



**MINUTES FOR VILLAGE OF GILBERTS
SPECIAL PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, March 12, 2025**

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, DelVecchio, Sullivan & Lateer along with Chairman Mills were present. Commissioners Borgardt and Page were absent. Others present were Administrator Brian Bourdeau, Assistant Village Administrator Riley Lynch, Building Department Clerk, Claudine Russell, 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 November 13, 2024 Plan Commission Meeting Minutes.

A Motion to Approve the meeting minutes from the November 13, 2024 board meeting was made by Commissioner Sullivan and seconded by Commissioner DelVecchio. Roll call vote: Commissioners, Borgardt, DelVecchio, Sullivan, Lateer and Chairman Mills voted Aye (5). Nays (0). Absent (2) Commissioner McHone & Page (1) Abstain: Commissioner DelVecchio (0)

5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING VARIANCES FROM CORNER SIDE YARD SETBACK AND LOT COVERAGE REGULATIONS WITHIN THE DUNHILL ESTATES SUBDIVISION:

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

The public hearing was opened at 7:03pm.

The resident at 414 Andra Court is requesting a variance to protrude 10ft into the required 50ft corner side yard setback and to exceed maximum lot coverage by 200 sq ft for the purpose of expanding their existing deck.

Management Analyst Riley Lynch provided an overview of the application and the UDO requirements.

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

Public hearing closed at 7:09pm.

A Motion to approve the variance request as submitted with respect to 414 Andra Court by Commissioner Borgardt and seconded by Commissioner Sullivan. Roll call vote: Commissioners, Borgardt, DelVecchio, Sullivan, Lateer and Chairman Mills voted Aye (5). Nays (0). Absent Commissioner McHone & Page. (2) Abstain: (0)

6. NEW BUSINESS:

- a. Commission noted that he is requesting the lot behind & on the side of 183 Tollview Terrace is not occupied and the land is overgrown and not being maintained. He is requesting the area be inspected and properly maintained with respect to the overgrowth.

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 Borgardt to adjourn from the public meeting at 7:14 p.m. Voice vote of Aye carried unanimously (5). Motion carried.

Respectfully submitted,

Lynda Lange

Lynda Lange, Village Clerk