

ORDINANCE NO. 12-2023

AN ORDINANCE APPROVING AN AMENDED SIGN PACKAGE FOR THE GROVE MART GAS STATION AND CAR WASH IN THE PRAIRIE BUSINESS PARK PUD

WHEREAS, in 2013 the Village of Gilberts (“*Village*”) approved Ordinance No. 13-2013 establishing the Prairie Business Park Planned Unit Development; and

WHEREAS, Section 10-9-2(N) of the Gilberts Unified Development Ordinance (“*UDO*”) authorizes the Village to approve sign packages for developments and, as part of the sign package approval, to modify the otherwise applicable provisions of the sign requirements of the UDO; and

WHEREAS, in 2015 the Village adopted Ordinance No 22-2015, which approved a sign package for the Grove Mart Gas Station on lots 1-11 of the Prairie Business Park Planned Unit Development (the “*Sign Package*”); and

WHEREAS, the Grove Mart Gas Station is constructing a car wash operation on the adjacent lots 14-21 of the Prairie Business Park Planned Unit Development (the “*Grove Mart Car Wash*”); and

WHEREAS, the Grove Mart Gas Station has requested approval of certain amendments to the existing Sign Package to accommodate the signage on the Grove Mart Car Wash portion of the development, including certain modifications to the signage requirements under the Village’s UDO (the “*Amended Sign Package*”); and

WHEREAS, the Village Board has considered the request for the approval of the Amended Sign Package and corresponding modifications from the sign regulations of the UDO for the Grove Mart Car Wash on Lots 14-21 of the Prairie Business Park Planned Unit Development, and has determined that approving the Amended Sign Package, including the modifications from the requirements of the UDO, is in the best interests of the Village.

THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:

Section 1. **Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

Section 2. **Approval of Amended Sign Package.** The Village Board hereby approves the Amended Sign Package for the Grove Mart Gas Station and Car Wash on lots 1-21 of the Prairie Business Park Planned Unit Development, consisting of the signs depicted on the signage plans attached as **Exhibit A**.

Section 3. **Modifications.** As part of the Village Board’s approval of the Amended Sign Package, the Board approves the following modifications from the sign regulations of the UDO and the Prairie Business Park Planned Unit Development, but only to the extent of, and in strict conformance with, the signage plans attached hereto as **Exhibit A**:

- A. A modification from Exhibit I of the Prairie Business Park Planned Unit Development Ordinance to allow for a total of 11 wall signs on the Grove Mart Car Wash building.
- B. A modification from Section 10.9.2(L)(1) of the UDO to allow for three of the wall signs on the Grove Mart Car Wash building to be located at a height of 25 feet, instead of the wall sign maximum height of 20 feet.
- C. A modification from Section 10.9.2(L)(7) of the UDO to allow for a ground sign with an LED component.
- D. A modification from Section 10.9.2(L)(1) of the UDO to allow for a monument sign with a height of 13.5 feet, instead of the monument sign maximum height of 8 feet.
- E. A modification from Section 10.9.2(L)(1) of the UDO to allow for a monument sign with a length of 16 feet, instead of the monument sign maximum length of 14 feet.
- F. Any other modifications from the Village's sign regulations of the UDO necessary to permit the installation of the signs depicted on the signage plans attached as **Exhibit A**.

Section 4. Continued Effect of the PUD Ordinance. Except as expressly provided in this Ordinance, the Prairie Business Park Planned Unit Development Ordinance will remain in full force and effect to govern the use and development of lots 1-21 of the Prairie Business Park Planned Unit Development.

Section 5. Conditions.

- A. Compliance with Plans. The development, maintenance, and use of the signs on the Grove Mart Car Wash must be in substantial conformance with the plans attached hereto as **Exhibit A**.
- B. 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.
- C. 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.

Section 6. 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.

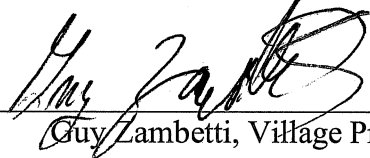
Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after its approval in the manner provided by law.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 18th day of July, 2023.

