

Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

www.villageofgilberts.com

Village Plan Commission / ZBA Meeting Agenda

Wednesday, March 8, 2023 – 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Chair of the Plan Commission has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Plan Commission and the public due to the pandemic. Therefore, some or all of the Plan Commission members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend and participate in the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://us06web.zoom.us/j/89692528423>

Meeting ID: 896 9252 8423

Dial-In (audio): (312) 626-6799

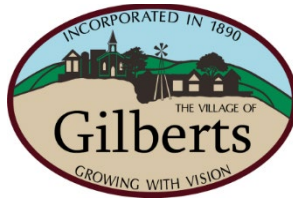
Members of the public can also submit written comments via email at info@villageofgilberts.com. Any comments received by 5:00 p.m. on March 8, 2023 will be submitted into the record of the meeting.

ORDER OF BUSINESS

1. CALL TO ORDER
2. ROLL CALL / ESTABLISH QUORUM
3. PUBLIC COMMENT *
4. ITEMS FOR APPROVAL
 - A. A Motion to Approve Minutes from the January 9, 2023 Plan Commission Meeting
5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING AN AMENDMENT TO A SPECIAL USE AND VARIANCE REQUESTS FOR THE PURPOSES OF INSTALLING AN LED GROUND SIGN AT ST. PETER'S LUTHERAN CHURCH.
6. NEW BUSINESS
7. OTHER BUSINESS
8. ADJOURNMENT

The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861. Assistive services will be provided upon request.

* Intended for public comment on issues not otherwise on the agenda.



**VILLAGE OF GILBERTS
JOINT MEETING OF THE VILLAGE BOARD AND PLAN COMMISSION
SPECIAL VILLAGE BOARD MEETING MINUTES
MONDAY, JANUARY 9, 2023**

Village Hall: 87 Galligan Road, Gilberts, IL 60136

CALL TO ORDER / PLEDGE OF ALLEGIANCE

(President Zambetti called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.)

1. ROLL CALL / ESTABLISH QUORUM

(Village Clerk Kelly Mastera called roll for the Village Board. Roll call of Village Board members present: Trustees LeClercq, Corbett, Allen, Hacker, and Redfield were present, as was President Zambetti. Trustee Coats was absent from the meeting. Also present in the room were Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, and Village Attorney Kurt Asprooth.)

Clerk Mastera called roll for the Plan Commission. Commissioners McHone, Page, Del Vecchio, and Lateer were present, as was Chairman Mills. Commissioners Borgardt and Sullivan were absent.

2. PUBLIC COMMENT – None.

4. ITEMS FOR DISCUSSION

A. Presentation of Findings and Preliminary Recommendations on the Village's Comprehensive Planning Process

Administrator Bourdeau explained how the Village embarked on its Comprehensive Planning Process last year. He said until now the Steering Committee has been meeting. He explained that this meeting is to go over the draft goals and objectives and hear feedback and ideas from both the Village Board and Plan Commission members. He said this information will form the foundation for the next step of the compilation and drafting of the plan itself. Administrator Bourdeau said the final plan will eventually go before the Plan Commission as part of a public hearing process and then before the Village Board. He then introduced Michael Blue and Carol Brobeck with Teska Associates, Inc.

Mr. Blue gave an overview of what has been accomplished so far in terms of the overall process. He reminded the Board and Commission members that the Comprehensive Plan is meant to look at big picture thinking for policy choices which will impact future actions. Ms. Brobeck stated tonight would be an overview, and more detailed information was sent to the members prior to the meeting. She stated the previous plan was created in 2003.

One member of the public, J. LeClercq, spoke during the presentation.

Mr. Blue and Ms. Brobeck lead the members through their presentation. They discussed finding a balance between the community character of Gilberts and what types of developments they hope to attract. Mr. Blue and Ms. Brobeck helped facilitate a discussion among Board and Commission members about ideas of what constitutes industrial buildings, effects traffic count and lot size can have on attracting businesses, and different housing options.

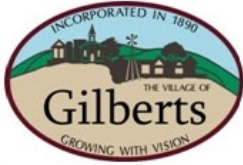
5. ADJOURNMENT

(There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee LeClercq and seconded by Trustee Redfield at 8:55 p.m. Voice vote carried unanimously, Aye (6). 0-nays, 0-abstained.)

