

Zoning Process # PAA 17-0001

2/3/2017 02:00 PM  
Village of Gilberts

TRANSACTION # 235933

Documents:	
2017K006674 ORDINANCE	\$268.00
2017K006675 ORDINANCE	\$112.00

Recording Fee:	\$380.00	
TOTAL:	\$380.00	
Cash:	\$145.00	
Check:	\$235.00	5022

THANK YOU

SANDY WEGMAN  
RECORDER  
KANE COUNTY, IL


**SS:) State of Illinois  
County of Kane**

**Prepared by and Return to:  
Julie A. Tappendorf  
Ancel Glink  
140 S. Dearborn Street, Ste 600  
Chicago, IL 60603**

**On behalf of the  
Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136**

## CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT SHE IS THE DULY APPOINTED VILLAGE CLERK FOR THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS AND FURTHER CERTIFIES THAT THE ATTACHED IS A TRUE AND ACCURATE COPY OF ORDINANCE # 05-2017, AN ORDINANCE APPROVING A FIRST AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT AND THE PRELIMINARY PUD PLAN FOR THE CONSERVANCY DEVELOPMENT.

  
VILLAGE CLERK



SS:) State of Illinois  
County of Kane



2017K006674  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 2/3/2017 02:00 PM  
REC FEE: 268.00  
PAGES: 225

Prepared by and Return to:  
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140 S. Dearborn Street, Ste 600  
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pd  
On behalf of the  
Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136

5  
108

**VILLAGE OF GILBERTS**

**KANE COUNTY**

**STATE OF ILLINOIS**

**ORDINANCE NUMBER 05-2017**

**An Ordinance approving a First Amendment to an Existing Planned Unit Development and the Preliminary PUD Plan for the Conservancy Development**

**ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF GILBERTS  
KANE COUNTY  
STATE OF ILLINOIS**

**January 31, 2017**

**Published in pamphlet form by authority of the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois this 31st day of January 31, 2017**

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**AN ORDINANCE APPROVING A FIRST AMENDMENT TO AN EXISTING  
PLANNED UNIT DEVELOPMENT AND THE PRELIMINARY PUD PLAN  
FOR THE CONSERVANCY DEVELOPMENT**

**WHEREAS**, on October 31, 2005, the Village of Gilberts Board of Trustees approved an Annexation and Development Agreement between the Village of Gilberts and the owners of approximately 1,114 acres of land as described on **Exhibit A-1** and in the original Annexation Agreement ("**Annexation Agreement**") for the development of 1,114 acres known as the Conservancy ("**Conservancy**"), which Agreement was recorded on January 9, 2006, with the Kane County Recorder's Office, as Document No. 2006K002188; and

**WHEREAS**, on November 22, 2005, the Village of Gilberts Board of Trustees also approved Ordinance No. 05-46, a Rezoning and Planned Unit Development Ordinance for the Conservancy Development ("**PUD Ordinance**"); and

**WHEREAS**, Gilberts Development LLC, is the successor-in-interest to a portion of the Conservancy consisting of 914.02 acres, as described on **Exhibit A-2** ("**Gilberts Development Parcel**"); and

**WHEREAS**, Gilberts Development LLC has begun development of Pod 4 of the Gilberts Development Parcel (now referred to as Neighborhood 1), pursuant to the previously approved final plat of subdivision for that portion of the Conservancy development; and

**WHEREAS**, Gilberts Development LLC has requested certain changes to the previous approvals for other portions of the Gilberts Development Parcel, including an increase in the number of allowed lots and decrease in the minimum lot size to allow age-targeted housing, among other requested amendments; and

**WHEREAS**, Gilberts Development LLC filed an application with the Village requesting approval of (1) an amendment to the existing PUD Ordinance as it applies to the Gilberts Development Property; (2) an amendment to the preliminary PUD plans as they apply to the Gilberts Development Parcel and (3) an amendment to the Annexation Agreement for the Gilberts Development Parcel; and

**WHEREAS**, on February 17, 2016, continued to March 9, 2016, the Village Plan Commission held a public hearing on the amendment to the existing PUD and preliminary PUD plans for the Gilberts Development Parcel, and made a recommendation of approval to the Village Board; and

**WHEREAS**, the Village Board makes the following findings of fact in reference to the application for approval of an amendment to the special use permit granting a PUD for the Gilberts Development Parcel:

- a. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development comply with all provisions of the applicable district regulations.
- b. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development 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.
- c. The location and size of the proposed amendments, 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 Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.
- d. Adequate utility, drainage and other such necessary facilities have been provided .