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

APPROVED THIS 18th DAY OF JULY, 2023.



 Guy Zambetti, Village President




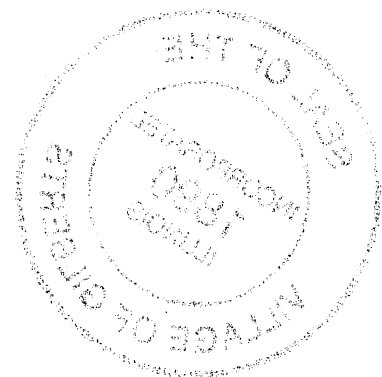
ATTEST: 
 _____, Village Clerk

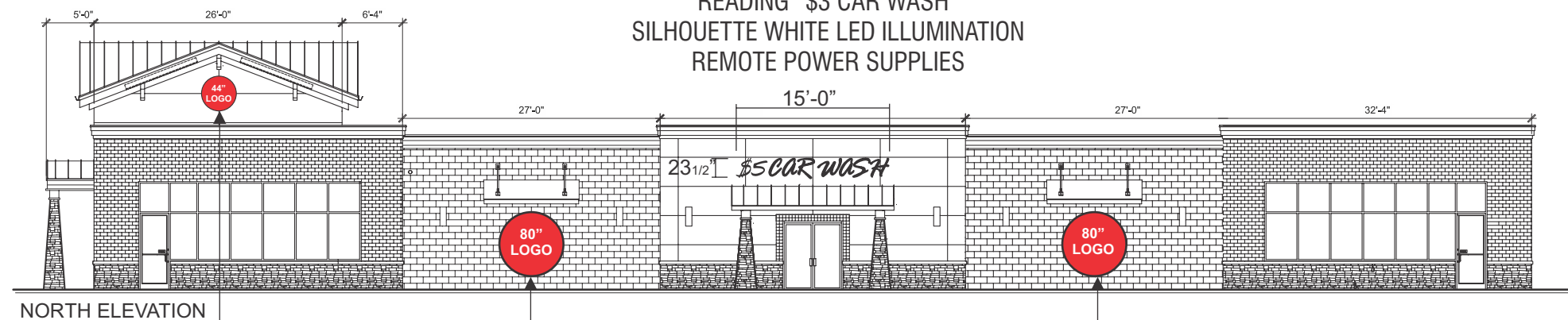
EXHIBIT A

Grove Mart Car Wash Signage Plans



INDIVIDUAL REVERSE CHANNEL ILLUMINATED LETTERS

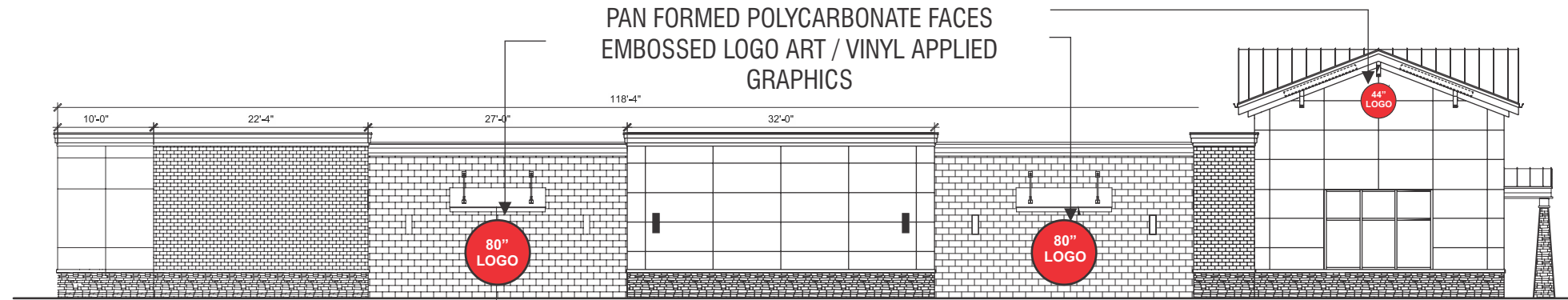
SCALE 1/4" = 1'-0" FABRICATED REVERSE CHANNEL LETTERS
SATIN BLACK POLYURETHANE FINISH
READING "\$3 CAR WASH"
SILHOUETTE WHITE LED ILLUMINATION
REMOTE POWER SUPPLIES