There being no further public business to discuss, a motion to adjourn from the public meeting was made by Commissioner McHone and seconded by Commissioner Lateer at 8:55 p.m. Voice vote carried unanimously, Aye (5). 0-nays, 0-abstained.

Respectfully submitted,

Kelly Mastera
Kelly Mastera
Village Clerk



Village of Gilberts

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

To: Plan Commission
From: Riley Lynch, Management Analyst
Cc: Brian Bourdeau, Village Administrator
Date: March 8th, 2023 Plan Commission Meeting
Re: Item 5 - Consideration and Recommendation to the Village Board Regarding an Amendment to a Special Use Permit and a Variance Request for the Purposes of Installing an LED Monument Sign at St. Peter's Lutheran Church

Background:

St. Peters Evangelical Lutheran Church of Gilberts (“*Applicant*”) is located at 18N377 Galligan Road (PIN:02-12-300-014). It is surrounded by unincorporated farmland to the north, east, and south of the property. To the north-west, is an unincorporated private residence and farm stand known as Deep Roots Farm Stand. Directly to the west and across Galligan Road from the Applicant’s parcel, is the future area approved for residential Neighborhood 1 of the Conservancy Development. That parcel is zoned as R-3 Residential and will comprise of single-family homes.



In 2006, the property was annexed into the Village through Ordinance 06-15 and subsequently zoned as R-1 Residential through Ordinance 06-16. Additionally, a Special Use Permit was approved through Ordinance 06-17 to operate a religious use on the property.

The Applicant currently has a marquee-style lettered institutional attraction ground sign on the West side of the property visible from Galligan Road. The Applicant is requesting zoning relief for the purposes of replacing the existing sign with a new larger sign with a programable light-emitting diode (LED) component as depicted below.



Special Use and Variances:

Under the Village’s UDO chapter 9-2, signs with an LED component are only allowed for commercial uses and in non-residential zoning districts subject to approval of a special use permit. Note that the UDO prohibits animations, flashes, or scrolling imagery beyond static messages, and each message must be depicted for a minimum of ten seconds. However, institutional attraction boards as ground signs are permitted for institutional uses. The maximum surface area for institutional attraction board shall not exceed 50 square feet for each exposed side, or exceed 100 square feet in total. Additionally, institutional attraction boards are allowed up to 15ft height and can be within required setbacks so long as they’re 15 feet away from any vehicle access point or roadway.

The Applicant’s LED sign is proposed to be 8 feet long and 12 feet tall. It will consist of a LED component and an internally illuminated box component at the top. The sign is to be located 25ft away from the west property line. The total surface area of each side of the sign is proposed to be 96 square feet, for a gross of 192 square feet between both sides. The Applicant has specified that the LED message board is able to be automatically dimmed, brightened, and turned off on a timer. With this capability, the Applicant and manufacturer of the sign indicated that they can meet the UDO’s lighting requirements. See the accompanying attachments for responses to the Village’s requirements and for examples of proposed messaging.

To construct the sign as proposed, the applicant is pursuing an amendment to their existing special use permit to allow an LED sign. Additionally, the applicant is pursuing variances from 9-2L-7a to allow an LED sign within in a residential zoning district, and 9-2M-4c to allow the sign to exceed 50 square feet in surface area on each side.

Summary of Items for Consideration:

Special Use Standards

- Does the Plan Commission feel that the Applicant’s Special Use Permit request meets the General Standards as outlined in section 10-11-11E of the UDO?
 - a. *The proposed special use complies with all provisions of the applicable district regulations.*
 - b. *The proposed special use 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 special use, 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 the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:*

- i. *The location, nature and height of buildings, structures, walls and fences on the site; and*
 - ii. *The nature and extent of proposed landscaping and screening on the proposed site.*
 - d. *Adequate utility, drainage and other such necessary facilities have been or will be provided.*
 - e. *The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.*

See Exhibit 2 for the Applicant's response to these standards

Standards for Variations.