**WHEREAS**, further, the Village Board makes the following findings of fact in reference to the application for approval of an amendment to the PUD and preliminary PUD plans for the Gilberts Development Parcel:

- a. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development are consistent with the stated purpose of the planned unit development regulations.
- b. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the district were established and with the general purpose and intent of the comprehensive plan.
- c. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will not have an undue adverse impact on adjacent property, the character of the area, or the public health, safety, and welfare.
- d. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will be constructed, arranged, and operated so as not to dominate the immediate area or interfere with the use and development of neighboring property in accordance with applicable district regulations.
- e. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will be adequately served by essential public facilities and services, including streets, public utilities, drainage facilities, police and fire protection, refuse, disposal, parks, or schools, or the applicant will provide adequately for such facilities.

- f. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- g. Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will not result in the destruction, loss, or damage of natural, scenic, or historic features of significant importance including trees, habitat reserves, rivers, streams, lakes, ponds, hills, ridges, and historic structures.
- h. Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Conservancy development will comply with all additional standards imposed on it by the particular provision of this code authorizing such use.

**WHEREAS**, the Village Board has considered the request for approval of Gilberts Development LLC's requested amendments to the PUD and preliminary plans as they relate to the Gilberts Development Parcel and determined that the requested approvals are in the best interests of the Village and its residents, subject to the conditions contained in this Ordinance and the First Amendment to the Annexation Agreement.

**THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:**

**Section 1.**     **Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

**Section 2.**     **Amendment to the PUD Ordinance.** Subject to the conditions set forth in Section 4 of this Ordinance, as well as the other approvals granted by this Ordinance and the First Amendment to the Annexation Agreement, the Village President and Board of Trustees hereby amend the PUD Ordinance as it relates to the Gilberts Development Parcel, to allow the development of no more than 997 residential lots on the Gilberts Development Parcel, as follows:

- A.     **Preliminary PUD Plan.** The preliminary site plan attached to Exhibit B of the PUD Ordinance is hereby replaced, in part, with the Amended Preliminary PUD Plan attached to this Ordinance as **Exhibit B**, but only with respect to the Gilberts Development Parcel.
- B.     **R-3 District Standards and Departures.** The R-3 District standards and departures for the single family homes attached as Exhibit B-1 to the PUD Ordinance are hereby replaced, in part, with the standards and departures set forth in **Exhibit C** to this Ordinance, but only as they apply to the Gilberts Development Parcel.
- C.     **Age-Targeted Development (Neighborhood 3).** Gilberts Development LLC will be permitted to construct and develop 152 age-targeted homes in Neighborhood 3, subject to Village Board approval of a final plat of subdivision and final PUD plans for Neighborhood 3 in accordance with the procedures set forth in the UDO, which approval will be conditioned upon, among other things, recordation of a declaration of covenants and restrictions to restrict each unit to a maximum of three bedrooms, to require either a



one-story home or a first floor master in each unit, and to prohibit certain accessory uses and structures such as sheds, play equipment, pools, trampolines, and similar uses and structures. In addition, the association shall be responsible for maintaining individual yards within the age-targeted development, including without limitation all mowing and landscaping activities, and for snow removal throughout the age-targeted development. The declaration of covenants and restrictions will comply with the First Amendment to the Annexation Agreement and be subject to the reasonable approval of the Village. Gilberts Development also agrees to provide certain amenities as part of the age-targeted development, including walking paths to connect the development both internally and to facilities in nearby neighborhoods, passive and active open space areas within the development, among other amenities that may be presented to the Village at the time of final PUD approval for Neighborhood 3.

- D. Commercial Property Permitted Uses. Any commercial development of the Gilberts Development Property will be subject to the use, bulk standards, and other applicable regulations contained in the UDO that apply in the C-1 district, and will replace the use and development standards set forth in Exhibit B-4 of the PUD Ordinance as it relates to any commercial development on the Gilberts Development Parcel.

**Section 3.** **Approval of Amended PUD Plans.** Subject to the conditions set forth in Section 4 of this Ordinance, as well as the other approvals granted by this Ordinance and the First Amendment to the Annexation Agreement, the Village President and Board of Trustees hereby approve the following plans which shall govern the use and development of the Gilberts Development Parcel:

1. The Amended PUD Plan attached hereto as **Exhibit B.**
2. The Single Family Building Elevations attached as **Exhibit D.**
3. The Age-Targeted (Neighborhood 3) Building Elevations attached as **Exhibit E.**
4. The Age-Targeted (Neighborhood 3) Floor Plans attached as **Exhibit F.**

(collectively, the “*First Amendment Plans*”)

The approved Building Elevations (Exhibits D and E) and Floor Plans (Exhibit F) may be modified, for any one or more phases of development of the Gilberts Development Parcel, by resolution of the Village Board, without a public hearing or amendment to the PUD Ordinance.

