

Village of Gilberts
87 Galligan Road - Gilberts, IL
Plan Commission/Zoning Board of Appeals
Meeting Minutes
May 9, 2018 7:00 PM

Call to Order

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

Roll Call/Establish Quorum

Present were Commissioners Lateer, Page, Sullivan, McHone, Borgardt, and Chairman Mills. Absent was Commissioner DelVecchio. Also present were Village Administrator Sakas and Attorney Tappendorf.

Public Comment

None.

Approval of Minutes

A motion was made by Commissioner Page and seconded by Commissioner Sullivan to approve the minutes of March 14, 2018. Vote: 2 ayes (Commissioners Lateer, Chairman Mills). 0 nays. 4-abstain (Commissioners Borgardt, McHone, Page, Sullivan) Motion did not carry.

Executive Session

Motion by Commissioner Borgardt and seconded by Commissioner McHone to move to Executive Session as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation.

Vote: 6 Ayes (Commissioners Borgardt, McHone, Page, Sullivan, Lateer, Mills) 0-Nays
0-Abstain

Public Hearing

Proposed Changes to the UDO Chapter 10-9-2 Concerning Off-Premise Signs

A motion was made by Commissioner McHone and seconded by Commissioner Lateer to open the public hearing. Vote: 6 ayes. (Commissioners Borgardt, McHone, Page, Sullivan Lateer, Chairman Mills). 0 nays. 0-abstain. Motion carried.

Administrator Sakas reviewed his memo dated May 3, 2018 outlining the proposed changes to the UDO. Hearing no questions from the Plan Commission members moved to public comments.

Joe Malek/WC Media – Felt that on-premise signs are different than off-premise signs as he felt they advertise different services. Industry standards are typically 10' x 40', and felt that an 8' x 10' sign would not be able to be seen from the tollway. Commissioner Borgardt asked if only Gilberts businesses would be advertised. Mr. Malek explained that they will contact local businesses for any interest first before branching out to other businesses. Stated that the industry has switched to LED lights from halogen which gives off less glare.

Andrew Starrenburg/Gilberts Condo Association, 80 Industrial Drive – Thought the billboard would be a good way to generate revenue on the acre lot that is currently vacant. Felt that the smaller size billboard would not be visible and not allow businesses to generate additional revenue. He was in favor of the billboards but at the larger size.

Commissioner Borgardt reminded everyone that there is a residential area right across Route 72 behind Rosatis that could be affected by the lights of the billboards.

Commissioner McHone stated that the lights on the billboards located off Tyrell road by Big Timber in the industrial area are faced in a way that does not affect the residential area. Requested documentation from Mr. Malek with regards to the light projection of the proposed billboards. Mr. Malek will bring documentation that shows how much light is projected off the boards.

Mr. Malek confirmed that the boards they are proposing are vinyl wrapped boards with LED projection lights and not the digital scrolling boards.

Liz Jacobs/160 Industrial Drive – Has been in the village for 20 years, felt the restrictions would limit what the use of the billboards would be. Since we are competing with other businesses in the area and billboards would afford them the opportunity to do just that. Felt that the 8' x 10' proposed size would be too limiting. Wanted to know what the concern was with the size limitation.

Commissioner Borgardt felt that the residents of Gilberts would not want to see these large signs and have the lights affect the residential areas of the town.

Commissioner Sullivan felt that the size of the off-premise signs would be uniform with the on-premise sign and therefore not afford one business more of an advantage than another.

Commissioner Page felt that it was important to have everything uniform with regards to the signs within the village.

Liz Jacobs stated that the size limitations would like the members to consider the sign as it doesn't make sense to have a billboard sign as suggested.

Commissioner McHone indicated that any business would be able to apply for a variance when they present their packet from the sign company showing the size and light direction and it will be considered on a case by case basis.

Attorney Tappendorf explained that this proposal would lift the current ban on billboards and make an exception to allow off-premise signs on a specific stretch of the tollway that meet the standards that are proposed, i.e. size, square feet. If a property owner wishes to build a sign that is different than the proposed standard they can apply for a variation which would then go through an approval process through the village and Plan Commission.

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to close the public hearing. Vote: 6 ayes. (Commissioners Borgardt, McHone, Page, Sullivan, Lateer, Chairman Mills). 0 nays. 0-abstain. Motion carried.

A motion was made by Commissioner Borgardt and seconded by Commissioner Lateer to approve the proposed changes to the UDO Chapter 10-9-2 concerning off-premise signs. Vote: 6 Ayes (Commissioners Borgardt, McHone, Page, Sullivan, Lateer, Chairman Mills) 0 Nays, 0 Abstain. Motion carried.

New Business

None heard.

Other Business

None heard.

Adjournment

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to adjourn the meeting at 7:46 p.m. Motion carried via voice vote.

Respectfully Submitted,

Terri D'Amato
Interim Village Clerk