

**VILLAGE OF GILBERTS**

**87 GALLIGAN ROAD,  
GILBERTS, ILLINOIS 60136**

**Plan Commission**

**MEETING AGENDA**

**Village Hall Board Room**

**87 Galligan Road, Gilberts, IL.60136**

**November 9, 2016- 7:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL/ ESTABLISH QUORUM**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES**
  - A. April 13, 2016
- 5. PUBLIC HEARING**
  - A. Community Unit School District 300-Special Use Petition-Gilberts Elementary School, 729 Paperbark Lane, Gilberts, IL 60136
- 6. NEW BUSINESS**
- 7. OLD BUSINESS**
- 8. COMMUNICATIONS**
- 9. ADJOURNMENT**

**Village of Gilberts**  
**87 Galligan Road**  
**Gilberts, Illinois 60136**  
**Plan Commission/Zoning Board of Appeals Meeting Minutes**  
**April 13, 2016**  
**7:00 PM**

**Call to Order**

The meeting was called to order at 7:12 pm.

**Roll Call/Establish Quorum**

Present were Commissioners Borgardt, del Vecchio, Knudsen, and Sullivan. Also present were Village Attorney Tappendorf and Interim Administrator Beith. Not present were Chairman Mills and Vice Chair Davidowski.

Commissioner McHone arrived at 7:15 pm.

**A motion was made by Commissioner Knudsen and seconded by Commissioner Sullivan to appoint Commissioner Borgardt to serve as Chairman Pro Tem.** Vote: 3 ayes (Commissioners del Vecchio, Knudsen, Sullivan). 1-nay (Commissioner Borgardt). 0-abstain. Motion carried.

**Approval of Minutes**

**A motion was made by Commissioner Sullivan and seconded by Commissioner Knudsen to approve the minutes of March 9, 2016.** Vote: 4-ayes (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Pro Tem Borgardt). 0-nay, 0- abstain. Motion carried.

**Public Comment**-none

**New Business**

**Public Hearing on a Petition from American Wood Recycling Inc.**

**A motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to open the public hearing at 7:14 pm.** Vote: 4 ayes (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Pro Tem Borgardt). 0-nay. 0-abstain. Motion carried.

Interim Administrator Beith gave a brief overview of what the petitioner was asking for: American Wood Recycling, Inc. is seeking approval to rezone the property from the C-1 Zoning District to the I-1 Zoning District, a special use permit to allow for a construction and demolition recycling facility on the property, and a variance to the UDO to allow business operations to occur outside of an enclosed structure.

Commissioner McHone arrived at 7:15 pm.

Brian Baugh, attorney representing the petitioner, stated that the petitioner is looking for approval to build and operate a construction recycling center near the intersection of Galligan Road and Koppie Drive. He reiterated that they were seeking approval to rezone the property

from C-1 to I-1, they're asking for a special use, and a variance. Attorney Baugh introduced the zoning applications, the noise study, as well as the site plan as Exhibit 1.

He proceeded to explain how the public hearing had been properly noticed, including a mailing to the surrounding properties as well as the notice being published in the newspaper.

Brian Pinter, Vice President of Midwest Companies, informed the commissioners that they presented before the Committee of the Whole in October 2015 to gauge the feeling of the Board and to see if there was an interest in the Village. He added that they have another facility in Hoffman Estates which has been operating for over 15 years. Approximately 75% of the inbound material is recycled and kept out of landfills. He discussed the importance of recycling and how it has evolved over the years, including curbside recycling and how landscape waste is now being taken out of the landfills to composting areas. He added the importance of taking construction and demolition debris out of landfills is beneficial because the material is typically bulky.

Mr. Pinter went on to explain the importance of having a facility near the location of where construction debris is generated to prevent the transporting of material to faraway locations. He believes Gilberts is a prime location.

Employees will earn a good wage and receive full benefits. He added that the company follows good business practices and would fit well in the property, which has been vacant for hundreds of years.

Chris Peters of Cornerstone Environmental Group stated that they are proposing an outdoor recycling center where sorting and processing would be done on site with approximately 75 tons of product coming in per day. The type and size of trucks delivering the material would vary. However, semis would be utilized in carting the material away. He added that included in the truck traffic, Midwest Company would have three roll off trucks per day make 4-5 trips each day.

