



**MINUTES FOR VILLAGE OF GILBERTS
SPECIAL PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, August 14, 2024**

1. CALL TO ORDER

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

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Lynda Lange called the roll. Roll call of Members present: Commissioners Page, McHone, Sullivan and Lateer along with Chairman Mills were present. Commissioners Borgardt, and DelVecchio were absent. Others present were Administrator Brian Bourdeau, Management Analyst Riley Lynch, Management Analyst Mitchell Anderson and Village Clerk Lynda Lange, and 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 May 8, 2024 Plan Commission Meeting Minutes.

A Motion to Approve the meeting minutes from the May 8, 2024 board meeting was made by Commissioner Sullivan and seconded by Commissioner Page. Roll call vote: Commissioners, Page, McHone, Sullivan & Lateer, and Chairman Mills voted Aye (5). Nays (0). Absent (2) Commissioners Borgardt & DelVecchio (0) Abstain: (0)

5. RECOMMENDATION to the Village Board Regarding Dedication of a Utility Easement at Freeman Park.

Management Analyst Riley Lynch provided an overview of the Utility Easement at Freeman Park and advised that this easement is required to provide maintenance access to the transformer providing electric service. Management Analyst Lynch contacted the owners of the property, Moda Homes, who agreed to provide a Permanent Easement to the Village of Gilberts.

A Motion to Approve the Permanent Easement at Freeman Park was made by Commissioner Sullivan and seconded by Commissioner Page. Roll call vote: Commissioners, Page, McHone, Sullivan & Lateer, and Chairman Mills voted Aye (5). Nays (0). Absent (2) Commissioners Borgardt & DelVecchio (0) Abstain: (0)

6. PUBLIC HEARING AND RECOMMENDATION To the Village Board Regarding a Special Use and Variance Requests Related to Outdoor Seating Areas for Pub 72 (38 East Higgins Rd):

Management Analyst Riley Lynch advised that Pub 72 has submitted a revised plan to install outdoor decking/walkway and patio for outdoor seating. The plan would require the following Amendment/Variations:

- Amendment to the Special Use to provide outdoor seating with a deck expansion on the North Side of the property and a decking walkway around the South side of the building totaling 958 square ft.
- A Variance to protrude 7 ft into the side yard setback.
- A Variance to protrude 8 ft into the front yard setback.
- A Variance from having to add 17 additional parking spaces to accommodate the additional 958 sq footage of dining space.

A Motion to close Public Hearing with respect to Request to Amend the Special Use request and variances, was made by Commissioner Sullivan and seconded by Commissioner McHone. Roll call vote: Commissioners, McHone, Page, Sullivan & Lateer, and Chairman Mills voted Aye (5). Nays (0). Absent (2) Commissioners Borgardt & DelVecchio (0) Abstain

The Plan Commission recommends the approval of the Special Use:

A Motion to Approve the Pub 72 Request to Amend the Special Use and Variances Requests with the following conditions: the applicant shall install safety compliant bollards along the Rt. 72, landscaping installation along south side which conceals the bollards, existing special uses will continue as identified and will be executed according to plans was made by Commissioner Sullivan and seconded by Commissioner McHone. Roll call vote: Commissioners, McHone, Page, Sullivan & Lateer, and Chairman Mills voted Aye (5). Nays (0). Absent (2) Commissioners Borgardt & DelVecchio (0) Abstain

7. NEW BUSINESS: (None)

7. OTHER BUSINESS: (None)

8. 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 7:46 p.m. Voice vote of Aye carried unanimously (5). Motion carried.

Respectfully submitted,

Lynda Lange

Lynda Lange, Village Clerk