

**Village of Gilberts
87 Galligan Road - Gilberts, IL
Plan Commission/Zoning Board of Appeals
Meeting Minutes
August 9, 2017 7:00 PM**

Call to Order

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

Roll Call/Establish Quorum

Present were Commissioners McHone, Page, Sullivan, and Chairman Mills. Absent were Commissioners Borgardt and del Vecchio.

Public Comment - none

Approval of Minutes

A motion was made by Commissioner McHone and seconded by Commissioner Page to approve the minutes of May 10, 2017. Vote: 4 ayes. (Commissioners McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

New Business

Conservancy Phase 2A-1 Final Plat-Hearing

Administrator Sakas informed the commissioners that the overall plan for the Conservancy Development neighborhood came before the PC/ZBA in February. Phase 2A1 is located at the southwest corner adjacent to neighborhood 1. He added that the Final Plat Phase 2A1 is in conformance with the preliminary plat of subdivision. Baxter and Woodman has provided a conditional approval in a letter dated July 10, 2017.

Commissioner Page questioned if there was an anticipated finish date for Phase 2A1. Developer Mertz stated that the work has been bonded and is ready to begin. He added that he does not have a deadline to finish, but he is running out of lots to sell in Neighborhood 1.

Commissioner Sullivan questioned when the wetlands permit would be approved. Mr. Mertz stated that it would most likely be approved in September. He then asked why the development was being broken into different sections. Mr. Mertz explained how it is costly to bond more than what is needed.

Commissioner McHone questioned if there was a soil issue in the second portion of Phase 2. Mr. Mertz stated that there are some soil conditions. The soil needs time to be built up and stabilized. Roughly 6 lots are affected.

Commissioner Page asked what specifically the problem was. Mr. Mertz stated that the organic material doesn't have compaction, so he has to dig deeper. In 18 months he hasn't had a single issue though.

Chairman Mills questioned the FEMA comment on the letter from Baxter & Woodman dated July 7, 2017, more specifically relating to Lots 68, 69, & 70. It was explained that those lots are located in Phase 2A2 and that the engineering plan included in the packet is for both Phase 2A1 and Phase 2A2. An address map was also included.

A motion was made by Commissioner Sullivan and seconded by Commissioner Page to recommend to the Village Board approval of the Final Plat for the Conservancy Phase 2A-1 with the conditions provided in the letter from Baxter & Woodman dated July 10, 2017.

Vote: 4 ayes. (Commissioners McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the next Village Board meeting agenda.

Old Business - none

Communications - none

Adjournment

A motion was made by Commissioner McHone and seconded by Commissioner Sullivan to adjourn the meeting at 7:21 p.m. Vote: 4 ayes. (Commissioners McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca