

**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, June 12, 2019**

1. CALL TO ORDER

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

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners Borgardt, Page, Sullivan, and Chairman Mills. Commissioners McHone, Del Vecchio and Lateer were absent. Others present: Village Administrator Brian Bourdeau, Village Attorney Kurt Asprooth.

3. PUBLIC COMMENT

There were no public comments.

4. ITEMS FOR APPROVAL

A. A Motion to approve Minutes from the May 16, 2019 Plan Commission Meeting.

A Motion was made by Commissioner Sullivan and seconded by Commissioner Page to Approve the Minutes from the May 16, 2019 Plan Commission Meeting. Roll call vote: Commissioners Page, Sullivan, and Chairman Mills voted Aye. Commissioner Borgardt Abstained. 0-nays. Motion carried.

5. PUBLIC HEARING ON A REQUEST FOR A VARIATION TO THE PREVIOUSLY APPROVED STANDARDS FOR THE GILBERTS TOWN CENTER DUPLEXES

Administrator Bourdeau provided a brief history of the Gilberts Town Center duplex lots. REO Funding Solutions IV, LLC (REO), acquired ownership of 20 remaining duplex lots from Ryland Homes and are seeking two variations from the standards under Section 10-3-6(B)(8) relating to the dimensions and design of their proposed duplex units. The two requested variances are: A reduction in the minimum square footage of the duplex units from 1,800 sq. ft. to 1,445 sq. ft. and a reduction in the percentage of required masonry on the street facing façade from 50% or 30% and reduction in the minimum outside corners from 8 to 5. The Developer proposes to match, in all other architectural respects and colors, that of the existing single family dwelling units within 1,000 feet of the duplex units.

David Edward from Turnstone Group, the asset management firm for REO solutions, approached the Commission and stated that, after meeting with several of the Gilberts Town Center homeowners, they would develop their own product. Mr. Edwards showed the Commission a slideshow presentation with the proposed product compared to the existing product.

Commissioner Borgardt asked if the proposed elevations will offer a basement and Mr. Edwards stated that they will. Attorney Asprooth stated that basements are required per the duplex standards.

Chairman Mills asked if there were any questions or comments from the Public.

Denise Bruebach of 123 Easton Drive asked Mr. Edwards to show the back proposed elevations. Ms. Bruebach asked if shutters will be an option and Mr. Edwards stated that they will not be an option as they are not part of the duplex standards.

Marianne Greguras of 108 Valencia Parkway asked Mr. Edwards if the landscaping will be the same and Mr. Edwards stated that they will not be changing any of the landscaping specifications.

Isabelle Bertone of 92 Valencia Parkway asked Mr. Edwards if three-car garages will be offered and Mr. Edwards said that they will not.

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

6. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A VARIATION TO THE PREVIOUSLY APPROVED STANDARD FOR THE GILBERTS TOWN CENTER DUPLEXES

Commissioner Borgardt stated that he is pleased that all of the units would have full basements and that the proposed elevations look very comparable to the existing product.

A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to Recommend the Approval of the Requested Variations to the Previously Approved Standards for the Gilberts Town Center Duplexes. Roll call vote: Commissioners Borgardt, Page, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

7. NEW BUSINESS

Commissioner Borgardt stated that he would like higher fines to be assessed for when Public Works has to mow empty lots that are in violation of Village Code. Administrator Bourdeau stated that Public Works Coordinator Swedberg has been in communication with TLS Property Management to address grass issues with empty lots in their area. Mr. Edwards stated that he is also aware of this concern and will assist with getting it taken care of.

8. OTHER BUSINESS

There were no items to discuss at this time.

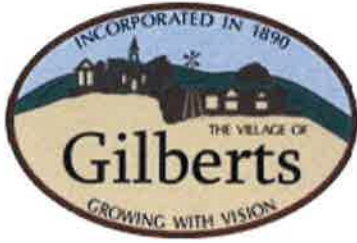
9. ADJOURNMENT

There being no further public business to discuss, a **Motion was made by Commissioner Borgardt and seconded by Commissioner Page to adjourn from the public meeting at 7:33 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Courtney Baker".

Courtney Baker
Village Clerk



Village of Gilberts
87 Galligan Road
Gilberts Illinois 60136
Plan Commission/ZBA Meeting
June 12, 2019
Sign in Sheet

Name

Address

Marianne Greguras	108 Valencia Pkwy
ISABELLE BERTONE	92 VALENCIA Pkwy
Alisa Pappalardo	109 Valencia Pkwy
Joe Mola	164 Valencia Pkwy
Denise Brueckach	123 Easton Drive