



**MINUTES FOR VILLAGE OF GILBERTS
SPECIAL PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, November 13, 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 McHone, Page, DelVecchio, and Sullivan along with Chairman Mills were present. Commissioners Borgardt, and Lateer were absent. Others present were Administrator Brian Bourdeau, Management Analyst Riley Lynch, 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 August 14, 2024 Plan Commission Meeting Minutes.

A Motion to Approve the meeting minutes from the August 14, 2024 board meeting was made by Commissioner McHone and seconded by Commissioner Page. Roll call vote: Commissioners, Page, McHone, Page, Sullivan and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt (1) Abstain: Commissioner DelVecchio (0)

5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING A VARIANCE FROM FRONT YARD SETBACK REGULATIONS WITHIN THE R-2 RESIDENTIAL DISTRICT:

A Motion to open the public hearing made by Commissioner McHone and seconded by Commissioner DelVecchio. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

The public hearing was opened at 7:03pm.

The resident at 717 Kerry is requesting a variance of 14' to install a front porch running adjacent to their home which will replace the existing walk.

Public Comment submission: Management Analyst Riley Lynch read a written submission by resident Jessica Sargeant regarding the variance from front yard setback as follows:

“Gilberts Plan Commission - My name is Jessica Sargent and I am writing on the behalf of my husband, Dave, and me in regards to the public hearing on 717 Kerry Court. My husband and I are homeowners at 711 Kerry Court and cannot make it to the meeting but want to make sure it's documented that we are in favor of the approval of the application. Thank you, Jessica and Dave Sargent”

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

Public hearing closed at 7:08pm.

A Motion to approve the variance request as submitted with respect to 717 Kerry Court was made by Commissioner McHone and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

6. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING A VARIANCE FROM WALL SIGN HEIGHT REGULATIONS WITHIN THE I-1 INDUSTRIAL DISTRICT:

A Motion to open the public hearing made by Commissioner Sullivan and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

Public hearing opened at 7:10pm.

Management Analyst Riley Lynch advises that this is an application submitted by DSI on behalf of TURF for a variance on a proposed sign installation that exceeds the existing Code at 41 Prairie Parkway.

A representative from TURF was present to address the Plan Commission. Brian Warwick, Senior Director of Operations at TURF Design. He advised that the company has rebranded their logo.

A Motion to close the public hearing made by Commissioner DelVecchio and seconded by Commissioner McHone. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

Public hearing was closed at 7:16pm.

A Motion to approve the variance request as submitted with respect to TURF at 41 Prairie Parkway was made by Commissioner Page and seconded by Commissioner DelVecchio. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

7. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING SPECIAL USE REQUEST AND RESUBDIVISION FOR A TRUCK REPAIR SHOP:

A Motion to open the public hearing made by Commissioner Sullivan and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

Public hearing opened at 7:17pm.

Management Analyst Riley Lynch presented information on a Special Use permit proposed for a Truck Repair shop to be installed at 314 Arrowhead Drive.

Morrice Lazar, owner, Architect Chemuall Iwas, General Contractor, Kathy Andrews and Mark Balow Civil Engineer were present to address the Plan Commission. Building will be a 6000 sqft shop for repairs to semi-trucks. Planning includes proper stormwater management systems, ingress & egress access to accommodate semi- trucks. There is a proposed landscape plan, and will comply with all UDO codes and safety measures. There will be no storage of trucks on property.

A Motion to close the public hearing made by Commissioner McHone and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

Public hearing closed at 7:41pm.

A Motion to approve the special use request as submitted with respect to the Truck Repair Shop at 314 Arrowhead Drive was made by Commissioner Sullivan and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Sullivan, and Chairman Mills voted Aye (4). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: Commission DelVecchio (1)

8. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING A PRELIMINARY PLANNED UNIT DEVELOPMENT FOR A MOTOR VEHICLE CONDOMINIUM DEVELOPMENT:

A Motion to open the public hearing made by Commissioner McHone and seconded by Commissioner Sullivan. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

Public hearing opened at 7:43pm.

