

ORDINANCE NO. 02-2025

AN ORDINANCE APPROVING VARIATIONS FROM THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE

(414 Andra Court)

WHEREAS, Gail Burke ("**Owner**"), the owner of the property located 414 Andra Court, Gilberts, Illinois, which property is more specifically described in *Exhibit A* ("**Property**"), desires to expand the existing back deck of the residence on the Property (the "**Deck Expansion**"); and

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WHEREAS, the Property is zoned in the R-2A Residential Zoning District and is located within the Dunhill Estates Subdivision; and

WHEREAS, Section 10-3-6-B-2(b) of the Gilberts Unified Development Ordinance ("**UDO**") provides that the minimum corner side yard setback for buildings in the R-2A Residential District and Dunhill Estates Subdivision is 50 feet, and that the maximum lot coverage for residential buildings in the R-2A Residential District is 15%; and

WHEREAS, the proposed Deck Expansion will encroach 10 feet into the 50-foot corner side yard setback; and

WHEREAS, the proposed Deck Expansion will increase the maximum lot coverage for the Property from 15% to approximately 15.67%, an increase of 200 square-feet; and

WHEREAS, the Owner has filed an application for the following variations from the UDO: (1) a variation from Section 10-3-6-B-2(b) of the UDO to allow the Deck Expansion to encroach into the required corner side yard by 10 feet and (2) a variation from Section 10-3-6-B-2(b) of the UDO to allow the Deck Expansion to increase the maximum lot coverage for the Property from 15% to approximately 15.67%, an increase of 200 square-feet (collectively, the "**Variations**"); and

WHEREAS, pursuant to notice duly published, the Gilberts Plan Commission/Zoning Board of Appeals ("**PC/ZBA**") held a public hearing on January 8, 2025, for the purpose of hearing and considering testimony on the Owner's requested Variations; and

WHEREAS, at the conclusion of the public hearing, the PC/ZBA voted to recommend approval of the Owner's requested Variations, subject to certain conditions; and

WHEREAS, the Village Board makes the following findings of fact in reference to the Owner's request for approval of the Variations to allow the Deck Expansion to encroach into the required corner side yard setback by 10 feet and allow the Deck Expansion increase the maximum lot coverage for the Property from 15% to approximately 15.67%:

- a. The Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district;
- b. The extraordinary or exceptional conditions of the Property requiring the request for the Variations were not caused by the Owner;

- c. The proposed Variations will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship;
- d. The denial of the proposed Variations will deprive the Owner of the use permitted to be made by the owners of property in the immediate area;
- e. The proposed Variations will result in structures that are appropriate to and compatible with the character and scale of structures in the area in which the variances are being requested, and
- f. There is no other means other than the requested Variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.

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 are incorporated into this Section 1 as if fully set forth.

Section 2. **Variations.** Subject to the conditions set forth in Section 3 of this Ordinance, the Village Board of Trustees hereby approves the following variations for the Property:

- 1. A variation from Section 10-3-6-B-2(b) of the UDO to allow the Deck Expansion to encroach into the required corner side yard by 10 feet, for a corner yard setback of 40 feet instead of the required 50 feet.
- 2. A variation from Section 10-3-6-B-2(b) of the UDO to allow the Deck Expansion to increase the maximum lot coverage for the Property from 15% to approximately 15.67%, an increase of 200 square-feet.

Section 3. **Conditions.** The approvals granted pursuant to Section 2 of this Ordinance are conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted by this Ordinance in accordance with applicable law. In addition, any violation of this Ordinance will be deemed a violation of the UDO and subject the Owner to enforcement proceedings accordingly.

- 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 may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Laws.** The UDO, the Building Code, and all other applicable

Village ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must 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 Property must be in substantial conformance with the plans attached hereto as **Exhibit B**.

Section 4. 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 Ordinance.

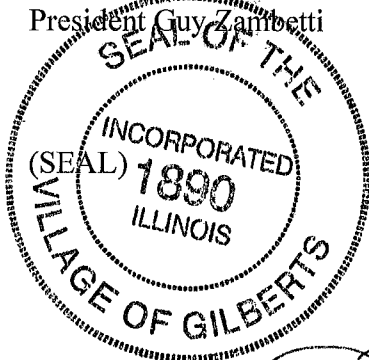
Section 7. Effective Date. Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form; provided, however, that this Ordinance shall be of no force or effect unless and until the Owner has executed and filed with the Village its unconditional agreement and consent, in the form attached to this Ordinance as **Exhibit C**, within 30 days following the passage of this Ordinance.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21st day of January, 2025.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Jeanne Allen	<u>X</u>	_____	_____	_____
Trustee Robert Chapman	<u>X</u>	_____	_____	_____
Trustee Robert Vanni	<u>X</u>	_____	_____	_____
Trustee Brandon Coats	<u>X</u>	_____	_____	_____
Trustee Justin Redfield	<u>X</u>	_____	_____	_____
Trustee Frank Marino	<u>X</u>	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED this 21st day of January, 2025.


Village President Guy Zambetti



ATTEST: 
Village Clerk, Lynda Lange

Exhibit A

Description of the Property

Common Address: 414 Andra Court, Gilberts, Illinois 60136

PIN: 02-25-227-021

Exhibit B

Plans



removed

Bobbi Re
PHOTOGRAPHY

Exhibit C

Unconditional Agreement and Consent

Pursuant to Section 7 of Ordinance No. Od-2025, and to induce the Village to grant the approvals provided for in that Ordinance, the undersigned acknowledges for itself and its successors and assigns in title to the Property that it:

1. has read and understand all of the terms and provisions of Ordinance No. Od-2025;
2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, the UDO, and all other applicable codes, ordinances, rules, and regulations;
3. acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any permit does not, and shall not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time;
4. acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right; and
5. represents and acknowledges that the person signing this Unconditional Agreement and Consent is duly authorized to do so on behalf of the Owner.

Gail Burke

Gail Burke

Digitally signed by Gail Burke
Date: 2025.01.22 16:01:06
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Date: 1/22/25