**Section 4.** **Conditions.** The approvals granted in Sections 2 and 3 of this Ordinance are conditioned upon and limited by the following requirements, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the President and Board of Trustees, invalidate the approvals:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the First Amendment Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals,

and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, and only after the Village has approved final plat of subdivision, final PUD, and final engineering plans for the particular phase of development, and developer has provided the required performance security,.

- B. Compliance with Laws. The Village's zoning, subdivision, and building regulations, and all other applicable Village ordinances and regulations shall continue to apply to the Gilberts Development Parcel, and the development and use of the First Amendment Property shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Compliance with Plans. The development, maintenance, and use of the First Amendment Property shall be in substantial conformance with the First Amendment Plans.
- D. Continued Effect of the Planned Unit Development and Annexation Agreement. Except as expressly modified by this Ordinance, the PUD Ordinance, as amended by this Ordinance and the Annexation Agreement, as amended by the First Amendment to the Annexation Agreement, shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.

In addition, any violation of this Ordinance shall be deemed a violation of the Village of Gilberts Zoning Code and shall subject the Owner to enforcement proceedings accordingly.

**Section 5. Severability.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 6. Repeal and Saving Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this ordinances.

**Section 7. Effective Date.** Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form; provided, however, that this Ordinance will not become effective until after the First Amendment to the Annexation Agreement is approved and executed by Gilberts Development LLC and the Village of Gilberts.

ADOPTED THIS 31<sup>st</sup> DAY OF January, 2017, pursuant to roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee David LeClerc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Dan Corbett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Nancy Farrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Louis Hacker	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Elissa Kojzarek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Guy Zambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
President Rick Zirk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED THIS 31<sup>st</sup> DAY OF Jan., 2017



  
Village President, Rick Zirk

ATTEST:   
Village Clerk, Debra Meadows

Published: 2/1/2017

#### LIST OF EXHIBITS

- |             |   |
|-------------|---|
| Exhibit A-1 | Legal Description of the Conservancy                            |
| Exhibit A-2 | Legal Description of the Gilberts Development Parcel            |
| Exhibit B   | Amended PUD Plan  |
| Exhibit C   | R-3 District Standards and Departures                           |
| Exhibit D   | Single Family Building Elevations (Gilberts Development Parcel) |
| Exhibit E   | Age-Targeted Building Elevations (Neighborhood 3)               |
| Exhibit F   | Age-Targeted Floor Plans (Neighborhood 3)                       |

## EXHIBIT A-1

### Legal Description of the Conservancy

**PARCEL 1:**

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, SAID PARALLEL LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

ALSO,

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS

ALSO,

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

AND ALSO,

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 2 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 4 RODS OF THE WEST 3 RODS THEREOF) OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**Parcel 2:**

THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, (EXCEPT THE WEST 87 LINKS OF THE NORTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER AND ALSO EXCEPT THAT PART OF SAID NORTHWEST FRACTIONAL LYING NORTHEASTERLY OF THE CENTER LINE OF HUNTLEY ROAD), ALSO THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

Parcel 3:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

## **EXHIBIT A-2**

### **Legal Description of the Gilberts Development Parcel**

**PARCEL 1:**

THE WEST 87 LINKS OF GOVERNMENT LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**PARCEL 2:**

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**PARCEL 3:**

THE SOUTH 4 RODS OF THE EAST 3 RODS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

**PARCEL 4:**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, SAID PARALLEL LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

**PARCEL 5:**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**PARCEL 6:**

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**PARCEL 7:**

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**PARCEL 8:**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

**PARCEL 9:**

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 2 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF

THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 10:

THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 4 RODS OF THE WEST 3 RODS THEREOF) OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 11:

THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, (EXCEPT THE WEST 87 LINKS OF THE NORTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER AND ALSO EXCEPT THAT PART OF SAID NORTHWEST FRACTIONAL LYING NORTHEASTERLY OF THE CENTER LINE OF HUNTLEY ROAD), ALSO THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