Mr. Peters added that to start off there would be 10-12 full time employees. Hours of operation would be 7:00am-4:00pm Monday thru Friday and 7:00am-Noon on Saturday.

He proceeded to go through the description of the site plan. The property is located at the northwest corner of Koppie Drive and Galligan Road and is approximately 5 acres in size. He proceeded to give a general overview of the facility (Exhibit B) which was provided in the meeting packet. He pointed out the two existing houses near the location. The proposed entrance would be composed of asphalt. A permanent truck scale would be located along the entrance driveway. He then pointed out the location of the sorter. Product would be sorted by workers and dropped into bins below. Clean wood would be stockpiled to the side where it would be further processed on site. A grinder would be utilized for that process.

Mr. Peters added that the final engineering design has yet to be completed. They were waiting until they received feedback from the meeting.

Chairman Pro Tem Borgardt questioned whether concrete would be crushed on site. The petitioner stated that concrete would not be crushed onsite.

Mr. Peters continued by stating the expected proposed traffic flow would be as follows: trucks could travel to the site by either Galligan Road or Tyrrell Road. They would turn on Koppie Drive and continue north on Galligan where the trucks would enter the site, be weighed, drop off their load and continue back to the scale to weigh out. Upon leaving the site, trucks would exit by using Koppie Road and continue south on Tyrrell to Higgins.

Any nonreusable material is shipped off site.

Mr. Peters continued with a discussion regarding berm locations. The berm to the west would be 6 feet in height. Two other berms would be located on the east and southeast sides of the property. The commissioners were shown a "to scale" view from the northern boundary which included the view of the clean processed wood pile, which would have a maximum height of 38 feet. Next they were shown a picture of the southern view. These three pictures were distributed to the Commissioners. Attorney Baugh submitted these three berm prospect drawings as Exhibit 2.

The applicant will be taking a number of additional steps to avoid the acceptance of asbestos product, those being signage which would include a list of materials which won't be accepted, employees will be trained on how to identify which materials are unacceptable. In addition, the facility will have a waste load inspection program which will be developed as part of the Illinois EPA permit application process. The facility will also have an Emergency Preparedness Response Plan. This plan would address any emergencies that may take place at the facility and would include the steps necessary if there is an accidental delivery of hazardous waste, who to notify and how to handle that material.

To help with dust control, they would be utilizing misting systems on the sort lines and processing areas. Water and/or dust suppressants would be used on the internal roadways where traffic occurs.

In regard to security, at the entrance to the facility there will be fencing and a gate to prevent unauthorized access. The perimeter berming will help prevent access to the facility at other points as well.

Storage capacity for stormwater will be provided off site at the northwest corner of Freeman and Galligan Roads at the Conservancy development. In addition, in terms of onsite development and operation, water quality retention volume required by Kane County stormwater ordinance will be located on the southern portion of the site. There is presently well and septic available on the site. It is anticipated that the well will provide water for the dust control measures. The existing

septic may be utilized. However in the event further septic is required, the northwest corner of the property is suitable for additional septic.

Facility lighting has not been identified. However, they will go through the proper process and conform to Village Code.

There are a number of steps the petitioner would have to go through if the zoning change, special use and variance were granted before they could develop. The next step for the applicant would be to submit a development permanent application for the Illinois EPA. Once the application has been submitted there generally is a 90 day review process. Afterward, there would be a need for further site and civil facilities design, since they have not been completed. The site and civil facilities design would run with the IEPA development permit application. Once the civil and facility design would be completed, then there would be further reviews and submittals through the Village for various building permits. After the facility is developed, there would be a need for the petitioner to go back to the IEPA and request an operating permit for the facility.

Commissioner Sullivan questioned the length of time it would take to get the permits. In response, the petitioner stated that it varies. He added that to get the development permit it may be roughly 60-90 days. To get the site development, it takes a fair amount of time as well. It depends on many factors and could be 30-60 days.

Chairman Pro Tem Borgardt asked if there was a benefit to the business being outside. In response, the petitioner stated that it is cost prohibitive and with the amount of trucks making drop offs, they feel it isn't best practice to put the vehicles inside a facility. Chairman Pro Tem Borgardt questioned the fire preventative measures with having a 38 foot pile of grinded wood. The petitioner stated that the material would be moved quickly, so it's not sitting for long periods. In addition they have a probe which is inserted into the pile and monitors the heat. The material is also rotated which helps release heat.

