

APPROVED MINUTES

**Village of Gilberts
87 Galligan Road - Gilberts, IL
Plan Commission/Zoning Board of Appeals
Meeting Minutes
November 15, 2017 7:00 PM**

Call to Order

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

Roll Call/Establish Quorum

Present were Commissioners Borgardt, del Vecchio, Lateer, McHone, Page, Sullivan, and Chairman Mills.

Public Comment - none

Approval of Minutes

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to approve the minutes of August 9, 2017.

Commissioner McHone pointed out a typing error on the last page. The motion to adjourn the meeting was made by Commissioner McHone as opposed to Chairman McHone.

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to approve the minutes of August 9, 2017 with the noted correction. Vote: 5 ayes. (Commissioners Lateer, McHone, Page, Sullivan, and Chairman Mills). 0-nays. 2-abstain (Commissioners Borgardt and del Vecchio). Motion carried.

Public Hearing

A hearing on proposed amendments to Chapter 10 (Temporary Construction) and Chapter 3 (Residential Districts) in the Gilberts Unified Development Ordinance (UDO)

A motion was made by Chairman Mills and seconded by Commissioner McHone to open the public hearing. Vote: 7 ayes. (Commissioners Borgardt, del Vecchio, Lateer, McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Administrator Sakas stated that currently only one temporary construction sign is allowed per the UDO. He recommends that the sign code be amended to allow up to four individual signs, but maintain that the total square-foot be limited to 75 or 150 sq ft for a corner lot.

Commissioner McHone questioned why a developer would need a fifteen foot tall sign. Administrator Sakas explained how the sign itself cannot go over fifteen feet high, such as if it is mounted on posts. It does not mean that the sign would be fifteen feet in height.

A motion was made by Commissioner Borgardt and seconded by Commissioner McHone to recommend to the Village Board approval of the proposed amendments to Chapter 10, Temporary Construction Signs as proposed. Vote: 7 ayes. (Commissioners Borgardt, del Vecchio, Lateer, McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Next, the commissioners discussed the duplexes and the proposed amendments to Chapter 3 of the UDO. Administrator Sakas stated Section 10-3-6 of the UDO, B. Notes would remain the same, with the addition of the following:

B. 8. Special Standards for Attached Single Family Dwelling Units (Duplexes) in the R-4 district. Special Standards for Attached Single Family Dwelling Units (Duplexes) in the R-4 District.

The following special or supplemental standards shall apply to the development of attached single family dwelling units (duplexes) on lots in the R-4 District:

- a. Each dwelling unit must be a minimum of 1,800 square feet in area.
- b. Each dwelling unit must have a minimum of two bedrooms and two bathrooms.
- c. Each dwelling unit must have a full basement.
- d. Each dwelling unit must have a two-car garage that is at least 400 square feet in area. If garage doors of adjacent units abut, there must be a separation of at least one foot from the front lot line. No garage may extend beyond a point two feet behind the front of the dwelling unit.
- e. No accessory buildings are permitted.
- f. Each dwelling unit must be constructed of at least 50% masonry on the street façade. Each dwelling unit must contain a minimum of eight “outside” corners, and must be similar in architectural style, color, and detail to attached single family dwelling units within 1,000 of a proposed dwelling unit.

Administrator Sakas stated that most towns have separate zoning codes for duplexes, so duplex standards were added to the multi-family zoning district. He proceeded to go through letters a-f and stated that most of those conditions are currently met.

Commissioner Borgardt questioned letter f and whether the word “façade” should be replaced with “front wall space.”

Commissioner McHone believes that accessory buildings should be permitted. Administrator Sakas informed him that the HOA doesn’t allow accessory buildings. However, Commissioner McHone would like for the UDO to state that one accessory building is allowed. It shouldn’t exceed 144 sq ft and it should be made of non-metal material.

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to close the public hearing. Vote: 7 ayes. (Commissioners Borgardt, del Vecchio, Lateer, McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

A motion was made by Commissioner McHone and seconded by Commissioner Page to recommend to the Village Board approval of the proposed amendments to Chapter 3,

Residential Districts of the Unified Development Ordinance (UDO) with an amendment to e. 1 accessory building not to exceed 144 square feet, non-metal and non-aluminum siding.

Vote: 7 ayes. (Commissioners Borgardt, del Vecchio, Lateer, McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Items for Discussion - none

Other Business

Quorum call for the 12/06/17 Meeting

Pulte Homes will be requesting changing duplex lots in Town Center to single family lots.

Adjournment

A motion was made by Commissioner Sullivan and seconded by Commissioner McHone to adjourn the meeting at 7:20 p.m. Vote: 7 ayes. (Commissioners Borgardt, del Vecchio, Lateer, McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca

