

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission Meeting Minutes
April 22, 2015
7:00 p.m.

APPROVED MINUTES

Call to Order

Vice Chairperson Davidowski called the meeting to order at 7:00 p.m.

Roll Call/Establish Quorum

Present were Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Vice Chairperson Davidowski. Also present was Village Administrator Keller. Not present was Chairman Mills.

Commissioner McHone arrived at 7:11 pm.

Approval of Minutes

A motion was made by Commissioner Sullivan and seconded by Commissioner Borgardt to approve the minutes of October 8, 2014. Roll Call. Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

New Business

Public hearing on a petition by Mr. Demitri Stavropoulos to rezone property commonly known as 214 Galligan Road from P Conservancy to I-1 General Industrial Zoning District

Administrator Keller gave a brief description of the property. The property is unpaved and undeveloped, except for a 4,000 square foot metal building. He added that the P Conservancy zoning dates back from the 1971 Zoning Ordinance.

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to open the public hearing. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

Due to some concern from those in attendance, petitioner Demitri Stavropoulos stated that he believes nine to twelve years ago batteries may have been buried on the property. However, they have been cleaned up according to the EAP regulations.

He added that his company purchased the property and is looking for a potential buyer which will suit the zoning he is requesting, such as a landscaping or trucking company.

Resident Darlene Schuman questioned the location of the property. Administrator Keller located the property on a map for her.

Mr. Stavropolous informed those in attendance that the property was not a formal junk yard as suggested by some.

Ms. Barb Davis stated that she recently inherited her mother's house and stated her concern for truck traffic. Administrator Keller explained that an ordinance would prohibit truck traffic from entering Old Town.

Commissioner McHone arrived at 7:11 pm.

Administrator Keller distributed 2 letters submitted by residents who could not attend the meeting which are attached for the record.

Vice Chairperson Davidowski raised concerns for a trucking depot and possible noise, dust and fumes. She asked if there would be restrictions applied. Administrator Keller stated that the motion for rezoning would either have to be approved or denied. It could not be approved with conditions.

Resident Mike Doherty asked if the zoning distinguished between light or heavy manufacturing. The village's zoning does not. However, certain trucking would require a special use.

The Plan Commission members read the letters entered into the record.

A motion was made by Commissioner del Vecchio and seconded by Commissioner McHone to close the public hearing. Roll Call: Vote: 6 ayes. (Commissioners Borgardt, del Vecchio, Knudsen, McHone, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

Commissioner Sullivan questioned whether the property was on well and septic, which it is. Commissioner McHone questioned if there were regulations on having a septic tank to ensure that illegal dumping isn't occurring. Administrator Keller explained how that issue would be monitored by the Kane County Health Department.

Commissioner Knudsen questioned the distance the property is from Old Town. It is approximately 800 feet from the Old Town residential area and 600 feet south of Koppie Drive.

Commissioner del Vecchio asked whether there was any property within the village limits zoned P Conservancy.

Vice Chairperson Davidowski questioned if the business would have to comply with the current building codes. Administrator Keller explained that if the building were to be used as it exists, at this time it would be a legal nonconforming structure. Once changes would be made to the building, the business would have to comply with the Village code, such as adding a trash enclosure, etc. Commissioner Knudsen gave an explanation as well.

Commissioner del Vecchio referred to the first letter entered into the record and whether the property could be rezoned as residential. Administrator Keller stated that the property is 800 feet from Old Town. There is agricultural zoning to the west. It is in between residential and industrial. He added that he doesn't foresee it being rezoned as residential.

Commissioner Sullivan questioned what were to happen if they were to deny the petition. Administrator Keller stated that the Village Board would make the final decision and added that the property would not have any valid uses if it was voted down.

A motion was made by Commissioner Borgardt and seconded by Commissioner del Vecchio to recommend approval to the Village Board to rezone property commonly known as 214 Galligan Road from P Conservancy to I-1 General Industrial Zoning District. Roll Call: Vote: 6 ayes. (Commissioners Borgardt, del Vecchio, Knudsen, McHone, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the Committee of the Whole Agenda for Tuesday, May 12.

Public hearing to rezone property along Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street from R-3 Urban Residence Zoning District to the OT Old Town Zoning District

Administrator Keller explained how the UDO (Unified Development Ordinance) had been adopted to replace the 1985 Zoning Code. The application of the Old Town zoning would decrease the minimum lot size requirement as well as the setback requirements. The current R3 zoning code would be nonconforming. Anytime a resident would want to make a change, he or she would have to get a variance.

He went on to add that retail business and service uses were added to the Old Town zoning district. These professional services would generate low noise, low traffic and have a low impact on the residences. The Drift Inn and Advance Design were not included in the Old Town zoning district because they are strictly commercial. They will remain R-3 until a separate public hearing can be held in the future.

A motion was made by Commissioner McHone and seconded by Commissioner Knudsen to open the public hearing. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, McHone, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

Resident Patty Clark questioned the small business uses and what it meant to homeowners. Administrator Keller explained that if someone would want to sell their house, they have a wider range of potential buyers.

The list of retail and service uses was provided in the mailing notice.

Resident Barb Davis stated her concern for the lack of parking if small businesses came to Old Town. She added that Advance Design has been a wonderful neighbor. Administrator Keller explained how there may be the possibility for on-street parking.

Ms. Davis then stated her concern for the lack of code enforcement. She stated that one of her neighbors has “junk” in their yard. Administrator Keller informed her that she could speak to him about the matter after the meeting.

Resident Mike Doherty asked if a Bed and Breakfast was allowed. It currently is not listed as one of the possible uses. He added his concern of having a club or dance hall in Old Town. However, that would be considered a special use and require coming before the Plan Commission.

A motion was made by Commissioner McHone and seconded by Commissioner Borgardt to close the public hearing. Roll Call: Vote: 6 ayes. (Commissioners Borgardt, del Vecchio, Knudsen, McHone, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

Commissioner McHone stated that he enjoys living in Gilberts and added his concern for the lack of businesses in town. He feels it is a great idea and may generate additional tax dollars. He stated that Algonquin and East Dundee have done something similar to this.

For those who were concerned with property maintenance, Commissioner del Vecchio feels a small business would maintain their property well.

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Commissioner Knudsen agrees with Commissioner McHone as long as there is proper parking. He stated that Geneva had turned houses into shops, and they look nice.

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to recommend approval to the Village Board the rezoning of property along Galligan Road, Railroad Street, Higgins Road, Turner Street, Jackson Street, Matteson Street, Willey Street and Union Street from R-3 Urban Residence Zoning District to the OT Old Town Zoning District. Roll Call: Vote: 6 ayes. (Commissioners Borgardt, del Vecchio, Knudsen, McHone, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

Some residents in the audience were upset with the outcome of the vote. Lighting and signage were discussed.

This item will be placed on the Committee of the Whole agenda on May 12. Action will be taken at the Board Meeting on May 19.

Vice Chairperson Davidowski assured the residents that the Plan Commission members put a lot of thought and consideration in determining which businesses should be allowed in Old Town.

Old Business - none

Communications - none

Adjournment

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to adjourn from the meeting at 8:06 p.m. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, McHone, Sullivan, and Vice Chairperson Davidowski). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca