



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, August 28, 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 McHone, Page, Sullivan, Lateer, and Chairman Mills. Commissioners Borgardt and Del Vecchio were absent. Others present: Village Administrator Brian Bourdeau and Village 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, 2019 Plan Commission Meeting.

A Motion was made by Commissioner Sullivan and seconded by Commissioner McHone to Approve the Minutes from the August 14, 2019 Plan Commission Meeting. Roll call vote: Commissioners McHone, Page, Sullivan, Lateer and Chairman Mills voted Aye. 0-nays. Motion carried.

5. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A SPECIAL USE PERMIT – PUB 72, CONTINUED FROM AUGUST 4, 2019

Chairman Mills invited anyone from the audience to approach the Commission to speak about the presented item.

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, at the last Plan Commission meeting, one of the commissioner suggested to the applicant to include a landscaping buffer between his and the applicant's properties yet this was not included in the most recent landscaping proposal.

Kay Kummerow of the Windmill Meadows subdivision approached the Commission and stated that she is concerned about safety regarding volleyball flying into oncoming traffic without high enough netting around the volleyball court. Ms. Kummerow also expressed concerns relating to the need for

additional landscaping, the hours that the volleyball court would be open, and the lack of Julie markings.

Attorney Asprooth advised that it is a condition of every applicant to be in compliance with the Village's current building and fire codes. If there are poles being put into the ground, the applicant would need to comply with Julie regulations.

Administrator Bourdeau advised that the applicant has not requested any variances from the Village Code with respect to noise so they would be held to the same standard as any other business or residence would be held to. Commissioner Lateer asked the applicant if the noise would end by 10:00pm which follows the Village ordinance regarding noise to which the applicant responded that lights out would be at 10:00pm.

Commissioner McHone called the applicants up to the dais to assist in explaining the landscaping plans that were presented in the Plan Commission packet. After some discussion between the commissioners and applicants, Administrator Bourdeau asked the applicant to confirm if they will be placing five-foot fencing around the volleyball court to which the applicant stated that they would put up fencing if it is required for approval.

A Motion was made by Chairman Mills and seconded by Commissioner McHone to Recommend the Approval of the Special Use Permit to Allow for the Owners to Construct and Operate an Outdoor Volleyball Court on the Property, Subject to the Following Conditions:

- (1) The proposed special use complies with all provisions of the applicable district regulations.**
- (2) The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large. The Owners will provide screening around the volleyball court to limit impacts on adjoining properties.**
- (3) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.**
- (4) Adequate utility, drainage, and other necessary facilities have been or will be provided.**
- (5) The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district, can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall conform to the applicable regulations of the district; and is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the Village.**

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

6. NEW BUSINESS

There were no items to discuss at this time.

7. OTHER BUSINESS

There were no items to discuss at this time.

8. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Chairman Mills and seconded by Commissioner McHone to adjourn from the public meeting at 8:30 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker
Village Clerk