

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission/Zoning Board of Appeals Meeting Minutes
September 9, 2015
7:00 PM

APPROVED MINUTES

Call to Order

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

Roll Call/Establish Quorum

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

Approval of Minutes

A motion was made by Commissioner Borgardt and seconded by Vice Chair Davidowski to approve the minutes of July 15, 2015. Voice vote: 6-ayes, 0-nays. Motion carried.

New Business

Approval for a Final Plan for the Grove Mart Gas Station, Lots 1-11 Prairie Business Park

Administrator Keller gave a brief description of the proposal by Glogovsky Oil Company to construct a gas station with a 4,935 square foot convenience store on 1.97 acres within the Prairie Business Park. The gas station would be located at the southwest corner of Higgins and Tyrrell Roads, with access provided by right in-out turn lanes onto Larkspur and Trillium Drives. Administrator Keller recommended approval, noting the final plan complied with the UDO and the terms of the PUD ordinance except for the size of the ground sign, which exceeded the 64 square feet allowed through the PUD process.

Mr. Chris Kalischefski of the Corporate Design Group, representing the applicant, gave a powerpoint presentation about the proposed gas station. The applicant is requesting an 80 square foot sign, which is normally allowed by the UDO.

Commissioner Knudsen asked about the brightness of the signage and lighting. Mr. Kalischefski responded that the LED lights will be recessed and directed downward with no glare.

Commissioner McHone asked about the location of the tire air station. Mr. Kalischefski said that it would be located at the northwest corner of the site, out of the flow of traffic.

Commissioner Knudsen questioned the location of the accessible parking spaces. Mr. Kalischefski responded that the ADA and ILADA now require the stalls to be as close to the door as possible, resulting in the location shown on the plan. The signs will be painted and signed to meet code.

Chairman Mills asked about how trucks will access the site. Mr. Kalischefski described the circulation patterns from both Higgins and Tyrrell Roads onto Trillium Drive.

There was further discussion about the size of the ground sign. Administrator Keller stated that the staff recommendation for the 64 square foot sign upholds what was negotiated for the PUD and ultimately approved by the Village Board. Mr. Kalischefski maintained that the gas station needed the bigger sign because people would miss the gas station if there's a smaller sign.

A motion was made by Commissioner McHone and seconded by Commissioner Sullivan to recommend approval of the final plan for the Grove Mart Gas Station. Roll call vote: 6 ayes (Commissioners Borgardt, McHone, Knudsen, Sullivan, Vice Chairperson Davidowski and Chairman Mills). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the September 15, 2015 Village Board meeting agenda.

Old Business – None

Communications

Commissioner Borgardt asked whether the goal posts would be reinstalled at Town Center Park. Administrator Keller said that the request has been passed on to Public Works to do in the spring.

Adjournment

A motion was made by Commissioner Borgardt and seconded Commissioner Knudsen to adjourn from the meeting at 7:53 PM. Voice vote: 6-ayes, 0-nays, 0-abstains. Motion carried.

Respectfully submitted,
Ray Keller