



**MINUTES FOR VILLAGE OF GILBERTS
SPECIAL PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, January 10, 2024**

1. CALL TO ORDER

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

2. ROLL CALL / ESTABLISH QUORUM

Village Administrator Brian Bourdeau called the roll. Roll call of Members present: Commissioners McHone, Sullivan, Page, Del Vecchio and Lateer along with Chairman Mills were present. Commissioner Borgardt was absent. Others present were Administrator Brian Bourdeau, Management Analyst Riley Lynch, Management Analyst Mitchell Anderson and Village Clerk Lynda Lange.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the November 8, 2023 Plan Commission Meeting

A Motion to Approve the meeting minutes from the November 8, 2023 board meeting was made by Commissioner McHone and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Sullivan and Chairman Mills voted Aye (4). Nays (0). Absent (1) Commissioner Borgardt. (2) Abstain: Commissioners Del Vecchio and Lateer.

5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING APPROVAL OF THE FINAL PLAT/PUD FOR NEIGHBORHOOD 3B OF THE CONSERVANCY DEVELOPMENT.

Administrator Brian Bourdeau provided information regarding the proposed approval of the final phase/PUD NH3B. Commissioner Del Vecchio requested information on park space and was advised that there were 2 parks currently in place in NH1 and NH2 and another in NH3b. It was also noted that the planned NH3 will have a total of 108 homes.

A Motion to Approve the Final Plat/PUD For Neighborhood 3B of the Conservancy Development was made by Commissioner Page seconded by Commissioner McHone. Roll call vote: Commissioners, McHone, Page, Sullivan, Del Vecchio, Lateer and Chairman Mills voted Aye (6), Nays (0). Absent (1) Commissioner Borgardt.

6. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING APPROVAL OF A PLAT OF CONSIDERATION FOR THE GROVE WASH DEVELOPMENT (351 E. HIGGINS ROAD).

Management Analyst Riley Lynch provided an overview of the Grove Wash Development’s plat for consolidation of multiple (6) sliver lots into 1 lot.

A Motion to Approve the Consolidation of multiple sliver lots into one lot, with the stipulation made by IDOT that there will be no access onto Higgins Rd and that access will be through existing access points was made by Commissioner Page seconded by Commissioner McHone. Roll call vote: Commissioners, McHone, Page, Sullivan, Del Vecchio, Lateer and Chairman Mills voted Aye (6), Nays (0). Absent (1) Commissioner Borgardt.

7. NEW BUSINESS:

Administrator Brian Bourdeau informed the Commission that the BeSpoke Motor Union group Submitted an article to the Daily Herald which was published, regarding their planning of a Luxury Motor Condo development. Detailed information will be provided as soon as it becomes available.

8. OTHER BUSINESS – None.

9. ADJOURNMENT

There being no further public business to discuss, *a Motion was made by Commissioner McHone and seconded by Commissioner Lateer to adjourn from the public meeting at 7:26 p.m.* Voice vote of Aye carried unanimously (6). Motion carried.

Respectfully submitted,

Lynda Lange

Lynda Lange, Village Clerk