The Hoffman Estates facility is outdoors as well.

Commissioner McHone questioned whether the Hoffman Estates facility has had asbestos material delivered and how it was handled. Mr. Pinter responded; he stated that he did not recall coming across the problem of having asbestos at the other facility.

Commissioner Sullivan questioned the length of time the other materials sit (shingles, bricks, etc.) Mr. Pinter stated that since there is a lack of storage capacity, the materials will not be staying long. Most of the material is moved at a minimum of once per week.

Commissioner Knudsen questioned the zoning of the property surrounding the site. The properties to the north and east are zoned C-1. The properties to the south and west are zoned I-1.

Commissioner Knudsen questioned whether they anticipated the hours of operation to change once they were open. The petitioner stated that the hours may shorten during the winter months due to a slow in construction.

Commissioner del Vecchio stated that she believes the estimated 15-100 trucks per day is a lot of additional traffic.

Village Attorney Tappendorf swore in those wishing to speak at the public hearing.

Resident Trig Espeland stated that he lives a block away from the proposed facility. He has a concern for the damage to the roadways and the noise which would accompany the number of trucks entering and leaving the facility. He added his disapproval of the trucks driving in front of the school. He explained how he bought out here because he liked the view and how quiet it was. He added that he doesn't want to live next to a recycling facility. He stated his concern for dust and the noise from the grinder and concrete dumping. He stated his concern for berms having already been built.

Chad Koppie, owner of surrounding property stated his concern for property values decreasing. He questioned whether the Village would receive any revenue from this facility. He objects to the proposal.

Resident George Kanagin and beneficiary property owner of the proposed facility gave the history of the property and an explanation of the stormwater management. He stated that in 2013 and 2014 he applied for all the necessary permits (local, state, etc) for the berms on the property. Attorney Tappendorf explained how the berm permitting process was able to be gone through regardless of the petitioner being granted a special use and variance.

Mr. Kanagin went on to explain that Mr. Espeland lived approximately 1,500 feet from the site, instead of a block away, which he stated. He added that Mr. Koppie owns the property surrounding the site and Mr. Koppie's property is zoned industrial. He assumes Mr. Koppie will want to see that property developed as well.

Chairman Pro Tem Borgardt questioned the closeness of the nearest houses to the site. Mr. Kanagin explained how the two houses off Galligan Road to the east of the site both have businesses run out of them (HVAC and construction), and neither owner had expressed any concerns. Otherwise, the closest resident is located off Galligan on the southeast side of the Copenhaver business.

Commissioner Knudsen questioned how frequently the area was washed down. Mr. Pinter stated that since it is outdoors, they will not be washing the area down.

There will be permanent washroom facilities.

The restriction on the building height in the I-1 Zoning District is 45 feet.

Gerry Trzupsek of Huff & Huff, Inc, explained the noise monitoring process next. The grinder will be inside an enclosed building with 12 foot high and 3 foot wide concrete blocks on both sides which will muffle the grinder noise. The reading included in the packet won't be the same as the reading off the proposed site plan. The numbers were recalculated with the proposed barriers, with a reading of 70 dB at 200 feet. Mr. Trzupsek stated that chances are the reading will be 70 dB at less than 200 feet based on the concrete walls and grinder being covered.

The Village defers to the state regarding noise regulations.

Commissioner Knudsen questioned the length of time the grinder would run. In response, the petitioner stated that it would run a couple days per week for 4-5 hours each day.

Mr. Kanagin questioned whether the grinder met the state ordinances. Mr. Trzupsek stated that he was unsure at this time. He added that he took the worst case scenarios and made conservative assumptions during the testing process. However, accurate readings cannot be made until the facility is built and the grinder is on site.

A discussion regarding the noise levels ensued. The Commissioners were concerned with the amount of noise and the level of the noise.

A brief recess was taken from 8:33 pm to 8:37 pm.

Chairman Pro Tem Borgardt questioned the Village noise ordinance. It is stated in the Village Code that construction cannot begin before 7:00 am on weekdays. However, there are not any restrictions on general business hours. Attorney Tappendorf stated that the Commissioners could recommend putting in place specific hours of operation as a condition to the special use.