NORTH ELEVATION

INDIVIDUAL CHANNEL ILLUMINATED LOGOS

SCALE 1/4" = 1'-0"
(2) 44" DIA. & (4) 80" DIA. SINGLE FACE
CABINETS / BLACK POLYURETHANE
FINISH / WHITE LED ILLUMINATION
PAN FORMED POLYCARBONATE FACES
EMBOSSSED LOGO ART / VINYL APPLIED
GRAPHICS



SOUTH ELEVATION

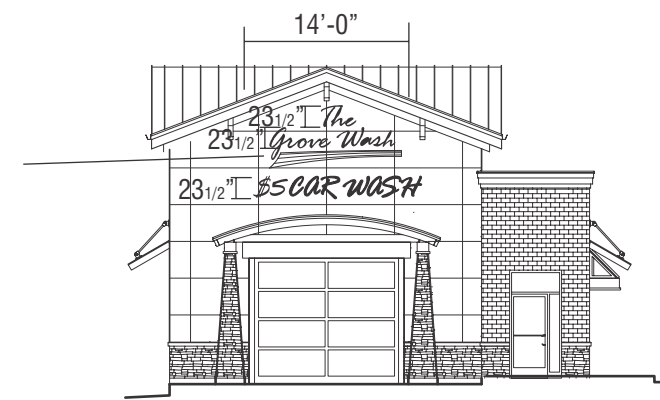
INDIVIDUAL REVERSE CHANNEL ILLUMINATED LETTERS

SCALE 1/4" = 1'-0"
FABRICATED REVERSE CHANNEL LETTERS
SATIN BLACK POLYURETHANE FINISH
SILHOUETTE WHITE LED ILLUMINATION
REMOTE POWER SUPPLIES

(BACKLIT SWOSH / PAINTED (4) COLORS)



WEST ELEVATION



EAST ELEVATION

CUSTOMER:	GLOGOVSKY OIL COMPANY
ADDRESS:	ROUTE 72 & TYRRELL RD. GILBERTS, Illinois 60136
JOB NUMBER:	230053
FILE NAME:	ART SOLIS
DESIGNER:	AS

A Disconnect Switch

Color Swatches	Finish Types
■ SATIN BLACK	PAINT

File Name: GLOGOVSKY CAR WASH		
SCALE: NOTED	DATE 2/22/2023	
REV. 6/15/2023	REV.	REV.

