



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, August 14, 2019**

1. CALL TO ORDER

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

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioner Lateer was absent. Others present: Village Administrator Brian Bourdeau, Village Attorney Kurt Asprooth, and Public Works Coordinator John Swedberg.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. A Motion to approve Minutes from the June 12, 2019 Plan Commission Meeting.

A Motion was made by Commissioner Borgardt and seconded by Commissioner McHone to Approve the Minutes from the June 12, 2019 Plan Commission Meeting. Roll call vote: Commissioners Borgardt, McHone, Page, Sullivan, and Chairman Mills voted Aye. Commissioner Del Vecchio Abstained. 0-nays. Motion carried.

5. PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT – PUB 72

A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to open the public hearing. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

Administrator Bourdeau provided an overview of the applicant's proposal: Pub 72, a restaurant establishment located at 38 E. Higgins Road, has requested to install a sand volleyball court on the parcel at IL Route 72 and Railroad St. This type of use is not permitted by right in the C-1 zoning district and is considered as an outdoor use, which requires a special use permit. The application before the Plan Commission is therefore a special use permit request to allow the installation and operation of a sand volleyball court. As proposed, the court would be fully enclosed by anchored netting. The netting would be approximately 20 feet high and anchored to six (6) poles equally

spaced around the court. Additionally, the applicant is also proposing to light the court with two LED lights. The lights would be located, one each on the north and south side of the court. Furthermore, the applicant has indicated that no additional structures, including spectator seating, are being requested as part of the application. There are several points the Plan Commission may wish to consider when evaluating the Special Use Permit request: The proposed court is located within 50 feet of a heavily trafficked state highway, the proposed court is located immediately adjacent to and across from residential homes to the north and west, enhanced landscaping may help contribute to patron and motorist safety by providing a visual barrier between the court and IL Route 72, no additional parking is proposed as part of this Special Use Permit request. The applicant has indicated that no alcohol will be consumed on the court. The Plan Commission may wish to consider making no alcohol consumption on the court a condition of the Special Use Permit to ensure there is clarification regarding where alcohol may be consumed.

Tom Trier of Pub 72 approached the Commission and asked if there were any questions from the commissioners. Commissioner Del Vecchio asked if IDOT had requested any type of signage on Route 72 indicating that there was a volleyball court ahead. Brian Zirlin of Pub 72 stated that IDOT did not indicate any signage would be necessary when they sent in their plans. Commissioner Del Vecchio asked if they had a plan for over flow parking and if there would be any seating near to court for spectators to which Mr. Trier advised that there is not.

Commissioner McHone raised concerns regarding the matured trees and other landscaping that would be torn down if the court is constructed. Mr. Trier advised that he plans to put landscaping around the court but they do not have a current landscaping proposal.

Commissioner Page suggested moving the court to another side of the building so the court isn't off of Route 72. Mr. Trier and Mr. Zirlin stated that they weren't interested in moving the court to another location.

Chairman Mills and Commissioner Borgardt suggested that secured fencing around the court be included in the proposal for public safety. Mr. Trier advised that his sons live behind the property and would look after the court and its surrounding property.

Chairman Mills asked if there were any questions or comments from the Public.

Rollyn Anderson of 113 Railroad Street approached the Commission and stated that his property is only 100 feet from where the proposed volleyball court would be placed. Mr. Anderson stated that his daughter lives in this property and goes to bed early for work. Mr. Anderson stated that the volleyball games should not go until 10pm at night because that is too late. Commissioner Del Vecchio advised that the addition of landscaping around the court might help buffer some of the noise.

Barb Davis of 6 Turner Street approached the Commission and stated that she has a concern with the possibility of landscaping blocking the view when attempting to turn onto Route 72. Ms. Davis also stated that she is concerned with the potential noise level from the volleyball games and the lights from the court reflecting into neighboring houses.

Penny Bauer of 28 Galligan Road approached the Commission and stated that she is concerned with the potential traffic and parking that may make getting in and out of her driveway very difficult.

Robert Hitchler of 19 Railroad Street approached the Commission and stated that he is concerned with the noise disrupting his family if they have the windows open.

Kay Kummerow approached the Commission and stated that the one officer she had spoken to about this project told her that he had not been advised about it and expressed public safety concerns that he had about the court. Ms. Kummerow stated that she would not want to see the current trees and other landscaping removed from this lot. Ms. Kummerow asked for clarification on the hours to which the volleyball court would be open.

Michael Trier of 18 Galligan Road approached the Commission and stated that he is a part-owner of Pub 72 and wanted to address some of the concerns that have been raised so far. Mr. Trier stated that since he lives next to the property, he would be sure address any noise concerns that may arise. Mr. Trier stated that he has many ideas for different landscaping around the court to make it look presentable and that he would like to put a gate around the court with a lock.

Mr. Zirlin clarified that the days for the volleyball games would be Monday through Thursday unless families wanted to sign waivers on the weekends to play together on the court. Mr. Zirlin stated that he would like to be able to not have any new games start after 9pm and have lights out on the court at 10pm.

A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to close the public hearing. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

6. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A SPECIAL USE PERMIT – PUB 72

After some deliberation between the commissioners, it was decided that a final recommendation could not be made without obtaining more information from the applicant as far as the landscaping plans, fencing plans and confirmation of hours that the volleyball court will be open.

A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to Continue the Recommendation to the Village Board Regarding a Request for a Special Use Permit for Pub 72 to August 28, 2019. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

7. PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT AND VARIANCES TO THE VILLAGE OF GILBERTS UNIFIED DEVELOPMENT ORDINANCE – COMMUNITY SELF STORAGE

A Motion was made by Commissioner Sullivan and seconded by Commissioner Del Vecchio to open the public hearing. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

Administrator Bourdeau provided an overview of the applicant's proposal: Community Self Storage is seeking a special use permit for the purposes of expanding their existing self-storage business located off of West End Drive. Under the current Unified Development Ordinance, mini-warehouses (self storage) are allowed as a special use within the I-1 zoning district. The special use request for mini-warehouses also requests consideration for outdoor vehicle storage. In addition to the special use permit to operate a mini-warehouse, Community Self Storage is also seeking several variances from the UDO that relate to the exterior façades of the building.

Commissioner Borgardt asked if block could be placed in between the garage doors instead of all metal. The owner of the Community Self Storage, Kyle Zange, advised that they would like to keep that entire façade metal to keep the costs down. Commissioner Sullivan asked how tall the fencing would be around the building that faces Center Drive to which Mr. Zange replied that it would be a

six foot high chain link fence with plastic slat screening and set far back. Commissioner Del Vecchio asked what kind of taxes the Village would receive from this type of establishment compared to another business that may build on that property. Administrator Bourdeau advised that the Village would not receive sales tax but would receive property tax.

Chairman Mills asked if there were any additional comments from the public and there were not.

A Motion was made by Commissioner Borgardt and seconded by Commissioner McHone to close the public hearing. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

8. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A SPECIAL USE PERMIT AND VARIANCES TO THE VILLAGE OF GILBERTS UNIFIED DEVELOPMENT ORDINANCE – COMMUNITY SELF STORAGE

A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to Recommend the Approval of the Requested Special Use Permit and Variances to the Village of Gilberts Unified Development Ordinance Conditional on the Approval of the Final Engineering Plans. Roll call vote: Commissioners Borgardt, Page, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

9. NEW BUSINESS

There were no items to discuss at this time.

10. OTHER BUSINESS

There were no items to discuss at this time.

11. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Commissioner Borgardt and seconded by Commissioner Page to adjourn from the public meeting at 8:18 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,



Courtney Baker
Village Clerk