After listening to the comments, Attorney Tappendorf read off a possible list of conditions the Commissioners might want included if they were to recommend approval to the Village Board:

- A submittal of the proposed truck traffic plan
- Annual or yearly inspections
- Hours of operation being 7am-4pm Monday thru Friday and 7am-noon on Saturdays
- Approval of the final engineering, including a stormwater detention plan
- A plan and protocol should be in place for dealing with hazardous and unacceptable waste deliveries.
- A dust control and mitigation plan should be in place and modified as complaints would come in.
- Signage and lighting must comply to Village Code
- Noise levels must comply with state noise standards and a certified reading is required once the grinder is in place.

**A motion was made by Commissioner Sullivan and seconded by Commissioner McHone to close the public hearing at 8:44 pm.** Vote: 5 ayes (Chairman Pro Tem Borgardt, Commissioners del Vecchio, Knudsen, McHone, and Sullivan). 0-nay. 0-abstain. Motion carried.

Commissioner Borgardt stated that typically there isn't any asbestos in wood.

Commissioner McHone stated that he would like to see a lighting plan, signage, a traffic plan and a dust suspension plan in place.

Commissioner del Vecchio stated that traffic and noise are her main concerns.

Commissioner Sullivan stated that he wasn't very fond of the screened building.

**A motion was made by Commissioner Knudsen and seconded by Commissioner McHone to recommend approval to the Village Board to rezone the property located at the northwest corner of Galligan Road and Koppie Drive from the C-1 Zoning District to the I-1 Zoning District.** Vote: 5 ayes (Chairman Pro Tem Borgardt, Commissioners del Vecchio, Knudsen, McHone, and Sullivan). 0-nays. 0-abstain. Motion carried.

**A motion was made by Commissioner Knudsen and seconded by Commissioner Sullivan to recommend approval to the Village Board a special use permit to allow for a construction and demolition recycling facility on the property located at the northwest corner of Galligan Road and Koppie Drive with the following conditions:**

1. **A submittal of the proposed truck traffic plan**
2. **Requirement of an annual inspection**
3. **Hours of operation being 7am-4pm Monday thru Friday, 7am-noon on Saturday, and being closed on Sunday**
4. **Approval of the final engineering, including a stormwater detention plan**
5. **A plan and protocol should be in place for dealing with hazardous and unacceptable waste deliveries.**
6. **A dust control and mitigation plan should be in place and modified as complaints would come in.**
7. **Signage and lighting must comply to Village Code**
8. **Upon installation of the grinder and enclosure, submittal of a noise level certification from the state of Illinois.**

Vote: 4 ayes (Chairman Pro Tem Borgardt, Commissioners Knudsen, McHone, and Sullivan). 1-nay (Commissioner del Vecchio). 0-abstain. Motion carried.

**A motion was made by Commissioner del Vecchio and seconded by Commissioner McHone to recommend approval to the Village Board a variance to the Unified Development Ordinance 10-6-4 (B) to allow business operations to occur outside of an enclosed structure.**

Vote: 4 ayes (Chairman Pro Tem Borgardt, Commissioners Knudsen, McHone, and Sullivan).  
1-nay (Commissioner del Vecchio). 0-abstain. Motion carried.

Attorney Tappendorf stated that the recommendation will go before the Board in the beginning of May.

Mr. Pinker thanked the commissioners for their time, and stated that he won't let them down.

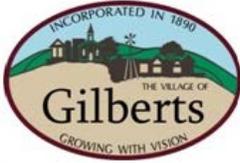
**Old Business** – None

**Communications-** None

**Adjournment**

**A motion was made by Commissioner McHone and seconded by Commissioner del Vecchio to adjourn from the meeting at 9:01 pm.** Voice vote: 5-ayes, 0-nay, 0-abstain. Motion carried.

Respectfully submitted,  
Karen Danca



*Village of Gilberts*  
Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

### **Village Administrator Memorandum**

**TO:** Planning & Zoning Commission  
**FROM:** George Sakas, Village Administrator  
**DATE:** November 3 for the November 9, 2016 Commission meeting  
**Subject:** Grizzly Football Special Use application to install lights at Gilberts School.

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Grizzlies Football with joint applicant School District 300 seek a special use to install lights on the football field to be used for evening practices.

The Village Board authorized temporary emplacement of lights for this season pending a successful special use application for permanent installation.

Village staff has no objection to the special use as petitioned.