1359 Yorkshire Drive
Streamwood, IL 60107
Office: 630.755.5950
info@ibrandvisual.com
www.ibrandvisual.com

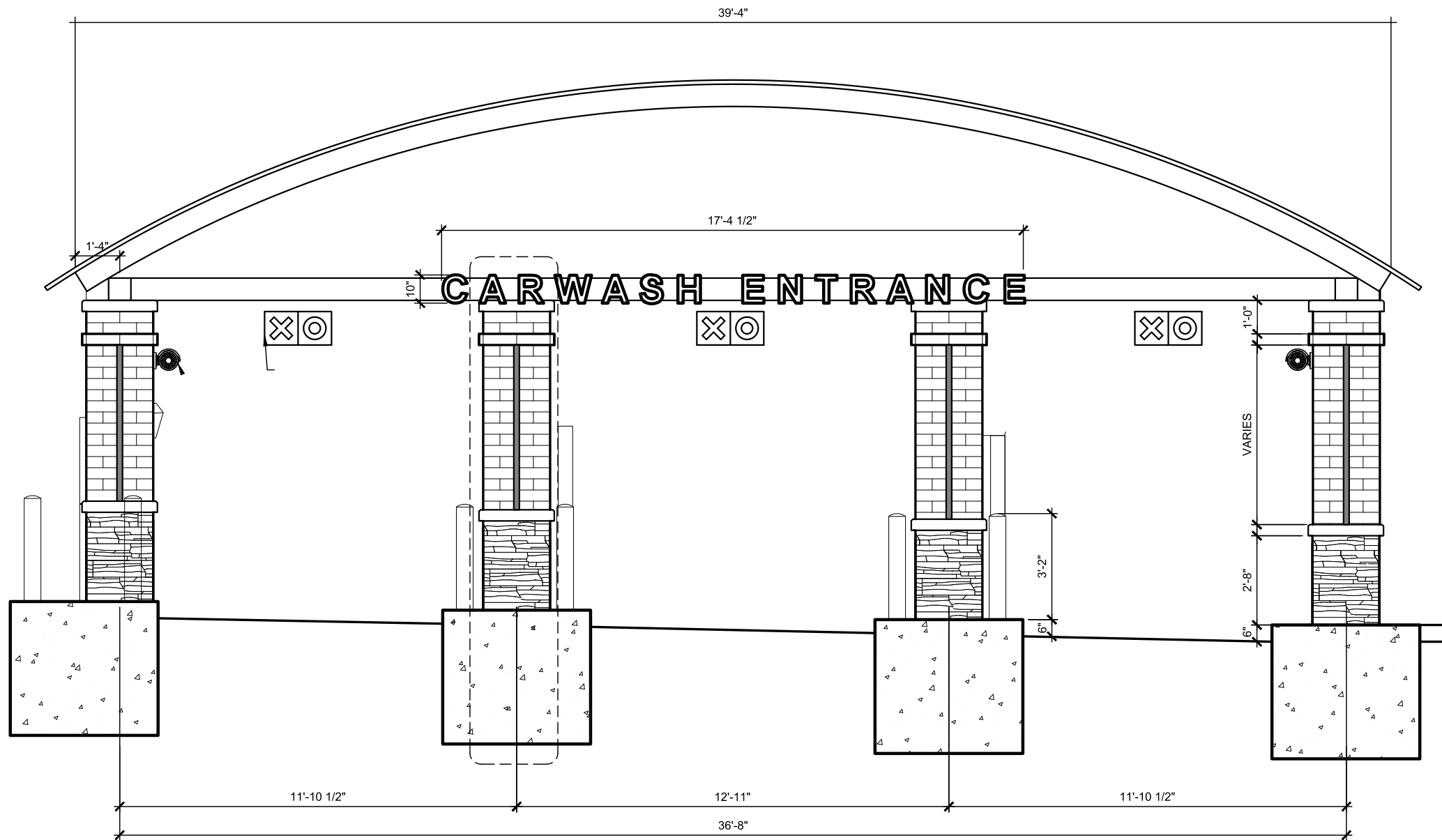
PAGE 1

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CUSTOMER:	GLOGOVSKY OIL COMPANY
ADDRESS:	ROUTE 72 & TYRRELL RD. GILBERTS, Illinois 60136
JOB NUMBER:	230053
FILE NAME:	ART SOLIS
DESIGNER:	AS

Specifications:


A Disconnect Switch



INDIVIDUAL CHANNEL ILLUMINATED LETTERS

SCALE 1/4" = 1'-0"

- FABRICATED CHANNEL LETTERS
- SATIN BLACK POLYURETHANE FINISH
- WHITE LED ILLUMINATION
- WHITE PLEXIGLAS FACES / BLACK TRIM CAPS
- REMOTE POWER SUPPLIES

Color Swatches	Finish Types
 SATIN BLACK	PAINT

File Name:
GLOGOVSKY CAR WASH

SCALE: NOTED DATE 2/22/2023

REV. REV. REV.

