



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, January 13, 2021**

1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:04 p.m.

2. ROLL CALL / ESTABLISH QUORUM

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

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the December 9, 2020 Plan Commission Meeting

A Motion was made by Commissioner Del Vecchio and seconded by Commissioner Page to Approve the Minutes from the December 9, 2020 Plan Commission Meeting. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-nays. Commissioner Sullivan Abstained. Motion carried.

5. FURTHER CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD ON A SPECIAL USE APPLICATION CONCERNING THE PROPERTY COMMONLY KNOWN AS 15N288 TYRRELL ROAD TO ALLOW FOR THE KEEPING OF LIVESTOCK AND POULTRY ON A PARCEL OF 5 ACRES OR MORE IN THE A-1 AGRICULTURAL DISTRICT

Administrator Bourdeau provided a brief background of the item before the Plan Commission. Administrator Bourdeau advised that on November 12 and December 9, 2020, the Plan Commission met to consider a request for a Special Use Permit for the keeping of livestock at the property located at 15N288 Tyrrell Road. Upon the conclusion of the Public Hear and after deliberation, the Plan Commission on a 2-3 vote, advanced a negative recommendation to the Village Board. The recommendation of the Plan Commission was presented to and discussed by the Village Board on December 15, 2020. Following the discussion, the Board provided direction for an Ordinance to be drafted for consideration which made certain adjustments to the conditions attached to the negative

recommendation and further outlined in the attached Staff Memorandum that was part of the January 5, 2020 Village Board Packet. The Ordinance was then discussed at the January 5, 2021 Village Board meeting at which time the Board directed for the item to be remanded to the Plan Commission for further deliberation on the following point: Is there a limit on the type and/or quantity of animals that would be acceptable that would satisfy the Special Use Standards under the Village's UDO?

Attorney Asprooth advised that any variances that were applied for, approved or denied in the past regarding this property are not relevant to the item before the Plan Commission this evening.

Chairman Mills invited the Applicants to address the Plan Commission regarding their request. The Applicants approached the Commission and stated that they are willing to address the neighbor's concerns by building an 8-foot fence around the property, reduce the number of animals requested, as well as install an invisible fence to keep the dogs from entering the neighbor's properties. The Applicant stated that when they had come before the Village Board, there were some neighbors who expressed positive comments that the Plan Commission was not able to hear. The Applicant recited these comments to the Commission: The first positive comment recited was from David Navara of 698 Tipperary Street. Mr. Navara stated that he does not hear any noise from the roosters or other animals. Mr. Navara also stated that he cannot smell any odors, the property is well maintained, and that the animals have enough space. The second comment recited was from neighbor Paul Pacific of 408 Hennessey Court. Mr. Pacific stated that he has noticed no disagreeable sights or sounds or odors that sway his opinion. The next comment recited by the Applicant was from the Eagles Club which stated that they have no issues or complaints regarding the animals on Mr. Alvarado's property. The final comment recited by the Applicant was from Patricia Dillion who stated that she supported them keeping the requested animals on their property.

Chairman Mills invited members of the public to speak regarding this request.

Dean Steigemeier approached the Commission and stated that there have been many coyotes in the area lately and are concerned that more chickens will bring more coyotes. Mr. Steigemeier stated that the Eagles Club does not hear the animals because they are not there 24/7. Mr. Steigemeier also stated that he is concerned with this negatively affecting the surrounding property values.

Victoria Dooley of 726 Tipperary approached the Commission but asked the Applicants if there will be a veterinarian that will visit the animals and make sure that they are vaccinated. The Applicants stated that there will be.

Peggy Steigemeier addressed the Plan Commission and stated that she is concerned with the noise and the smell once the weather gets nicer as the animals will be outside more.

After further deliberation among the Plan Commission, the following motion was made which included a consensus of conditions to application:

A Motion was made by Commissioner Page and seconded by Commissioner Borgardt to approve the Applicant's special use application to allow livestock on the Property and to approve the variance to allow for the corral fence at a height of 6 feet, subject to the following conditions:

- A. The maximum number of livestock permitted on the Property will be as follows:**
- **15 Chickens**

- 4 Turkeys
- 2 Roosters
- 3 Sheep

B. No other types of livestock besides chickens, turkeys, roosters, and sheep may be kept on the Property. No more than the maximum number of livestock may be permitted on the Property without an amendment to the Special Use Permit.

C. The owner must construct a 50x50 corral with 70x20 connection to the existing barn the Property. The corral and its connection to the barn must have a fence that is six (6) feet in height, and has chicken wire extending up to the full six (6) feet of fencing.

D. The livestock on the Property are permitted to be outside of the coop and barn only between the hours of 8:00 a.m. and 8:00 p.m. The livestock must remain inside the barn and coop at all other hours of the day.

E. No slaughtering of livestock is permitted on the Property.

F. No livestock may be kept, housed, maintained, or pastured on the Property within a distance of 200 feet of any occupied residence other than the Owner's residence. Roll call vote: Commissioners Page, Sullivan, Lateer, and Chairman Mills voted Aye. Commissioners Borgardt and Del Vecchio voted Nay. 0-abstained. Motion carried.

6. NEW BUSINESS

There were no items to discuss at this time.

7. OTHER BUSINESS

There were no items to discuss at this time.

8. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Commissioner Page and seconded by Commissioner Lateer to adjourn from the public meeting at 8:16 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker

Courtney Baker
Village Clerk