APPLICATION FOR  
SPECIAL USE

02-2016  
Revision #1: \_\_\_\_\_  
Revision #2: \_\_\_\_\_  
Revision #3: \_\_\_\_\_  
For office use only

Development Name: Gilberts Elementary School Date of Submission: 10/4/16

I. APPLICANT:

Gilberts Elementary School  
Name Corporation

729 Paperbark Lane  
Street

Gilberts IL 60136  
City State Zip Code

Jason Emerson 847-551-8337 847-551-8413  
Contact Person Telephone Number Fax Number

Executive Director of Technology & Operations, School District 300  
Relationship of Applicant to subject Property (e.g. Owner, Developer, Contract Purchaser, etc.)

II. ACTION REQUESTED (Check applicable boxes):

- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Special Use for adding lights to the foot ball field.

Any additional requests, which are being processed with the Special Use (i.e. variances subdivision, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is this development within the Village limits?

- Yes.
- No, requesting annexation.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Builder: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Developer: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Engineer: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_

IV. PROJECT DATA:

1. General Location: 729 Paperbark Lane.

a. County: Kane

b. Township: Rutland

c. PIN#(s): 02-13-100-004

2. General description of the site: Gilberts Elementary School

3. Existing zoning on the site: Residential / Special Use

4. Acreage of the site: 15

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North	R-PUD	Gilberts	Agricultural	Yes
South	R-PUD	Gilberts	Agricultural	Yes
East	R-PUD	Gilberts	Agricultural	Yes
West	C-1	Gilberts	Agricultural	Yes

6. List Controlling Ordinances (annexation agreement, development agreement, site plans, any ordinances annexing or zoning the property etc.): \_\_\_\_\_

Chablands - Neumann

7. Detailed description of the Special Use requested including type of use, square footage or building or space to be occupied, by the Special Use, hours of operation, and number of parking spaces to be provided:

Special use is being requested to install 1000 watt flood lights onto the existing scoreboard at Gilberts Elementary to allow the GPH Grizzlies to practice football in the evening. The lights would be restricted for use on Mondays through Thursdays between the hours of 5:30 and 8:30 p.m. The lights would only be in use until November 15 of each year.

**DISCLOSURE OF BENEFICIARIES**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

2) Nature of Benefit sought: \_\_\_\_\_

3) Nature of Applicant: (please check one)

\_\_\_\_\_ a. Natural Person

\_\_\_\_\_ b. Corporation

\_\_\_\_\_ c. Land Trust/Trustee

\_\_\_\_\_ d. Trust/Trustee

\_\_\_\_\_ e. Partnership

\_\_\_\_\_ f. Joint Venture

4) If applicant is an entity other than described above, briefly state the nature and characteristics of applicant:  
\_\_\_\_\_

5) If in your answer to Section 3 you checked box b, c, d, e or f. Identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____

6) Name, address and capacity of person making this disclosure on behalf of the applicant:  
\_\_\_\_\_

**IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.**

**VERIFICATION**

I, \_\_\_\_\_ being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

\_\_\_\_\_  
Subscribed and Sworn to before me this \_\_\_ day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
Notary Public

STATE OF Illinois )  
 )  
COUNTY OF Kane )  
 )  
Village of Gilberts )

**PETITION TO THE GILBERTS VILLAGE BOARD  
TO GRANT A SPECIAL USE**

THE UNDERSIGNED PETITIONER, the ~~[name or names of owner(s), include business entity  
any]~~ *\* Community Unit School District 300*, respectfully petitions the Village of Gilberts to grant a Special Use of the property, commonly known as ~~[address]~~ *\* 729 Paperbark Lane* and legally described on Exhibit "A," and depicted on Exhibit "B," which are both attached hereto and incorporated herein by reference (the "Subject Property") to permit the following uses in accordance with Gilberts Municipal Code:

**[List all requested Special Uses]**

*\* 1. Install lighting on the football field scoreboard.*

2.