- Does the Plan Commission feel that the applicants Variance requests meet the Standards as outlined in section 10-11-10F of the UDO?
 1. *General Standard. No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.*
 2. *Supplemental Standards. In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:*
 - a. *Impair an adequate supply of light and air to adjacent property.*
 - b. *Unreasonable increase the congestion in public streets.*
 - c. *Increase the danger of fire or endanger the public safety.*
 - d. *Unreasonably diminish or impair established property values within the surrounding area.*
 - e. *In any other respects impair the public health, safety, or welfare of the inhabitants of the village.*
 3. *Findings of Fact. Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.*
 - 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 variance were not caused by the applicant.*
 - c. *The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.*

- d. The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.*
- e. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.*
- f. There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.*

See Exhibit 2 for the Applicant's response to these standards

Surrounding Land Use and Zoning

- Does the Plan Commission feel that use of this LED sign is compatible with the current land use of the property and of the surrounding land uses?
- The Plan Commission should consider how an LED sign may affect surrounding uses and how it may impact the future residential homes across the street in the Conservancy.

Other Considerations

- The Applicant suggested that the proposed that the sign will be off from 10PM to 6AM the following day. The Plan Commission may wish to recommend a condition that the sign be turned off or dimmed earlier than 10PM.

Attachments

- Exhibit 1 – Notice of Public Hearing
- Exhibit 2 – Application for a Special Use and Variances
- Exhibit 3 – 18N377 Galligan Road Plat of Survey
- Exhibit 4 – Proposed Sign and Location Detail
- Exhibit 5 – Applicant's Responses to Internal Review
- Exhibit 6 – Letter from the Sign Manufacturer

**VILLAGE OF GILBERTS
PUBLIC NOTICE REGARDING A HEARING ON A SPECIAL USE AMENDMENT
AND VARIANCE APPLICATION**

PUBLIC NOTICE IS HEREBY GIVEN that the Gilberts Plan Commission will conduct a public hearing on Wednesday, March 8, 2023, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from St. Peters Evangelical Lutheran Church of Gilberts (“Applicant”) concerning the property located at 18n377 Galligan Road, Dundee, Illinois, and identified by PIN 02-12-300-014 (“Property”). The Applicant requests approval of (1) variances from Section 9-2 of the Gilberts Unified Development Ordinance (UDO) to allow for an LED sign in a residential zoning district; and (2) an amendment to the existing special use permit for the Property to allow for an LED sign as an additional special use, and for such other and further zoning relief as may be required.

All persons interested in the special use and variance application should attend and will be given an opportunity to provide written and oral testimony. Members of the public can also submit written comments via email at info@villageofgilberts.com. Additional information about the special use and variance application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission
Village of Gilberts

Application for Development Approval

Please complete this section before any other part of this packet.

Development name: St. Peters Evangelical Lutheran Church of Gilberts

Address of subject property: 18n377 Galligan Rd, Dundee, IL 60118

Parcel identification number (P.I.N.): _____

I. Applicant: Rafael Plazola

Address: 220 Mayfair Ln.

City: South Elgin State: IL Zip code: 60177

Phone: 847 571-6135 Email: plavalco@gmail.com

II. Property Owner(s): Wendell Peterson (as authorized by Officers of Church)

Address: 1697 Kelley Lane

City: Pingree Grove State: IL Zip code: 60140

Phone: 224-535-8071 Email: petepolly@comcast.net

III. Primary contact: RAFAEL PLAZOLA

Check one that best applies:

Owner Attorney Engineer Broker Other: APPLICANT

Phone: 847 571-6135 Email: plavalco@gmail.com

IV. Other staff

Name: _____

Owner Attorney Engineer Broker Other: _____

Phone: _____ Email: _____

Name: _____

Check one that best applies:

Owner Attorney Engineer Broker Other: _____

Phone: _____ Email: _____

V. PROPOSED DEVELOPMENT

Check all that apply and provide written responses to corresponding exhibits on a separate sheet.
If unsure contact Village Hall at 847-428-2861 or development@villageofgilberts.com.

- Site Plan Review**
(Complete Exhibit 1)
- Zoning Appeal**
(Complete Exhibit 5)
- Special Use** (New or Amendment)
(Complete Exhibit 2)
- Zoning Interpretation**
(Complete Exhibit 6)
- Variance Request**
(Complete Exhibit 3)
- Planned Unit Development**
(Complete Exhibit 7)
- Rezoning or Text Amendment**
(Complete Exhibit 4)
- Temporary Use**
(Complete Exhibit 8)
- Subdivision/Annexation**
(Please contact Staff)
- Other** (Please Specify _____)

Acreage of property: 10
 Description of proposal/use (use the following page or a separate sheet if necessary):
PROPOSED FOR NEW LIGHTED SIGN WITH FULL COLOR
LED MESSAGE CENTER.

