



VILLAGE OF GILBERTS
87 GALLIGAN ROAD,
GILBERTS, ILLINOIS 60136

Plan Commission/ZBA Meeting

MEETING AGENDA

Village Hall Board Room

87 Galligan Road, Gilberts, IL. 60136

November 15, 2017

7:00 p.m.

ORDER OF BUSINESS

1. CALL TO ORDER

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT

Intended for public comment on issues not otherwise on this agenda, comments being solicited when individual issues are discussed

4. ITEMS FOR APPROVAL

- A. A Motion to approve Minutes from the August 9, 2017 Plan Commission Meeting

5. PUBLIC HEARING

- A. Regarding a hearing on proposed amendments to the Gilberts Unified Development Ordinance (UDO) including but not limited to Chapter 10 of the UDO regarding Temporary Construction Signs, and Chapter 3 regarding Residential Districts along with other amendments related thereto

6. ITEMS FOR DISCUSSION

7. OTHER BUSINESS

- A. Quorum call for 12/06/17 meeting

8. ADJOURNMENT

Village of Gilberts
87 Galligan Road - Gilberts, IL
Plan Commission/Zoning Board of Appeals
Meeting Minutes
August 9, 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 McHone, Page, Sullivan, and Chairman Mills. Absent were Commissioners Borgardt and del Vecchio.

Public Comment - none

Approval of Minutes

A motion was made by Commissioner McHone and seconded by Commissioner Page to approve the minutes of May 10, 2017. Vote: 4 ayes. (Commissioners McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

New Business

Conservancy Phase 2A-1 Final Plat-Hearing

Administrator Sakas informed the commissioners that the overall plan for the Conservancy Development neighborhood came before the PC/ZBA in February. Phase 2A1 is located at the southwest corner adjacent to neighborhood 1. He added that the Final Plat Phase 2A1 is in conformance with the preliminary plat of subdivision. Baxter and Woodman has provided a conditional approval in a letter dated July 10, 2017.

Commissioner Page questioned if there was an anticipated finish date for Phase 2A1. Developer Mertz stated that the work has been bonded and is ready to begin. He added that he does not have a deadline to finish, but he is running out of lots to sell in Neighborhood 1.

Commissioner Sullivan questioned when the wetlands permit would be approved. Mr. Mertz stated that it would most likely be approved in September. He then asked why the development was being broken into different sections. Mr. Mertz explained how it is costly to bond more than what is needed.

Commissioner McHone questioned if there was a soil issue in the second portion of Phase 2. Mr. Mertz stated that there are some soil conditions. The soil needs time to be built up and stabilized. Roughly 6 lots are affected.

Commissioner Page asked what specifically the problem was. Mr. Mertz stated that the organic material doesn't have compaction, so he has to dig deeper. In 18 months he hasn't had a single issue though.

Chairman Mills questioned the FEMA comment on the letter from Baxter & Woodman dated July 7, 2017, more specifically relating to Lots 68, 69, & 70. It was explained that those lots are located in Phase 2A2 and that the engineering plan included in the packet is for both Phase 2A1 and Phase 2A2. An address map was also included.

A motion was made by Commissioner Sullivan and seconded by Commissioner Page to recommend to the Village Board approval of the Final Plat for the Conservancy Phase 2A-1 with the conditions provided in the letter from Baxter & Woodman dated July 10, 2017. Vote: 4 ayes. (Commissioners McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the next Village Board meeting agenda.

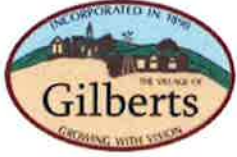
Old Business - none

Communications - none

Adjournment

A motion was made by Chairman McHone and seconded by Commissioner Sullivan to adjourn the meeting at 7:21 p.m. Vote: 4 ayes. (Commissioners McHone, Page, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum

TO: Village Plan Commission / Zoning Board
FROM: George Sakas, Village Administrator
DATE: November 8, 2017 for the November 15, 2017 special Plan Commission meeting
Subject: Temporary Construction Signs Code Update

With new commercial development on IL Route 72, we are experiencing an issue with limitations in our sign code. It allows for only one temporary construction sign limited to 75 square feet per street frontage or 150 sq.ft. if on a corner. (50/100 in residential areas)

Current commercial construction projects usually have a signs for the actual retail store, the builder, and the bank financing the project. There may also be signs for subcontractors, unions, etc.

When one of these additional signs is requested, we are forced by the code to not allow them and refer the requestor into the variance process. This creates an unnecessary administrative burden for staff and bureaucracy for businesses building and expanding in our community.