Management Analyst Riley Lynch provided an overview with respect to the proposed development of a Luxury Car Condominium Community located on 19 acres at the corner of Tyrell and Columbia.

Several representatives of the proposed development were present to address the Plan Commission, Cliff Cadle, President, Chris Michalik, Architect, Mike Anderson & Pay Ryan, Attorney representing land owner. It was noted that a comprehensive design plan was presented and includes the condominium buildings, exterior design and materials, retail shopping at the entrance of the community, a clubhouse, gated entry and landscape design was outlined. There will be an Association established to create maintenance and use rules and requirements. Each unit will offer a mezzanine space for personalization and a first-floor space for storage & display of vehicles.

Public Hearing Comments:

- **Joe Jacalone:** Lives across the park from the proposed development. Expresses concern over putting a car complex in an area that is currently a park, pond and open land. Strongly opposes the project.

- **Nick Hoffman:** Lives on Rockville Ln. Presents concerns regarding the project but specifically Phase 3 which backs to his home. He is concerned about construction disturbances, noise disturbances, and traffic/traffic violation issues. Why can this not be moved to an Industrial area, rather than a residential.
- **David Gervais:** Lives on Columbia Ln. States that the area of the proposed car condominium project is being developed in a residential area and feels this should be constructed in an area less impactful to the residential community. He has concerns about the noise levels to adjacent communities.
- **Calvin Clark:** Asks information on the Association and it's Rules & Regulations. Questions limitation on guests? How many can be invited at one time? How will turning from Columbia onto Tyrell. Asks if the curb cut could be moved further from Columbia.
- **Mary Jacamo:** Expresses traffic concerns. Park across the street, kids, busses and traffic coming in and out of the area. Concerned that this construction would create additional traffic and issues.
- **Pat Ryan:** (Attorney Representing land owner): Mr. Ryan notes that the land owner has 323 acres in this area. Advises that it seems that everything that is brought before the board for development of this land, the neighboring communities do not want. He advises that this property will eventually be sold to someone wanting to develop. This project would bring less impact than many other business or development alternatives.
- **Kate Costellanic:** Lives on Rockville. Is the land contract already finalized? Would this affect SSA costs to neighboring communities. States she is aware of 2 other car communities in Crystal Lake and Barrington and asks if this may impact sales of Car Condos in Gilberts. Cliff Cadle advises that these communities are for Car storage only and not competition for the development that they are proposing. Resident states that she is concerned about what is built as she backs immediately to the development. She also expressed that she has had a number of drones flying over her backyard where her children play. She asks if this is from the Car Condo Development and was advised that it was not.

A Motion to close the public hearing made by Commissioner DelVecchio and seconded by Commissioner Sullivan. Roll call vote: Commissioners, McHone, Page, Sullivan, DelVecchio and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner Borgardt & Lateer. (2) Abstain: (0)

Public hearing closed at 9:11pm.

A Motion to approve the special use request as submitted with respect to the BeSpoke Car Condominium Community at the intersection of Tyrell and Columbia was made by Commissioner DelVecchio and seconded by Commissioner Sullivan. Roll call vote: Commissioner, McHone voted Aye (1). Nays (3) Commissioners DelVecchio, Sullivan & Chairman Mills. Absent Commissioner Borgardt & Lateer. (2) Abstain: Commission Page (1)

9. NEW BUSINESS: (None)

7. OTHER BUSINESS: (None)

8. ADJOURNMENT

There being no further public business to discuss, a Motion was made by Commissioner DelVecchio and seconded by Commissioner Sullivan to adjourn from the public meeting at 9:29 p.m. Voice vote of Aye carried unanimously (5). Motion carried.

Respectfully submitted,

Lynda Lange

Lynda Lange, Village Clerk