IN SUPPORT OF THIS PETITION, the Petitioner represents that: *\* Gilberts Village Code / Residential - Special Use*

- 1) The Subject Property is currently zoned, pursuant to *\* Gilberts Village Code / Residential - Special Use* [cite applicable Zoning authority (i.e. Village or County)];
- 2) The Subject Property consists of approximately *\* 1.5* acres, and the property is currently used for *\* school use*. [list any structures on the property]
- 3) The existing land uses surrounding the Subject Property include:
  - \* (a) to the North; Agricultural*
  - \* (b) to the East; Agricultural*
  - \* (c) to the South; and Agricultural*
  - \* (d) to the West. Agricultural*
- 4) The Special Use will allow the property to be utilized in the following manner:  
**[provide a detailed description of the square footage by type(s) of uses proposed for any existing or proposed buildings, additions, accessory structures including**

*\* 1000 Watt flood lights to be installed on top of existing scoreboard.*

**height of buildings, seating capacity (if applicable), number of parking spaces, etc.)**

- 5) The proposed Special Use meets the requirements for granting a Special Use in the Zoning Ordinance because:
- (a) The establishment, maintenance or operation of the Special Use will not be detrimental to, or endanger the public health, safety, comfort, convenience and general welfare because [or "by"]: *[insert explanation]*; and
  - (b) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted nor substantially diminish and impair property values within the neighborhood because [or "by"]: *[insert explanation]*; and
  - (c) The establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district because [or "by"]: *[insert explanation]*.
- 6) In conjunction with the Special Use, the petitioner is seeking the following variances to the Gilberts Municipal Code (Zoning Regulations Code):
- [Cite the relevant sections of the Municipal Code to which the variances are being requested]*
- 7) The requested variance(s) comply(ies) with the standards for granting a variance as outlined in Section 6-3-5:2 <<<< **VERIFY** of the Zoning Code in the following Manner:
- (a) The variance is in harmony with the general purpose and intent of this Title because (or "by"): *[insert explanation]*; and
  - (b) Strict enforcement of this Title would result in practical difficulties or impose exceptional "hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district because (or "by"): *[insert explanation]*, and
  - (c) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this Title; and
  - (d) The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
- 8) Granting the Special Use to permit the construction described above is appropriate because:

*[List factors that demonstrate why the Special Use is appropriate]*

WHEREFORE, the Petitioner requests that with respect to the Subject Property, the Village Board and the Planning Commission take action in accordance with the Gilberts Municipal Code to approve an ordinance granting a Special Use in accordance with Exhibit "-" to:

*[repeat the list of requested uses from the Recital Section]*

Install lighting on the football field scoreboard.

Respectfully Submitted,

By: *Susan Harkin*

[Type in name of signatory under signature block]

*Susan L. Harkin, COO*  
[Type in title or nature of individual (i.e. applicant)]

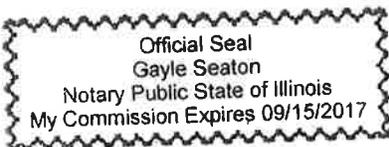
STATE OF ILLINOIS  
COUNTY OF )

The foregoing petition was acknowledged before me by *Susan Harkin*  
on the *4* day of *October*, 20*16* A.D.

By: *Gayle Seaton*

[Type in name of signatory under signature block]

[Type in title of person notarizing] and Notary Public



Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 70151520000067489296. The delivery record shows that this item was delivered on October 24, 2016 at 3:07 pm in DUNDEE, IL 60118. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

*BUELL  
GALLIGN RD*

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 70151520000067489203. The delivery record shows that this item was delivered on October 24, 2016 at 12:44 pm in ELGIN, IL 60124. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

1325  
Gateway Dr

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 70151520000067489258. The delivery record shows that this item was delivered on October 24, 2016 at 3:07 pm in DUNDEE, IL 60118. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

BURG  
GALLIGN RD

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service



Date: October 25, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 70151520000067489210. The delivery record shows that this item was delivered on October 25, 2016 at 6:35 am in CHICAGO, IL 60690. There is no delivery signature on file for this item.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service



Date: October 25, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 7015152000052464086. The delivery record shows that this item was delivered on October 25, 2016 at 9:48 am in ELMHURST, IL 60126. There is no delivery signature on file for this item.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 70151520000067489234. The delivery record shows that this item was delivered on October 24, 2016 at 3:32 pm in HAMPSHIRE, IL 60140. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
<input checked="" type="checkbox"/>	
Printed Name	Rick Wemmer

Address of Recipient :

Delivery Address	179 560 Big Timber
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Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 7015152000067489258. The delivery record shows that this item was delivered on October 24, 2016 at 3:07 pm in DUNDEE, IL 60118. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

BURG  
GALLIGN RD

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 7015152000067489265. The delivery record shows that this item was delivered on October 24, 2016 at 3:07 pm in DUNDEE, IL 60118. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

BUSCH  
GALLIGN RD

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

Date: October 24, 2016

R Borgardt:

The following is in response to your October 24, 2016 request for delivery information on your Certified Mail™ item number 7015152000067489272. The delivery record shows that this item was delivered on October 24, 2016 at 3:32 pm in HAMPSHIRE, IL 60140. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Sorted Date	10/24/16
Sorted Time	3:32 PM

Address of Recipient :

Delivery Address	179 560 Big Timber
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Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

## Notice of Public Hearing

Special Use Hearing, P.C. Case # SP02-2016

Description of Request: Special Use / Permanent Scoreboard  
Football Field Lights

Public Hearing Date/Time 11/9/2016 7:00 p.m.

Location: Village of Gilberts Village Hall  
87 Galligan Road  
Gilberts, Illinois 60136

For details, contact the Village Clerk at 847-428-2861



October 24, 2016

## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE** is hereby given to all persons interested that Community Unit School District 300, 2550 Harnish Drive, Algonquin, IL 60102, has filed with the Zoning Board Office of the City Clerk of Gilberts, Illinois, a petition for a change in existing zoning under the provisions of Gilberts Zoning Ordinance No. 80-5 for the property located Gilberts Elementary School, 729 Paperbark Lane, Gilberts, IL 60136 and legally described as:

**LEGAL DESCRIPTION:** Parcel Numbers 02-13-100-004 & 01-13-100-002

The Owner of the Property is Community Unit School District 300. The rezoning requested is from Community Unit School District 300 to the Village of Gilberts. The School District is requesting a special use permit for a permanent scoreboard and football field lights under said ordinance. The petition and legal description are on file as Planning Commission Case# SP02-2016, and may be viewed in the Office of the Village Clerk, Village Hall, Gilberts, Illinois.

A public hearing will be held on said petition before the Gilberts Zoning Board in the Village Board Chambers, 87 Galligan Road, Gilberts, Illinois, on November 9, 2016 at 7:00 p.m. at which time the Zoning Board will hear the evidence presented on this matter and such other matters as may properly come before the Zoning Board.

Objections to or support in favor of said application may be offered verbally at the hearing or may be submitted in writing to and filed with the Zoning Board, Office of the Village Clerk, Village Hall, Gilberts, Illinois, 60136.

Dated at Algonquin, Illinois this October 24, 2016

A handwritten signature in blue ink that reads 'Susan Harkin'.

Susan Harkin, Chief Operating Officer  
Community Unit School District 300  
2550 Harnish Drive  
Algonquin, IL 60102  
847-551-8351

Information on this matter can be obtained from Susan Harkin, Chief Operating Officer

cc: Village of Gilberts, Village Clerk

Sold To:  
VILLAGE OF GILBERTS - CU00410431  
87 Galligan Rd  
GILBERTS,IL 60136

Bill To:  
VILLAGE OF GILBERTS - CU00410431  
87 Galligan Rd  
GILBERTS,IL 60136

## Certificate of Publication:

Order Number: 4525661  
Purchase Order: N/A

State of Illinois - Kane

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Elgin Courier News. The Elgin Courier News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the County of Kane, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Elgin Courier News on Oct 17, 2016.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Oct 17, 2016.

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Elgin Courier News

Executed at Chicago, Illinois on this

\_\_\_\_\_ Day of OCT 17, 2016, by  
Day Month Year

**Chicago Tribune Media Group**

Deidra Durham

Notary Public



**LEGAL NOTICE**

NOTICE is hereby given that a public hearing will be held before the Gilberts Plan Commission/Zoning Board of Appeals at a meeting on Wednesday, November 9, 2016 at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, on a petition by School District 300 for a special use permit to allow permanent lights to be installed on the Gilberts Elementary School's football field scoreboard. The subject property is commonly known as 729 Paperbark Lane, Gilberts, Illinois. PIN 02-13-100-004.

All interested persons are invited to appear and be heard at the time and place listed above. Additional information about the petition and the public hearing are available from the Village of Gilberts at (847) 428-2861 or [info@villageofgilberts.com](mailto:info@villageofgilberts.com). The hearing may be continued by the Plan Commission/Zoning Board of Appeals without further publication of notice.

Randy Mills, Chairman  
Gilberts Plan Commission/Zoning Board of Appeals  
Village of Gilberts  
10/17/2016 4525661

4525661