1359 Yorkshire Drive
Streamwood, IL 60107
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www.ibrandvisual.com

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ADDRESS:	ROUTE 72 & TYRRELL RD. GILBERTS, Illinois 60136
JOB NUMBER:	230053
FILE NAME:	ART SOLIS
DESIGNER:	AS

Specifications:

A Disconnect Switch

Color Swatches	Finish Types
<input type="checkbox"/> White Finish	Paint
<input type="checkbox"/> White Polycarbonate	Stock
<input checked="" type="checkbox"/> Digital Color	Vinyl
<input type="checkbox"/> SATIN BLACK	PAINT

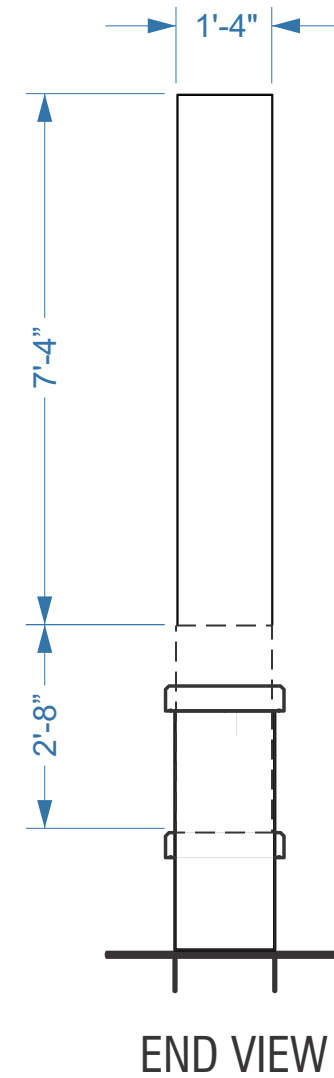
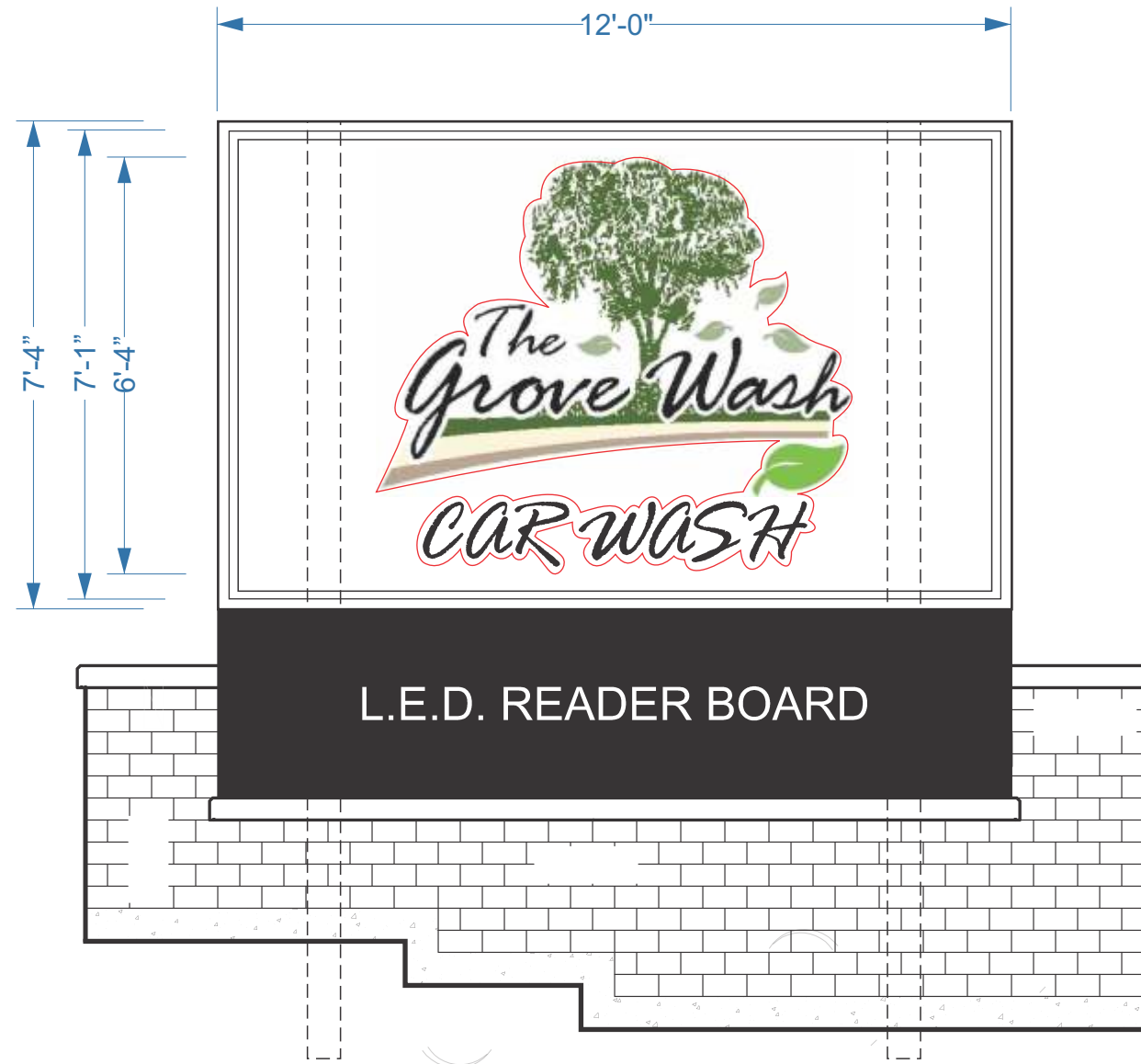
File Name:
GLOGOVSKY CAR WASH