VI. APPLICANT'S SIGNATURE

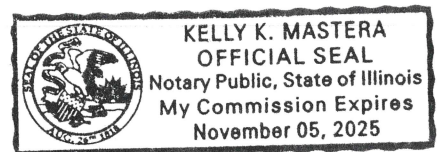
I, RAFAEL PLAZOLA [Applicant's Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online [here](#).

I have read, understand, and will comply by the provisions of the Village Code, found [here](#) online regarding reimbursement of the Village's costs; and iv) the above information, to the best of my knowledge, is true and accurate.

[Signature] (Signature of Applicant or authorized agent) 12-13-22 (Date)

SUBSCRIBED AND SWORN TO before me this 13th day of December, 2022.

[Signature]
(Notary Public and Seal)



VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above-described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Application. I/we hereby authorize the Applicant listed on this Application to act on my/our behalf during the processing and presentation of this request(s).

Wendell P. Peterson
(Signature of 1st Owner or authorized agent)

12-13-2022
(Date)

(Signature of 2nd Owner or authorized agent)

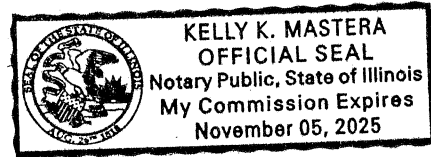
(Date)

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

****Please include additional pages if the Subject Property has more than two owners****

SUBSCRIBED AND SWORN TO before me this 13th day of December, 2022



Kelly K. Mastera
(Notary Seal and Signature)

VIII. DISCLOSURE OF BENEFICIARIES

Name: ST. PETERS EVANGELICAL LUTHERAN CHURCH of GILBERTS

Address: 18 N 377 GALLIGAN RD. Dundee, IL. 60118

Nature of Benefit sought: VARIANCE

Nature of Applicant: (please check one)

Natural Person

Trust/Trustee

Corporation

Partnership

Land Trust/Trustee

Joint Venture

If applicant is not an entity described above, briefly state the nature of the applicant(s):

Religious organization

In your answer above, if you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	<u>Name</u>	<u>Address</u>	<u>Interest</u>
a)	_____	_____	_____
b)	_____	_____	_____
c)	_____	_____	_____
d)	_____	_____	_____

Name, address and capacity of person making this disclosure on behalf of the applicant:

RAFAEL PLAZOLA 220 MAYFAIR LN. SOUTH ELGIN IL 60177
APPLICANT.

Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Wendell Peterson being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Wendell P. Peterson

Subscribed and sworn to before me this 13 day of DECEMBER 20 22

Kelly K. Mاسترا
(Notary Seal and Signature)

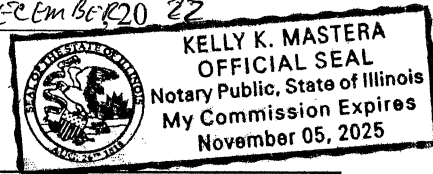


Exhibit 3: Variance Requests

A. Checklist of Required Submittals

- A site plan in accordance with Exhibit 1 of this development packet.
- Additional information may be required by the Village.

B. Variance Request Details

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

1. Indicate the section(s) of the code from which a variance is requested.

2. Statement regarding the request, giving distances and dimensions where appropriate.

The new sign will be located 25 feet to the center of the sign from the property line. It will also be located 25 feet south of the existing sign. A new sign base with a complete landscape plan will be added.

3. Give a description of conditions and/or hardship which justify the need for a variance.

The Current sign has a manual changeable copy sign with plastic letters and a vandal guard cover.

Changing the letters is a difficult task on this old sign cabinet. Changing the letters is especially difficult in the winter as the vandall guard cover gets stuck due to ice and in the summer you may have hornet's nest or spiders. Over time the letters are damaged and need to be replaced. Most sign suppliers have discontinued these letters as most businesses are replacing these signs with electronic message centers.

It is the desire of the Church to upgrade to a modern and progressive form of announcing new events taking place at the church facility and the community. (Continue on next page)

4. Date(s) of any previous application for a variance and the result of them.

None

5. Additional information as required by the Village.

C. Responses to Standards

Standards for Variations (See 10-11-10F of UDO)

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

1. *General Standard.* No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.

2. *Supplemental Standards.* In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonable increase the congestion in public streets.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the surrounding area.
 - e. In any other respects impair the public health, safety, or welfare of the inhabitants of the village.

