

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
December 7, 2011**

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 McHone, del Vecchio, Borgardt, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen. Also present was Administrator Keller. For members of the audience please see the attached list. Commissioner Sullivan arrived at 7:03 p.m.

Not present was Commissioner 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 November 9, 2011. Vote: 7-ayes (Commissioners McHone, del Vecchio, Borgardt, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried. Commissioner Sullivan was not present at this time.

New Business

Public Hearing on petition by Plote Homes LLC to rezone property located at 39W021 Route 72, Gilberts, IL, from A-1 Agricultural to I-1 Industrial

A motion was made by Commissioner Zoerhoff and seconded by Commissioner McHone to open the public hearing. Unanimous Voice Vote: 7-ayes (Commissioners McHone, del Vecchio, Borgardt, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried. Commissioner Sullivan was not present at this time.

Ryan Trottier of Plote Homes gave a brief background on the history of the property. He went on to explain the grading plan. He would like to zone the property so it is consistent with the surrounding areas. He added that he receives calls from brokers, and he has to explain to them that the property is zoned A-1.

The wetlands were discussed. Then the commissioners went on to discuss commercial zoning versus industrial zoning.

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to close the public hearing. Unanimous Voice Vote: all ayes (Commissioners McHone, del Vecchio, Borgardt, Zoerhoff, Mills, Sullivan, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

A motion was made by Commissioner Borgardt and seconded by Commissioner Zoerhoff to recommend approval of the petitioner's request to the Village Board to rezone the property located at 39W021 Route 72, Gilberts, IL, from A-1 to I-1 Industrial as presented. Vote: 8-ayes (Commissioners McHone, del Vecchio, Borgardt, Zoerhoff, Mills, Sullivan, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Old Business

Worksession: Unified Development (Zoning) Ordinance

Administrator Keller went on to give a brief explanation of the memo from Attorney Tappendorf dated November 23, 2011.

The Indian Trails Overlay District will be in a separate section.

The Village wants to eliminate the Agricultural District.

The elimination of Public Land Districts was discussed briefly.

The Village would like to create an Old Town District. Old Town is currently zoned R-2, but doesn't conform to those regulations. The possibility of commercial going in was then discussed.

Next a discussion regarding the zoning map ensued. If there is a conflict, an ordinance takes precedence over the zoning map. A goal of the Village is to annually publish the zoning map.

Staff will continue to work on the changes and updates on the Residential District.

Communications

The next Plan Commission meeting will be held on January 11, 2012.

Adjournment

There being no further business to discuss, **a motion was made by Commissioner Sullivan and seconded by Commissioner McHone to adjourn from the meeting at 7:59 p.m.** Unanimous Voice Vote: all ayes. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary