

**Plan Commission  
87 Galligan Road  
Gilberts, IL 60136  
Meeting Minutes  
March 14, 2012**

APPROVED MINUTES

**Call to Order**

Chairman Hagen called the meeting to order at 7:05 p.m.

**Roll Call/Establish Quorum**

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

Not present were Commissioners Borgardt, del Vecchio, Fatigato and Ex-Officio LeClercq.

**Approval of Minutes**

A motion was made by Commissioner Zoerhoff and seconded by Commissioner McHone to approve the minutes from February 8, 2012. Unanimous Voice Vote: all ayes. (Commissioners 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 9-7 Old Town (OT) District**

The boundaries of Old Town were discussed. A definition will be written at a later date.

9-7-1 - “co-mingling” is misspelled.

Under 9-7-2 Permitted Uses, d. banquet halls under #2 and f. Laundromats/dry-cleaning under #3 will be moved to special uses.

9-7-3 Special Uses, #5 f. “Radio and television broadcasting facilities” was discussed. The commissioners went on to discuss the satellite dishes near Galligan and Koppie Drive.

9-7-4 Use Limitations – Additional language will be added to A. “Site Plan Review.” Changes will be made to B. 7. It will state “Refuse disposal area, subject to section.....of this code. (The section is yet to be determined.) Under C. Exterior of Buildings, the word “vinyl” will be removed.

A discussion ensued between Vice Chairperson Davidowski, Administrator Keller, and Attorney Tappendorf regarding conforming and nonconforming properties as well as restrictions on certain properties.

Minimum lot size was discussed under 9-7-6 "Bulk, Space, and Yard Requirements." Administrator Keller proceeded to explain the Front Yard Setback Exception in the OT District.

### **Chapter 10 Nonconformities**

There was a brief discussion regarding 9-10-2 F. "Moving." #2 "Termination of Amortization" was discussed. This portion will be removed.

Daycares were then discussed. They will be discussed further during the chapter on home occupations.

Next there was a discussion between Commissioner Zoerhoff and Attorney Tappendorf regarding 9-10-4 "Nonconforming Structures Other Than Signs."

Regarding "Nonconforming Signs" (9-10-6) ordinary repairs and maintenance is encouraged.

Property improvements were discussed.

The commissioners went on to discuss billboards. A person must get a permit from the state if it is in the state right of way.

A discussion ensued regarding regulations on for sale signs and garage sale signs. HOA's can regulate the content on a sign. However, the Village cannot.

### **Communications**

The next Plan Commission meeting is scheduled for April 11, 2012.

If they were completed, the commissioners handed in the Economic Interest forms.

### **Adjournment**

There being no further business to discuss, **a motion was made by Vice Chairperson Davidowski and seconded by Commissioner Sullivan to adjourn from the meeting at 8:37 p.m.** Unanimous Voice Vote: all ayes. 0-nays. 0-abstain. Motion carried.

Respectfully submitted,  
Karen Danca, Recording Secretary