3. *Findings of Fact.* Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.
 - 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 variance were not caused by the applicant.
 - c. The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
 - d. The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.
 - e. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.
 - f. There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Exhibit 2: Special Use Permit

A. Checklist of Required Submittals

- A Site Plan in accordance with Exhibit 1 of this development packet.
- A narrative describing the proposed use.
- Additional information as required by the Village.

B. Responses to Standards

1. Special Use Standards (See 10-11-11-E of UDO)

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- (a) The proposed special use complies with all provisions of the applicable district regulations.
- (b) The proposed special use 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 special use, 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 the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
 - (1) The location, nature and height of buildings, structures, walls and fences on the site.
 - (2) The nature and extent of proposed landscaping and screening on the proposed site.
- (d) Adequate utility, drainage and other such necessary facilities have been or will be provided
- (e) The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

2. Special Standards (see 10-11-11-E-2 of UDO)

When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards. These may not apply depending on which district the development takes place in.

MEET EXIST.
894.0

INV. 893.2

50 L.F. WITH
END SECTIONS
ELLIPTICAL RCP.
15" EQUIVALENT

INV. 893.5

MEET EXIST.
894.5

249.94'

N 01°42'47" W

N 88°02'03" E
241.00'

SILT FENCE

CB.

4

GR 892.6

PARKING

210.0

896.1 +

317.07'

PROPOSED BITUMINOUS DRIVEWAY

LIGHT (TYP.)

LIGHT (TYP.)

121.53' Remove
Existing Sign

New Sign

FUTURE
CHURCH
EXPANSION

PROPOSED
CHURCH
F.F.EL. 897.00

PROP. CONC. WALK
896.5

CONC.
896.0

P 895.0

P 895.0

P 896.3

P 896.5

P 895.0

R=8.0'

R=20.0'

P 895.7

82.0'

R=10.0'

R=10.0'

P 896.1

P 896.2

P 896.7

P 896.7

R=30.0'

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R=250'

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25'
from property line

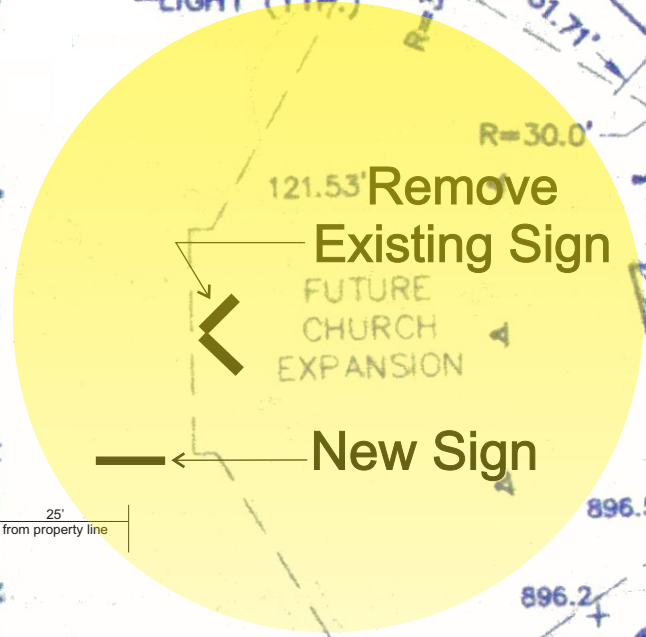
184.0'

1896.5

896.5

30.0'

30.0'





Plavalco, LLC
DESIGN GROUP

Artwork and design created by:
Plavalco, LLC
847.571-6135
plavalco@gmail.com



SCOPE OF WORK:

Remove existing sign and brick base.


Relocate new sign with new concrete foundation and pole cover or masonry base

New LED lighted sign with full color message center.

Existing electrical feed will be used.

All signs are UL listed.

St. Peter Evangelical Lutheran Church of Gilberts
18N377 Galligan Rd.
Dundee, IL. 60118

 square feet

approved by: _____
 layout at discretion of art department
 please do not alter layout

Artwork and design created by:
Plavalco, LLC
847.571-6135
plavalco@gmail.com



SCOPE OF WORK:

Remove existing sign and brick base.


Relocate new sign with new concrete foundation and pole cover or masonry base

New LED lighted sign with full color message center.

Existing electrical feed will be used.

All signs are UL listed.

Proposed setback for new sign at 25' to center of sign from property line.

 square feet

approved by: _____

- layout at discretion of art department
- please do not alter layout

Artwork and design created by:
Plavalco, LLC
847.571-6135
plavalco@gmail.com

SCOPE OF WORK:

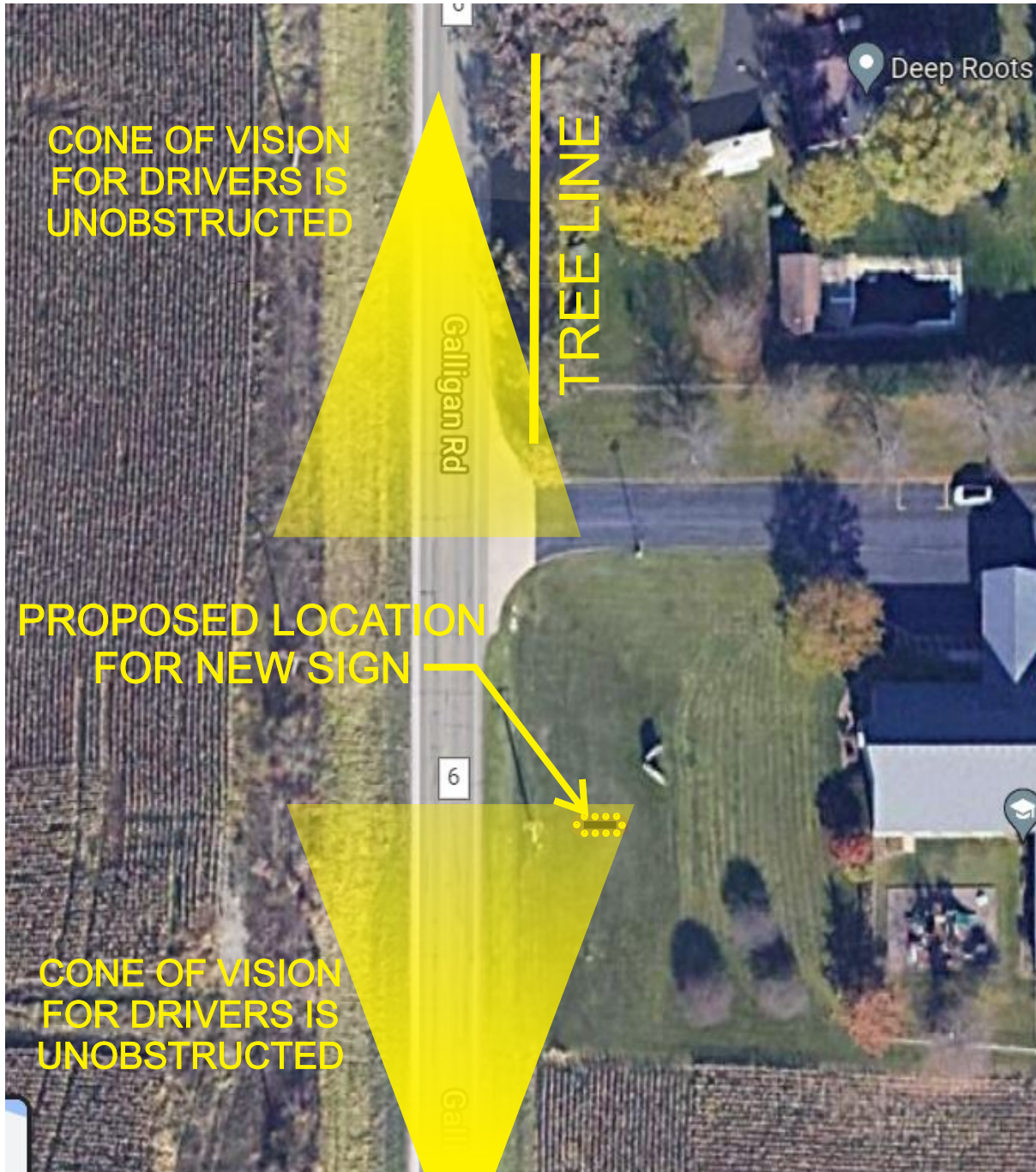
Remove existing sign and brick base.

Relocate new sign with new concrete foundation and pole cover or masonry base


New LED lighted sign with full color message center.

Existing electrical feed will be used.

All signs are UL listed.



