



**MINUTES FOR VILLAGE OF GILBERTS  
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Thursday, December 6, 2018**

**1. CALL TO ORDER**

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

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Courtney Nicholas called the roll. Roll call: Members present: Commissioners Borgardt, Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioner Lateer and McHone were absent. Others present: Village Administrator Brian Bourdeau and Village Attorney Julie Tappendorf.

**3. PUBLIC COMMENT**

There were no public comments.

**4. ITEMS FOR APPROVAL**

A. A Motion to approve Minutes from the November 7, 2018 Plan Commission Meeting.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to Approve the Minutes from the November 7, 2018 Plan Commission Meeting.** Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays. Motion carried.

**5. EXECUTIVE SESSION\***

An executive session did not take place.

**6. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT FOR NEIGHBORHOOD 3A OF THE CONSERVANCY DEVELOPMENT**

Administrator Bourdeau provided an overview of the proposed final plat for the Conservancy Neighborhood 3A. Neighborhood 3 of the Conservancy development is an age-targeted neighborhood. The overall concept plan for Neighborhood 3 is in substantial conformance with the preliminary plat, and the developer has elected to construct Neighborhood 3 through a phased approach. At this time, the Plan Commission is being asked to consider the final platting of 44 of the 152 total units approved for Neighborhood 3. That will leave 108 lots for

future platting and development in Neighborhood 3. The village engineer has provided conditional approval of the plat with three outstanding items. These items are Resolution of the issue regarding connection of the Neighborhood 3A sanitary sewer to the manhole that is receiving the flows from 2 force main, Include detail for “Pressure Connection”, and Coordinate all detention credit charges for this development as well as all outstanding charges for past developments and commitments. Staff recommends the Planning and Zoning Commission recommend to the Village Board approval of the Final Plat of Subdivision for Neighborhood 3A with the following conditions: 44 of the 152 total lots available for Neighborhood 3 are being platted, leaving 108 lots for future Neighborhood 3 phases; the resolution of the three outstanding engineering items; Development will be subject to the PUD Ordinance and Annexation Agreement, as amended, and all applicable laws, ordinances, and regulations, including the limitations on building permits; Performance security must be posted for all public improvements required for Neighborhood 3A prior to recordation of the final plat.

Developer Troy Mertz approached the commission to answer any questions that they had. Commissioner Borgardt inquired about the land between lots 8 and 9 with regards to who would take care of that piece of land. Developer Mertz stated that that land would be maintained by the HOA. Commissioner Sullivan asked Developer Mertz about the large amount of open space on lot 32. Developer Mertz stated that that space would be a large side-yard but would be able to look into centering the house in that space more. Commissioner Sullivan asked Developer Mertz when the construction of Freeman Road will happen. Developer Mertz stated that the construction is projected for the upcoming Spring and there still a few permit issues to be worked out with the County. Commissioner Sullivan asked Developer Mertz how this neighborhood would be age-targeted. Developer Mertz stated that there will be language built into the HOA documents that prohibit certain items on properties in that area such as basketball hoops and trampolines. There will also be higher maintenance fees, smaller lots, and the homes would be ranch-style.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to approve the recommendations of the engineer.** Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays. Motion carried.

A. Public Hearing on the Application for a Text Amendment to Sections 10-13-13 and 10-3-4 of the Village of Gilberts Unified Development Ordinance

B. Recommendation to the Village Regarding the Application for a Text Amendment to Sections 10-13-13 and 10-3-4 of the Village of Gilberts Unified Development Ordinance

Administrator Bourdeau and Attorney Asprooth provided an overview of the proposed text amendment. It was explained that, recently, questions have been raised by property owners and others as to whether the Village allows short-term rentals in its residential zoning districts. As a result, the Village Board would like to add language to the UDO to include an express prohibition on short-term rentals in the Village’s residential zoning districts. The amendment includes a definition of “short-term rental” and a new provision prohibiting this use in all of the Village’s residential zoning districts.

**A Motion was made by Commissioner Bogardt and seconded by Commissioner McHone to approve the additional wording of section 10-13-13 and section 10-3-4 of the**

**UDO.** Roll call vote: Commissioners Sullivan, Page, McHone and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

**7. NEW BUSINESS**

There were no items to discuss at this time.

**8. OTHER BUSINESS**

There were no items to discuss at this time.

**9. ADJOURNMENT**

There being no further public business to discuss, **a Motion was made by Commissioner Borgardt and seconded by Chairman Mills to adjourn from the public meeting at 7:15 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

*Courtney Nicholas*

Courtney Nicholas  
Village Clerk