

**VILLAGE OF GILBERTS**

**AN ORDINANCE AMENDING THE VLLAGE'S UNIFIED DEVELOPMENT  
ORDINANCE REGARDING MINI-WAREHOUSES IN THE I-1 DISTRICT**

**WHEREAS**, on January 7, 2014, the Village Board of the Village of Gilberts adopted the Gilberts Unified Development Ordinance ("**UDO**"), which sets forth the zoning and development standards and procedures for the Village; and

**WHEREAS**, the UDO defines "mini-warehouse" as a structure containing small separate storage areas of varying size leased or rented on an individual basis; and

**WHEREAS**, the UDO does not currently permit mini-warehouses, which includes self-storage facilities, in the I-1 General Industrial District; and

**WHEREAS**, the Village Board desires to permit the operation of mini-warehouses as a special use in the I-1 General Industrial District; and

**WHEREAS**, the Village Board has proposed an amendment to the UDO that would permit the operation of mini-warehouses in the I-1 General Industrial District as a special use (the "**Amendment**"); and

**WHEREAS**, the Plan Commission conducted a public hearing, pursuant to notice published in accordance with Illinois state law, on the Amendment at its meeting held on April 24, 2019, at which time the Plan Commission recommended approval of the Amendment; and

**WHEREAS**, the Village Board of Trustees has considered the Plan Commission's recommendation, and has determined that it is in the best interests of the Village to approve the Amendment as set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS**, as follows:

**SECTION 1. RECITALS** The recitals set forth above are incorporated into Section 1 as set forth herein.

**SECTION 2. AMENDMENT TO SECTION 10-6-3 OF THE UDO.** Chapter 6, Section 10-6-3, entitled "Special Uses," is hereby amended as follows (deletions in ~~striketrough~~, additions in **bold** and underline):

"10-6-3           SPECIAL USES

The following uses may be permitted in the I-1 District, subject to the issuance of a special use permit as provided in Section 10-11-11 of this code and subject to the additional standards set forth in this section:

\* \* \*

3. Retail and Service Uses

- a. Any drive-through accessory to a bank, pharmacy, dry cleaner, restaurant, or other use
- b. Automobile, motorcycle, and truck sales and services
- c. Boat, snowmobile and other motorized vehicle/equipment sales and service
- d. Taxicab offices and storage
- e. Mini-warehouses

**SECTION 3. SEVERABILITY.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications shall remain in effect.

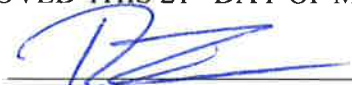
**SECTION 4. REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however that nothing in this Ordinance shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall only be effective upon the passage, approval, and publication in the manner required by law.

**PASSED BY THE BOARD OF TRUSTEES** this 21<sup>st</sup> day of May, 2019 by roll call vote as follows:


	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Elissa Kojzarek	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Nancy Farrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Jeanne Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Lou Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Guy Zambetti	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
President Rick Zirk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED THIS 21<sup>st</sup> DAY OF May, 2019

  
Rick Zirk, Village President



WITNESSETH:

  
Courtney Nicholas, Village Clerk