I recommend we amend the sign code for up to four individual signs maintaining the 75 square-foot (150 for a corner) limitation.

Please see attached.





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10-5-3: TEMPORARY SIGNS

F. Temporary Construction Signs: Temporary construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the signs ~~is-are~~ placed shall be subject to the following:

1. 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.~~

2. Area:

a. Residential Areas: In residential areas, temporary construction signs shall not exceed fifty (50) square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of one hundred (100) square feet.

b. Nonresidential Areas: In nonresidential areas, temporary construction signs shall not exceed seventy five (75) square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of one hundred fifty (150) square feet.

3. Location: Temporary construction signs shall be located only upon the premises upon which construction either is about to occur or is occurring. Such signs shall not extend over any lot line or within fifteen feet (15') of any point of vehicular access from a zoning lot to a public roadway.

4. Height: Temporary construction signs shall not project higher than fifteen feet (15'), as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

5. Special Conditions:

a. Accessory Use: Temporary construction signs shall be permitted only as accessory to an approved building permit for a project or development.

b. Timing: Temporary construction signs may be erected and maintained for a period not to exceed sixty (60) days prior to the commencement of construction and shall be removed within fourteen (14) days of the termination of construction of the project or development. (2006 Code § 16.8.3)



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Village Administrator Memorandum

TO: Village Plan Commission / Zoning Board
FROM: George Sakas, Village Administrator
DATE: November 8, 2017 for the November 15, 2017 special Plan Commission meeting
Subject: Unified Development Update Setting Standards for Duplex (2-family) Dwellings

It has come to staff's attention that our Unified Development Code does not have any standards for duplexes although we have duplexes and lots in the Village zoned for duplex developments.

Please see the attached proposed language to be added:

Section 10-3-6

B. Notes.

1. Nonconforming Lots. See section 10-10-5 of this code for lot requirements with respect to legal nonconforming lots of record.
2. Special Subdivision Standards: Notwithstanding the district regulations set forth in the chart, the following special standards shall apply to lots contained in the following approved subdivisions:
 - a. Windmill Meadows:
 - (i) Minimum lot area: 10,890 square feet
 - (ii) Minimum lot width at frontage: 68 feet
 - (iii) Maximum lot coverage for buildings: 30%
 - (iv) Minimum front yard and corner side yard setbacks: 30 feet
 - (v) Minimum interior side yard setback: 10 feet
 - b. Dunhill Estates:
 - (i) Minimum lot area: 30,000 square feet
 - (ii) Minimum lot width at frontage: 90 feet
 - (iii) Maximum lot coverage for buildings: 15%
 - (iv) Minimum front yard and corner side yard setbacks: 50 feet
 - (v) Minimum interior side yard setback: 15 feet
 - c. Old Town: See chapter 7.
 - d. Approved planned unit developments: For special bulk, space, and yard requirements applicable to planned unit developments, consult the ordinance approving the planned unit development, as it may be amended from time-to-time.

Where no special bulk, space, or yard requirement has been established in this subsection B or in a zoning, subdivision, or annexation approval document, the otherwise applicable district standards of subsection A shall apply.

3. Height Exceptions. Agricultural buildings and religious steeples and towers may exceed the maximum permitted height as set forth in section 10-8-6 (agricultural buildings) and section 10-8-5 (assembly uses) of this code.
4. Application of Setbacks. Unless expressly provided otherwise, for non-residential and multiple family developments, the setback requirements shall apply to both buildings and off-street parking areas (but not driveways).
5. Special Side Yard Setback. For non-residential uses, the side yard setback for buildings shall be increased by one foot for each foot that a building exceeds 35 feet, up to a maximum setback of 40 feet.
6. Minimum Dwelling Size Calculation:
 - a. R-1, R-2, and R-3 districts. For the R-1, R-2, and R-3 districts, the calculation of minimum dwelling size shall exclude garage and unfinished basement area.
 - b. R-4 district. For the R-4 district, the calculation of minimum dwelling size shall exclude garage, basement, hallways, and other common areas.
7. Building Separation for R-4 District. The separation between buildings shall be as follows:
 - a. Not less than 60 feet when any part of the front wall is opposite the front or rear wall of a building on the same lot or adjoining lot
 - b. Not less than 50 feet when any part of the rear wall of a dwelling is opposite the rear wall of the nearest building located on the same or adjacent lot.
 - c. Not less than 25 feet when any part of the side wall of a dwelling is opposite the side wall of the nearest building located on the same or adjacent lot.
 - d. Not less than 35 feet when any part of the side wall of a dwelling is opposite the front or rear wall of the nearest building located on the same or adjacent lot

ADDED:

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. **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.**