SCALE: 1/2" = 1'-0" DATE 2/22/2023

REV. 6/15/2023 REV. REV.

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PAGE 3



DOUBLE FACE ILLUMINATED DISPLAY

SCALE 3/8" = 1'-0"

FABRICATED ALUMINUM CABINET / SATIN WHITE
POLYURETHANE FINISH / POLYCARBONATE DISPLAY
WHITE EMBOSSED FACES
DIGITAL PRINTED APPLIED VINYL COPY

60 X 300 FULL COLOR LED MESSAGE CENTER 10mm
1.2 QUINTILLION COLORS / BLACK CABINET AND FILLER
WATCHFIRE BRAND "IGNITE" SOFTWARE AND BROADBAND
CONTROLLER

CUSTOMER:	GLOGOVSKY OIL COMPANY
ADDRESS:	ROUTE 72 & TYRRELL RD. GILBERTS, Illinois 60136
JOB NUMBER:	230053
FILE NAME:	ART SOLIS
DESIGNER:	AS

Specifications:

A Disconnect Switch

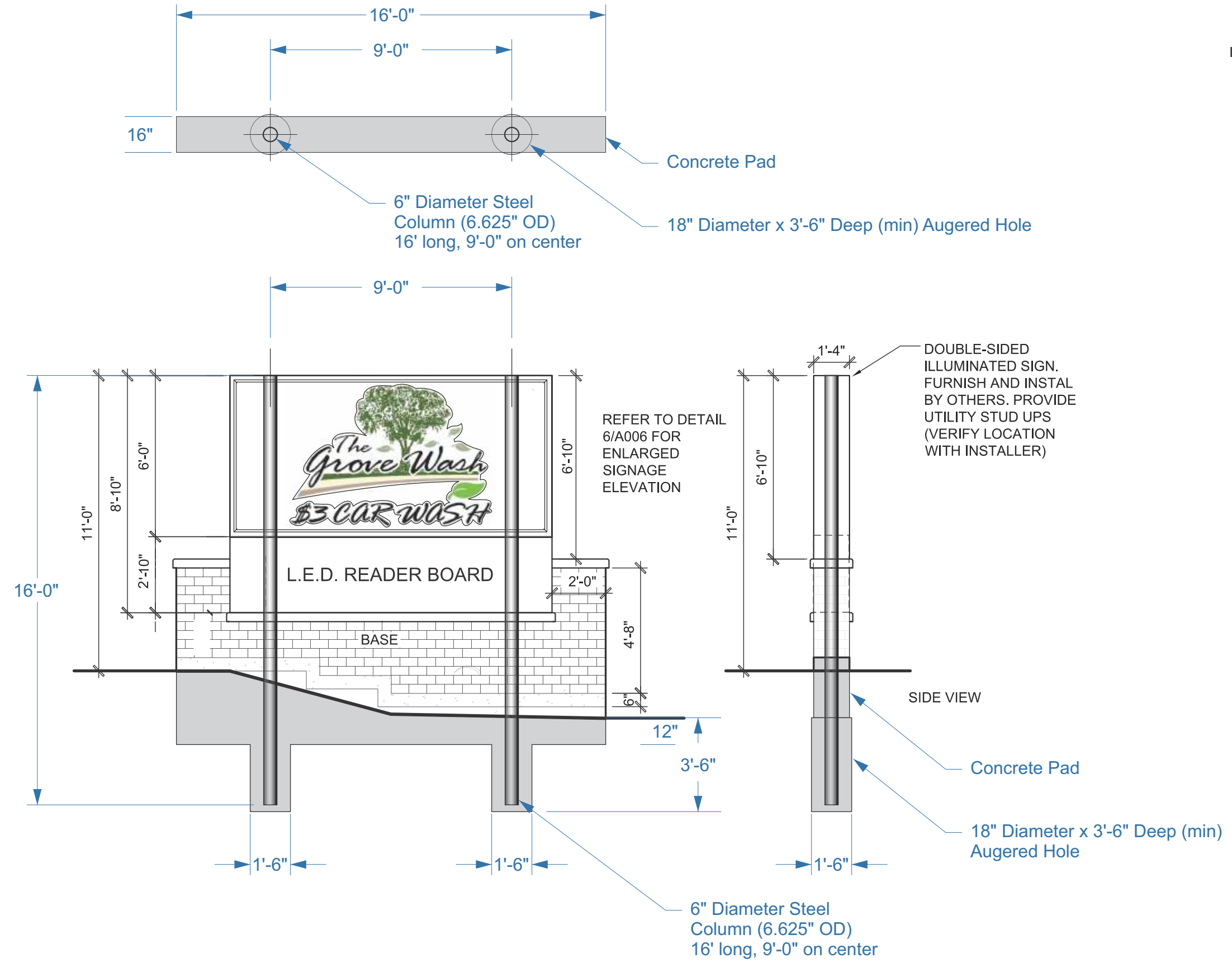
Color Swatches	Finish Types
<input type="checkbox"/> UPPER CABINET - WHITE FINISH	PAINT
<input checked="" type="checkbox"/> LOWER CABINET - SATIN BLACK	PAINT

File Name:
GLOGOVSKY CAR WASH

SCALE: NOTED DATE 2/22/2023

REV. 3/3/2023 REV. REV.

