



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, April 14, 2021**

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 McHone, Page, Sullivan, and Chairman Mills. Commissioners Borgardt and Del Vecchio were absent. Commissioner Lateer entered the meeting at 7:03 p.m. 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 January 13, 2021 Plan Commission Meeting

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve the Minutes from the January 13, 2021 Plan Commission Meeting. Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE, SUBDIVISION, AND ASSOCIATED VARIANCES FOR A MINI-WAREHOUSE USE WITH ACCESSORY OUTDOOR STORAGE CONCERNING THE PROPERTY COMMONLY KNOWN AS 39W021 ILLINOIS ROUTE 72

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

Administrator Bourdeau provided a brief background of the submission from the Applicants. The applicants have filed an application and petitions for a Special Use Permit for the construction and operation of a mini-warehouse facility and ancillary outdoor storage at the property located at 39W021 IL Route 72. The total acreage of the proposed development is 20.62 acres. The Applicant furthermore

seeks several variances related to the Special Use request and also permission to subdivide the property to a total of three parcels.

Prior to the testimony, Village Attorney Asprooth swore in the party that would provide testimony as a group.

Kyle Wilke, the attorney of the applicant, approached the Commission and presented the beginning of the applicant's power point presentation that included the location of the proposed mini-warehouse facility, details of the property, and the requested zoning relief. The applicants, Jerry and Kyle Lindley, approached the Commission and continued the power point presentation that included a brief background of their business and the proposed development of the site. The applicant's engineer continued the presentation with the engineering and utility details.

Commissioner McHone asked if RV's would be dumping and the applicant stated that they do not offer that service. Commissioner McHone inquired about if the lighting in the facility will be maintained to which the applicant stated that it would be at all times. Chairman Mills asked if the fencing would be screened and the applicant stated that it would not be for security purposes so that people can see down the aisles. Chairman Mills asked if there will be security cameras and the applicant responded that there would be.

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

Chairman Mills inquired about the proposed exterior of the facility to which the applicant responded that this exterior matches their other facilities and their brand.

A Motion was made by Commissioner McHone and seconded by Commissioner Page to Approve the Applicant's Special Use Application subject to the following conditions:

- A. All engineering comments will need to be addressed to the satisfaction of the Village Engineer.
- B. Any expansion of the special use will require an amendment to that special use
- C. There shall be no outdoor storage facing Route 72 except as provided for on the submitted site plan
- D. Compliance with all of the submitted plans.

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

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

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-6-4(C) of the UDO to allow for a transparent steel fence and chain link fence around the Property instead of a solid fence. Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-6-4(D)(1) of the UDO to allow exterior walls facing roads to be constructed of split masonry block and steel. Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-6-4(D)(2) of the UDO to allow for more than 65% of non-road facing exterior walls to be constructed of steel paneling. Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-9-2(M)(1)(b)(6) of the UDO to allow for a message area on a monument sign of 10 feet, 3 inches. Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

6. NEW BUSINESS

Administrator Bourdeau advised the Commission that Staff is looking to hold a Plan Commission/ZBA meeting on May 12, 2021 and to please let Clerk Baker know if they will be able to attend in order to establish a quorum.

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 8:42 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker

Courtney Baker
Village Clerk