

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
May 9, 2012**

APPROVED MINUTES

Call to Order

Chairman Hagen called the meeting to order at 7:01 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 Sullivan to approve the minutes from March 14, 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 – Chapter 8-General Use Regulations

9-8-1 Accessory Structures and Uses was discussed first. The definition has been expanded. Under D. Permitted Accessory Uses by District, “Fallout shelters” will be deleted. A brief discussion regarding guest houses continued afterwards.

Under E.2. Tennis and Playing Courts, Private, it will be added that the ten foot fence cannot be located along the property line. E.2.e. will state as follows: “A tennis court or playing court shall not be lighted for playing purposes, except as permitted by a special use.”

Commercial Motor Vehicles was next discussed. The last sentence “No more than one commercial vehicle may be parked or stored on a residentially zoned lot.” will be moved to the beginning of the section. The same holds true for Recreational Vehicles and Boats. The last sentence will be moved to the beginning of the section. It will be added to the section that the RV or Boat must be registered by the property owner.

E.7. Storage of Disabled or Junk Motor Vehicles was next discussed. E.7.a. will read as follows: “In Residential Districts. No inoperable motor vehicle may be stored in the

open.” E.7.b. has a minor change to the beginning of the first sentence. “Disabled” will be replaced with “inoperable;” “or damaged” will also be removed.

Enforcing of regulations and ordinances was next discussed.

9-8-2 Home Occupations. The limitation of one employee was questioned. This means that only one person who doesn’t reside in the house will be allowed on the premises.

9-8-3 Temporary Uses. These will require a permit. Garages sales were next discussed.

9-8-6 Agriculture Uses. C.2. Special Uses will be addressed. There is currently not an ordinance restricting residents from raising livestock.

9-8-8 Performance Standards. There were significant changes made to this section. Electromagnetic interferences were discussed. Noise is state regulated.

9-8-9 Bulk Regulations. Attorney Tappendorf gave a brief description of this section.

Communications

The next meeting will be held on June 13. Chapter 9 Site Development will be the topic that evening.

Chairman Hagen reminded the commissioners to complete their OMA Training if they hadn’t done so already.

On Tuesday May 12, 2012 seven out of the nine Plan Commission members will be sworn into the ZBA.

The Plan Commission will be meeting in the near future to discuss the Comprehensive Plan. Administrator Keller will be applying for a grant through CMAP.

Affordable housing was discussed.

Adjournment

There being no further business to discuss, **a motion was made by Vice Chairperson Davidowski and seconded by Commissioner Zoerhoff to adjourn from the meeting at 9:00 p.m.** Unanimous Voice Vote: all ayes. 0-nays. 0-abstain. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary