

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 21-2017

**An Ordinance amending the Unified Development Ordinance of the Village of
Gilberts, Kane County, Illinois, Regarding Construction signage and R-4
Regulations**

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

Nov. 21, 2017

**Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Gilberts, Kane County, Illinois this 21st day of November 2017.**

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, REGARDING CONSTRUCTION SIGNAGE AND R-4 REGULATIONS

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 Village Board has determined that it is in the best interests of the Village to amend certain provisions of the UDO relating to (1) temporary construction signs; and (2) standards for duplex dwellings, and those proposed amendments were referred to the Plan Commission to conduct the required public hearing and to make recommendations to the Village Board; and

WHEREAS, the Plan Commission conducted a public hearing, pursuant to notice published in accordance with Illinois state law, on the proposed amendments at its meeting held on November 15, 2017, at which time the Plan Commission recommended approval of the proposed amendments.

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 10-9-2 OF THE UDO. That Section 10-9-2(J)(5) of the UDO, entitled “Temporary Construction Signs,” is hereby amended as follows:

- a. Number. There shall not be more than ~~one~~ four temporary construction signs for each project or development per street frontage; ~~except, that where a project or development abuts two (2) or more streets, additional such signs, one oriented to each abutting street, shall be permitted.~~

SECTION 3. AMENDMENT TO SECTION 10-3-6(A) OF THE UDO. That the first row of the table contained in Section 10-3-6(A) of the UDO, entitled “Requirements,” is hereby amended as follows:

R-1

R-2

R-3

R-4 (Note 8)

* * *

SECTION 4. AMENDMENT TO SECTION 10-3-6(B) OF THE UDO. That Section 10-3-6(B) of the UDO, entitled “Notes,” is hereby amended as follows:

B. Notes

* * *

8. 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. Each dwelling unit is only permitted one accessory building. The accessory building must be no larger than 144 square feet in area.
- f. Each dwelling unit must be constructed of at least 50% masonry on the street façade. Each building 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.

SECTION 5. 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 6. 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 7. EFFECTIVE DATE. This Ordinance shall only be effective upon the passage, approval, and publication in the manner required by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21st day of Nov. 2017.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Elissa Kojzarek	<u>_____</u>	<u>_____</u>	<u>✓</u>	<u>_____</u>
Trustee Nancy Farrell	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Jeanne Allen	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Lou Hacker	<u>_____</u>	<u>_____</u>	<u>✓</u>	<u>_____</u>
Trustee Guy Zambetti	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
President Rick Zirk	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

APPROVED THIS 21st DAY OF Nov., 2017

[Signature]
 Village President, Rick Zirk



ATTEST: [Signature]
 Village Clerk, Debra Meadows

Published: November 22, 2017