

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
January 11, 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 Sullivan, del Vecchio, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen. Also present were Administrator Keller and Attorney Tappendorf.

Not present were Commissioners Borgardt, Fatigato, and McHone 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 December 7, 2011. Unanimous Voice Vote: all ayes. (Commissioners Sullivan, del Vecchio, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

New Business

None

Old Business

Worksession: Unified Development (Zoning) Ordinance – Residential Districts

Attorney Tappendorf proceeded to explain the draft of Chapter 3 Residential Districts. One of the biggest changes is the removal of A-1, agriculture district. She went on to give a brief explanation of R-1, R-2, R-3, and R-4.

9-3-2, Permitted Uses was discussed next. Item #2 “Multiple family dwellings, but only in the R-4 district pursuant to a planned unit development” will be moved to 9-3-3, Special Uses.

#5 “Public athletic fields (without stadium lighting), public gymnasiums, and public swimming pools” will be moved to #5 under 9-3-3, Special Uses.

A brief discussion pursued regarding #6.

Vice Chairperson stated her concern of stating that private recreational uses will be at least 100 feet from any dwelling. A discussion pursued regarding this topic. Attorney Tappendorf stated that the Village could take out “100 feet” and add “provided there is an adequate screening, buffering, and distance from dwelling units.”

The Plan Commission went on to discuss 9-3-3, Special Uses. The Village will have a definition of assembly uses.

#6 under 9-3-3 will be changed. (3) will state that signage will be submitted and approved as part of the special use process.

Attorney Tappendorf briefly explained 9-3-4, 9-3-5, and 9-3-6. In 9-3-5 the regulations have been cross-referenced.

The chart on page 4 was then discussed. The maximum "Principal Building Height" will be 35 feet for R-1, R-2, and R-3. The rest of the language ("except agricultural buildings (60 feet) and religious steeples and towers (75 feet)" will be removed.

Under "Minimum Front and Corner Side Yard Setback" a foot note will be added under non-residential. It will also read "where applicable."

There was a discussion regarding the minimum lot area for R-3.

Under 9-3-6 B 2 a (iii) and 9-3-6 B 2 b (iii), it should state "maximum lot coverage for buildings..." instead of "minimum lot coverage for buildings..."

9-3-7 "ITO" Indian Trails Overlay Zoning District" was discussed. Vice Chairperson Davidowski asked if the Village would consider making some of these stipulations as part of the Village Code.

Garages and outdoor storage and parking were discussed.

Communications

The next Plan Commission meeting is scheduled for February 8, 2012.

Adjournment

There being no further business to discuss, a motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to adjourn from the meeting at 8:29 p.m. Unanimous Voice Vote: all ayes. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary