

APPROVED MINUTES

**Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission Meeting Minutes
October 8, 2014
7:00 p.m.**

Call to Order

Chairman Mills called the meeting to order at 7:00 p.m.

Roll Call/Establish Quorum

Present were Commissioners Borgardt, del Vecchio, McHone, Sullivan, and Chairman Mills. Also present was Village Administrator Keller. Not present were Commissioner Knudsen and Vice Chairperson Davidowski.

Approval of Minutes

August 13, 2014

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to approve the minutes of August 13, 2014. Roll Call. Vote: 4 ayes. (Commissioners Borgardt, McHone, Sullivan, and Chairman Mills). 0-nays. 1-abstain (Commissioner del Vecchio). Motion carried.

New Business

None

Old Business

Continued public hearing on a petition by Mr. Ken Copenhaver for a special use permit to allow materials recycling on property within the I-1 General Industrial Zoning District located at 75 Koppie Drive.

Mr. Ken Copenhaver did provide a site plan which indicates all of the materials will be contained per the Commissioners request. As stated by Mr. Copenhaver his hours have been limited from 7:00 am – 5:00 pm, excluding holidays and weekends. The special use permit for recycling will strictly be for soils. Concrete and other materials will not be recycled. Mr. Copenhaver will have to follow the Village's recycling license restrictions. Mr. Copenhaver is in the process of hiring a new engineer. Once he does so, he will be required to provide a topographical survey to the Village.

Commissioner Borgardt questioned the distance of the piles from Galligan Road. Administrator Keller did not have the survey at the meeting, but Commissioner Borgardt was aware that the piles were in the back corner, as far away from Galligan as possible.

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to close the public hearing. Roll Call: Vote: 5 ayes. (Commissioners Borgardt, del Vecchio, McHone, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

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Commissioner McHone stated that he originally had a concern for the dust, but since the piles are located far back on the site it shouldn't be an issue. Commissioner Borgardt added that the piles will be sprayed with water, and Administrator Keller reminded the Commissioners that Mr. Copenhaver will have a dust control plan in place.

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to recommend approval to the Village Board for the special use permit to allow materials recycling on property within the I-1 General Industrial Zoning District located at 75 Koppie Drive subject to the "Finding of Fact and Recommendations" memo including the 13 conditions listed on pages 2-3. Roll Call: Vote: 5 ayes. (Commissioners Borgardt, del Vecchio, McHone, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Communications

The next scheduled plan commission meeting may be held on November 12. There currently isn't anything scheduled on the agenda; however, they will have to work on the rezoning of Old Town.

Adjournment

A motion was made by Chairman Mills and seconded by Commissioner McHone to adjourn from the meeting at 7:10 p.m. Roll Call: Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, McHone, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca