



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Thursday, May 16, 2019**

1. CALL TO ORDER

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

2. ROLL CALL / ESTABLISH QUORUM

Deputy Village Clerk Terri D'Amato called the roll. Roll call: Members present: Commissioners Page, Sullivan, Lateer, and Chairman Mills. Commissioners Del Vecchio and Borgardt were absent. Others present: Village Administrator Brian Bourdeau, Village Attorney Julie Tappendorf, and Public Works Coordinator John Swedberg.

3. PUBLIC COMMENT

There were no public comments.

4. ITEMS FOR APPROVAL

A. A Motion to approve Minutes from the April 24, 2019 Plan Commission Meeting.

A Motion was made by Commissioner Sullivan and seconded by Commissioner Page to Approve the Minutes from the April 24, 2019 Plan Commission Meeting. Roll call vote: Commissioners Page, Sullivan, Lateer, McHone and Chairman Mills voted Aye. 0-nays. Motion carried.

5. CONTINUATION OF THE APRIL 24, 2019 PUBLIC HEARING ON A REZONING AND PUD AMENDMENT REQUEST – THE CONSERVANCY DEVELOPMENT

Administrator Bourdeau provided a brief summary of what the Plan Commission has to consider for tonight's meeting as a continuation of the Plan Commission on April 24, 2019. Attorney Tappendorf stated that the May 16, 2019 Plan Commission packet includes a memorandum that has the list of items that the Plan Commission wanted more information about. The memorandum goes through each item and provides a response from the Developer and/or Village Staff. Chairman Mills asked Developer Mertz to go over several of the issues that were raised before opening up the floor for public comments.

Developer Mertz stated that he had reached out to the school and fire districts. He stated that there would be a net three students to School District 300 with the proposed change and that the fire

department stated that the turning radius that was previously mentioned would not be a concern to them. Developer Mertz stated that he has agreed to install a fence to protect the park area, and noted that the Forest Preserve District is requiring a special fence to protect the turtles. Developer Mertz stated that they have added 20 visitor parking spots to the townhome plan. After much discussion between the Commission and Developer, the Commission agreed that the Developer should add at least ten more visitor parking spaces on top of the recently proposed 20 spots. Developer Mertz stated that he understands that the park facilities will be a topic for the Village Board to discuss, and has modified the site plan to indicate the location and size of the public parks and HOA maintained parks.

Chairman Mills stated that they would like to open the floor to public comment at this time.

Bill Burne of 10320 Kreutzer Road, Huntley – Mr. Burne approached the commission and handed out packets that included information from previous Village meeting minutes regarding his property. Mr. Burne recited information from his packet and stated that his concerns have still not be addressed by the Conservancy Developer and the Village. Mr. Burne asked the Commission to not consider any additional approvals until his issues have been resolved. Developer Mertz asked Mr. Burne to contact him directly to discuss his concerns further.

Mary Galle of 836 Mario Lane, Lot 9 – Mrs. Galle approached the Commission and stated that when she purchased their home, they were told that there would only be single family homes built in her neighborhood and not townhomes.

Mark Galle of 836 Mario Lane, Lot 9 – Mr. Galle approached the Commission and stated that he and his neighbors paid a premium for their particular lots because of their location which is now going to change.

David Beaver of 649 Sunburst Lane – Mr. Beaver approached the Commission and asked which fire district was contacted about the truck access to which Developer Mertz stated that Huntley Fire Department was contacted. Mr. Beaver asked Developer Mertz when Freeman Road will be paved and Developer Mertz stated that the agencies that he is waiting for are very close to issuing him the permits he needs to begin that work.

Kim Shannon of 816 Mario Lane, Lot 12 – Ms. Shannon approached the Commission and asked Developer Mertz if they will be extending the road or adding an access road for the parks. Ms. Shannon stated that she is concerned that there will be additional traffic in her neighborhood because of the townhomes. Developer Mertz said that the access road was previously approved and is in the current plans.

Deborah Kaczmarek – Ms. Kaczmarek approached the Commission and asked if the parks are going to belong to the HOA. Developer Mertz stated that three parks would belong to the Village and one additional park will belong to the HOA. Ms. Kaczmarek stated that when she purchased their home, they were told that there would only be single family homes built in her neighborhood and not townhomes.

Commissioners Page and Lateer discussed landscaping around the townhomes with Developer Mertz.

A Motion was made by Commissioner McHone and seconded by Commissioner Lateer to close the public hearing. Roll call vote: Commissioners Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

6. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REZONING AND PUD AMENDMENT REQUEST

A Motion was made by Commissioner Page and seconded by Commissioner Lateer on the application for various zoning approvals submitted by Gilberts Development LLC, as follows:

1. To recommend approval of a rezoning of a portion of the Gilberts Development Parcel consisting of approximately 66 acres from the R3 Residential District to the R4 Residential District;
2. To amend the existing PUD approval for the Gilberts Development Parcel to incorporate the following changes:
 - a) to increase the total number of residential units from 997 to 1197,
 - b) to allow the development of 134 townhomes in Neighborhood 2,
 - c) to approve deviations from the bulk standards for the R4 District to allow the townhomes,
 - d) to approve deviations from the bulk standards for Neighborhoods 6 and 7 to allow age-targeted homes,
 - e) to approve an amended site plan and PUD plan for the unplatted areas of the Gilberts Development Parcel.

The Plan Commission's recommendations are subject to the following conditions:

- (1) to install a fence along the railroad,
- (2) to add a minimum of an additional 15 guest parking spaces in the townhome area,
- (3) to preserve the tree buffer between the townhomes and Neighborhood 2 and enhance it where feasible,
- (4) to submit landscaping plans for the townhome development at final plat approval,
- (5) approval by the Village Board of appropriate amendments to the annexation agreement.

Roll call vote: Commissioners Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

7. NEW BUSINESS

There were no items to discuss at this time.

8. OTHER BUSINESS

There were no items to discuss at this time.

9. ADJOURNMENT

There being no further public business to discuss, a Motion was made by Commissioner McHone and seconded by Commissioner Page to adjourn from the public meeting at 8:41 p.m. Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker
Village Clerk