Parcel Identification Numbers: 02-02-100-007; 02-02-100-008; 02-02-300-002; 02-02-300-003; 02-02-300-004; 02-02-400-002; 02-11-100-003; 02-11-100-010; 02-11-200-001; 02-11-200-003; 02-11-200-005; 02-11-200-007; 02-11-300-008; 02-11-400-003; 02-11-400-004; 02-11-400-005; 02-11-475-012; 02-11-425-001; 02-11-475-001; 02-11-425-010; 02-11-401-016; 02-11-296-001; 02-11-401-001; 02-11-401-008; 02-11-401-015; 02-11-350-007; 02-11-404-010; 02-11-475-013; 02-11-401-014; 02-11-401-013; 02-11-401-012; 02-11-401-011; 02-11-401-010; 02-11-401-009; 02-11-401-008; 02-11-401-007; 02-11-401-006; 02-11-401-005; 02-11-401-004; 02-11-401-003; 02-11-401-002; 02-11-296-002; 02-11-402-001; 02-11-402-002; 02-11-402-003; 02-11-348-001; 02-11-402-004; 02-11-348-002; 02-11-402-005; 02-11-348-003; 02-11-348-004; 02-11-350-006; 02-11-350-005; 02-11-350-004; 02-11-404-004; 02-11-350-003; 02-11-404-003; 02-11-350-002; 02-11-404-002; 02-11-350-001; 02-11-404-001; 02-11-404-006; 02-11-404-007; 02-11-404-008; 02-11-404-009; 02-11-451-001; 02-11-451-011; 02-11-451-002; 02-11-451-012; 02-11-451-003; 02-11-451-013; 02-11-451-004; 02-11-451-014; 02-11-451-005; 02-11-451-015; 02-11-451-006; 02-11-451-016; 02-11-451-007; 02-11-451-017; 02-11-451-008; 02-11-451-018; 02-11-451-009; 02-11-451-019; 02-11-451-010; 02-11-451-020; 02-11-349-001; 02-11-349-002; 02-11-349-003; 02-11-349-004; 02-11-349-005; 02-11-349-006; 02-11-349-007; 02-11-349-008; 02-11-349-009; 02-11-403-001; 02-11-403-002; 02-11-403-003; 02-11-403-004; 02-11-403-005; 02-11-403-006; 02-11-403-007; 02-11-403-008; 02-11-403-009; 02-11-405-001; 02-11-405-002; 02-11-405-003; 02-11-405-004; 02-11-405-005; 02-11-405-006; 02-11-405-007; 02-11-405-008; 02-11-405-009; 02-11-405-010; 02-11-405-011; 02-11-405-012; 02-11-405-013; 02-11-405-014; 02-11-405-015; 02-11-405-015; 02-11-405-016; 02-11-405-017; 02-11-405-018; 02-11-405-019; 02-11-425-002; 02-11-425-003; 02-11-425-004; 02-11-425-005; 02-11-425-006; 02-11-425-007; 02-11-425-008; 02-11-425-009; 02-11-425-010; 02-11-425-011; 02-11-425-012; 02-11-425-013; 02-11-425-014; 02-11-425-015; 02-11-425-016; 02-11-425-017; 02-11-425-018; 02-11-425-019; 02-11-425-020; 02-11-452-001; 02-11-452-002; 02-11-452-003; 02-11-452-004; 02-11-452-005; 02-11-452-006; 02-11-452-007; 02-11-452-008; 02-11-452-009; 02-11-452-010; 02-11-452-011; 02-11-452-012; 02-11-452-013; 02-11-452-014; 02-11-452-015; 02-11-452-016; 02-11-452-017; 02-11-452-018; 02-11-452-019; 02-11-475-002; 02-11-475-003; 02-11-475-004; 02-11-475-005; 02-11-475-006; 02-11-475-007; 02-11-475-008; 02-11-475-009; 02-11-475-010; 02-11-475-011

**Exhibit B**

**Amended PUD Plan (Gilberts Development Parcel)**

*[ATTACH]*



# THE CONSERVANCY

GILBERTS, ILLINOIS



SITE DATA TABLE

Neighborhood	Lot AC	ROW AC	Potential PUDO AC	Active Open Space AC	Open Space AC	Total AC	Total Units
1	16.00	14.00	0.00	0.00	0.00	30.00	120
2	63.00	12.00	0.00	0.00	0.00	75.00	150
3	25.00	17.00	0.00	0.00	0.00	42.00	168
4	17.00	9.00	0.00	0.00	0.00	26.00	104
5	11.00	13.00	0.00	0.00	0.00	24.00	96
6	12.00	9.00	0.00	0.00	0.00	21.00	84
7	19.00	9.00	0.00	0.00	0.00	28.00	112
8	17.00	9.00	0.00	0.00	0.00	26.00	104
9	11.00	9.00	0.00	0.00	0.00	20.00	80
10	9.00	9.00	0.00	0.00	0.00	18.00	72
11	16.00	9.00	0.00	0.00	0.00	25.00	100
Total	174.00	114.00	0.00	0.00	0.00	318.00	1272
%	54.72%	35.28%	0.00%	0.00%	0.00%	100.00%	

