussed 9-4-4 Use Limitations including outside beer gardens. B.6. will be amended to state the following: “Temporary outdoor seating areas accessory to bars, restaurants, and taverns.” (Permanent outdoor seating areas are subject to a special use.) C.1. will read as follows: “No exterior wall facing any road or street of any

building in the C-1 District shall be constructed using any of the following materials: wrinkled aluminum, unfinished masonry cinder blocks, vinyl, or plastic or similar materials.”

Attorney Tappendorf stated that the UDO can be amended at a later date if other issues arise.

Chapter 5 Office Districts

The Village currently has 2 office districts. In the UDO draft they have been consolidated into one office district.

Permitted Uses were discussed. “Dry cleaners” will be added under Service Uses. Both a and g under Service Uses should read (with a drive-through).

C.1. under Use Limitations will read as follows: “No exterior wall facing any road or street of any building in the O-1 District shall be constructed using any of the following materials: wrinkled aluminum, unfinished masonry cinder blocks, vinyl, or plastic or similar materials.”

Adult Uses were discussed. No changes will be made.

Under 9-5-6, the minimum building height will be amended so it depicts the requirement in feet rather than stories.

Chapter 6 Industrial Districts

“Dry cleaners” will be added to Permitted Uses.

The following changes will be made to Permitted Uses 1.b.:

3. Fabricated metals products, machinery, and transportation equipment.
7. Pencils, crayons, and artists’ materials
9. Lumber and wood products
- 10 and 19 will be eliminated.

There is a typo under Permitted Uses 3. o. It should read “Tire, battery, and accessory sales and service.”

Day care centers and nursery schools were eliminated under 9-6-2 Permitted Uses.

“Forest Preserves” were added as a Special Use. Also under Special Uses, “Casino” and “Off Track Betting” will be included under #5.

Attorney Tappendorf will elaborate more on 9-6-4 Use Limitations C. Outdoor Storage.

9-6-4 Use Limitations D.1. will read as follows: "No exterior wall facing any road or street of any building in the I-1 District shall be constructed using any of the following materials: wrinkled aluminum, unfinished masonry cinder blocks, vinyl, or plastic or similar materials."

9-6-6 Bulk Space, Storage, and Yard Requirements was discussed next. B. Notes will be changed so that there is a 30 foot buffer. However, staff will look at the current land that is zoned Industrial to see how this change would affect it.

Communications

The next Plan Commission meeting is scheduled for March 14, 2012.

Chairman Hagen informed the members that they would be receiving their economic interest forms from the county soon. After they have been filled out, they should bring the forms in to the next Plan Commission meeting.

Adjournment

There being no further business to discuss, **a motion was made by Commissioner McHone and seconded by Commissioner Sullivan to adjourn from the meeting at 8:44 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