Sign viewing angles for motorist

 square feet

approved by: _____
 layout at discretion of art department
 please do not alter layout

Applicant Responses and Additional Information

From Rafael Plazola

We can use systems on the displays and the software to control the brightness on the displays. The most commonly used method is the photocell that controls the brightness of the displays to be brighter during the daytime and dimmer during night time. The software can be programmed to dim the display at specific hours as well. The display can also be turned off completely using a timer or the software when needed.

Responses to UDO requirements for LED signs:

- “Only one sign shall be permitted on each zoning or shopping center lot.” **OK.**
- “Signs shall only be allowed as a freestanding ground sign and shall not be in addition to the number of allowed freestanding signs” **OK.**
- “No sign shall be located within 100 feet of a residential use, except as otherwise approved in the special use permit. No sign shall be located within 400 feet of another LED sign on the same side of the street. No sign shall be located within 200 feet of another LED sign on the opposite side of the street.” **OK.**
- “Signs shall only display promotional messages of a good or service that is being offered at the place of business on the particular zoning lot that the sign is located, with the exception of advertisements for community events, or as otherwise expressly approved by a special use permit.”
 - Please detail what messages will be displayed on the board so that we can incorporate them into the request. **OK. We will provide this information.**
- “Animated signs, sign that change image signs, video signs or tri-vision signs shall be prohibited. Movement, including flashing, scrolling or rotating so as to draw attention is prohibited. Each message must be static or depicted for a minimum of ten seconds.” **OK.**
- “The message area shall not have an undue brightness, which shall be defined as 5,000 nits during the day and 500 nits at night. The owner/user shall reduce the level of brightness if determined by the Village that the light levels exceed the levels specified. The sign shall be programmed to dim and brighten automatically in response to changes in ambient light. Prior to issuance of a permit for the sign, the applicant shall provide written certification from the sign manufacturer or installer that the light intensity has been factory preset not to exceed the levels specified above. The sign shall be controlled electronically by a computer or other similar device that has a manual override. The sign shall either freeze or go blank in the event of a malfunction.” **OK.**
- “Electronic messages shall be turned off at all times when the business or use that it serves is closed, except LED signs that display fuel prices.” **I think we should be allowed specific hours of LED sign operation. Ex. Sign should be turned off from 10pm-6am. The Church has a variable schedule, with various evening events. These events never go past 10pm.**

Attached you will find examples of the messages that St. Peter's Lutheran Church will be programming on the display. All messages will be static and with a minimum 10 second delay. See the attached manufacturer's letter for brightness level settings.

Worship Services: Saturdays at 5:00 PM; Sundays at 9:00 and 10:30 AM

Vacation Bible School for ages 3-10; July (?-?) 9:00 AM – 11:30 AM

Bible Studies: Tuesdays, Thursdays, and Sunday nights

Special Worship Services: Thanksgiving Eve, Christmas Eve, New Years Eve, Midweek Lenten Services, Holy Week Services, Easter Service, Veterans Day Service.

Annual Rummage Sale (date and times)

Service Projects: Feed My Starving Children

Gilberts Community Days (dates and location)

Biblical Quotations and Religious Sayings: "I Am the Resurrection and the Life," "Joy to the World, the Lord is Come," "How is your Prayer Life?" "Where Do You Turn when life goes wrong?" "The Lord gave 10 commandments, not 10 suggestions!" "Where will you spend eternity?"

Word of Invitation and warm welcome to all

Possible additions would be special events which would be extended to the community.

Concerts

Easter Egg Hunt

Panel Discussions

Church Picnic (Block Party)

1/9/2023

HYOCO Distribution, Inc.

Hyoco Distribution, Inc. ("Hyoco") acknowledges compliance with the regulations and ordinances pertained in the *City of Gilberts, IL - Code of Ordinances*. The following information relates to all Hyoco Electronic Message Center proposed by St. Peter Lutheran Church within the proximity of City of Gilberts jurisdiction as dated above.

All Electronic Message Centers furnished by HYOCO are accompanied by a photo sensor that automatically adjusts the sign's brightness based on the ambient light. Manual management of the sign brightness is also available if deemed necessary.

HPCB11T-R1G1B1-MS 80x192, Hyoco's display control system can be set to not exceed the required maximum brightness for daytime and nighttime.

May you have any questions, please feel free to contact me at your convenience.

Sincerely,



Edward Hu
CEO of HYOCO