## LEGEND

- Residential Lot
- Commercial Lot
- Park (Potential)
- Active Open Space
- Open Space
- Wetland
- Open Water
- Proposed Trail
- Outdoor Amenity Feature (TBD)
- Open Space Parking Lot Location

NOTE:  
PARK DEDICATION, PARK AMENITIES AND TRAIL LOCATIONS  
SUBJECT TO CHANGE TO REFLECT STORMWATER  
MANAGEMENT REQUIREMENTS AND OTHER FACTORS.  
FINAL TOTAL PARK DEDICATION AREA MAY NOT REFLECT  
THE SAME MEASUREMENTS SHOWN ON THIS EXHIBIT.

THE AREAS IDENTIFIED FOR PARKS (POTENTIAL) ARE THE  
POTENTIAL SITES THE VILLAGE WILL CHOOSE THE 25+  
ACRES FROM.



## Exhibit C

### R-3 District Standards and Departures – Single Family

(Replaces Exhibit B-1 of the PUD Ordinance as it applies to the Gilberts Development Parcel, except as otherwise noted)

<b>Standards</b>	<b>Neighborhood 1 (f/k/a Pod 4)</b>	<b>Neighborhoods 2, 4, 5, 6 and 7</b>	<b>Neighborhoods 8, 9, 10, and 11</b>	<b>Neighborhood 3 (Age-Targeted)</b>
<b>Minimum Lot Area</b>	12,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	6,600 sq. ft.
<b>Minimum Lot Width<sup>1</sup></b>	75 ft.	75 ft.	75 ft.	55 ft.
<b>Minimum Corner Lot Width<sup>1</sup></b>	75 ft.	90 ft.	90 ft.	75 ft.
<b>Front Setback<sup>2</sup></b>	25 ft. (minimum) 27.5 ft. (average) 30 ft. (maximum)	25 ft.	25 ft.	25 ft.
<b>Corner Side Setback<sup>2</sup></b>	20 ft., except 25 ft. for side loaded garages	20 ft.	20 ft.	20 ft.
<b>Interior Side Setback<sup>2</sup></b>	Lot width 75' – 82' – 10% of lot width on each side  Lot width > 82' – 100' – 10' on each side  Lot width > 100' – 15' on each side	7.5 ft.	7.5 ft.	5 ft.
<b>Rear Setback<sup>2</sup></b>	25 ft.	25 ft.	25 ft.	25 ft.
<b>Maximum Lot Coverage<sup>3</sup></b>	40%	45%	45%	50%
<b>Minimum Garage Size</b>	400 sq. ft.	400 sq. ft.	400 sq. ft.	400 sq. ft. (except for specific product elevations with 380 square foot garages)
<b>Minimum Dwelling Size</b>	2,000 sq. ft.	1,700 sq. ft. (2 story) 1,400 sq. ft. (ranch)	1,700 sq. ft. (2 story) 1,400 sq. ft. (ranch)	1,400 sq. ft. (2 story) 1,300 sq. ft. (ranch)
<b>Landscaping Requirements</b>	Except as approved in a final landscape plan approved by the Village, the landscaping requirements of the	Except as expressly modified in a final landscape plan approved by the Village for an individual	Except as expressly modified in a final landscape plan approved by the Village for an individual	Except as expressly modified in a final landscape plan approved by the Village for an individual

	<p>Unified Development Ordinance shall apply to the Gilberts Development Parcel, provided however:</p> <p>(a) A minimum planting ratio of 4 shade trees, 4 evergreen trees, 3 ornamental trees, and 33 shrubs per each 100 lineal feet in buffer areas where single family lots abut or are adjacent to Galligan Road, Freeman Road, or Binnie Road;</p> <p>(b) A minimum average parkway tree ratio of 1 per each 35 lineal feet along all other areas of Galligan, Freeman and Binnie Roads;</p> <p>(c) If feasible, a minimum average parkway tree ratio of 1 per 35 lineal feet along interior subdivision streets but in no event less than 1 per 40 lineal feet; and</p> <p>(d) Detention areas shall be landscaped pursuant to the Zoning Ordinance.</p>	development phase or neighborhood, the requirements of the UDO shall apply.	development phase or neighborhood, the requirements of the UDO shall apply.	development phase or neighborhood, the requirements of the UDO shall apply.
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## Footnotes:

1. Measured at the front building line.
2. Measured from foundation, provided that any cantilever or chimney chase shall not extend more than 3 feet perpendicular to the foundation.
3. Measured at the foundation, provided that any cantilever or chimney chase shall not extend more than 3 feet perpendicular to the foundation.