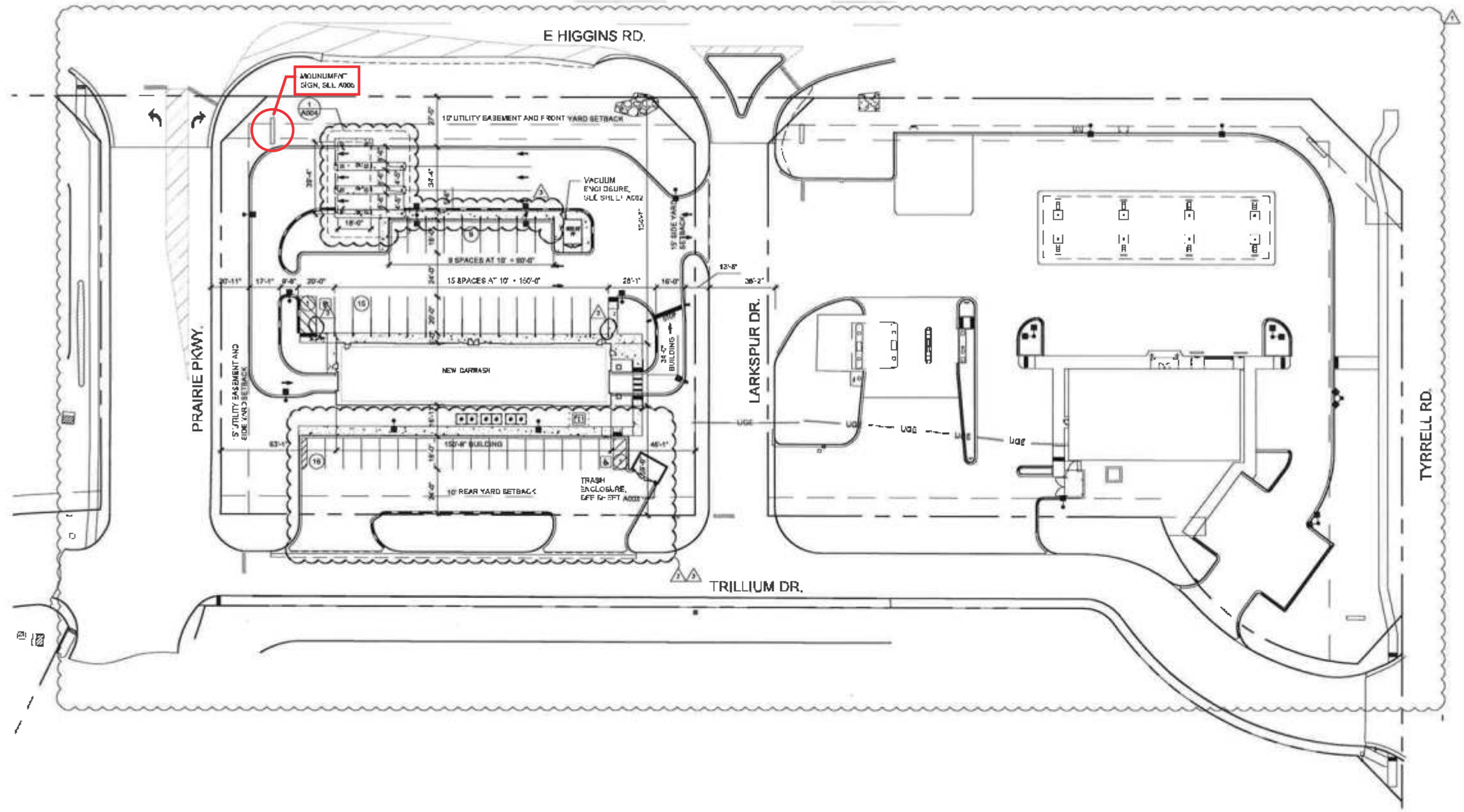
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ZONING INFORMATION							
SITE ZONING (S.C. 4-3)	MUNICIPALITY (SICLING ZONING)	VILLAGE OF CARLETS (C-1 GENERAL BUSINESS DISTRICT)		BUILDING HEIGHT (S.C. 4-3)	MAX BUILDING ACCESSORY	A.J. LAND 35'-0" 12'-0"	PROPOSED 25'-0" N/A
SITE AREA (S.C. 4-4)	MINIMUM LOT AREA:	ALLOWED N/A	PROPOSED 862,888 SF 1.655 ACRES	LANDSCAPE SETBACKS (S.C. 4-5)	FRONT YARD: CORNER SIDE YARD SIDE YARD REAR YARD:	REQUIRED 10'-0" 5'-0" 5'-0" 5'-0"	PROPOSED 15'-0" 15'-0" 3'-0" 15'-0"
	BUILDING AREA: MAXIMUM F.A.R.:	40%	682%				
BUILDING SETBACKS (S.C. 4-6)	FRONT YARD:	REQUIRED 15'-0"	PROPOSED 134'-7"	CAR WASH PARKING / STALLS: (S.C. 1-2)	PARKING STALLS:	REQUIRED 2 SPACES 1 18' STALLING	PROPOSED 22 SPACES
	INTERIOR SIDE YARD:	11'-0"	48'-11"			STALL SIZE ACCESSIBLE STALLS: 8' X 18' 2 SPACES	10' X 20' 2 SPACES 18 STALLING MIN.
	SIDE YARD:	13'-0"	63'-11"				
	REAR YARD:	10'-0"	80'-4"				



1 SITE PLAN
SCALE: 1" = 50'-0"

A CURRENT SURVEY HAS NOT BEEN PROVIDED INFORMATION ON THIS SITE PLAN IS BASED ON THE SURVEY DATED 05/11/2014 PREPARED BY WT LAND SURVEY, INC. A CURRENT SURVEY SHALL BE PROVIDED PRIOR TO FINAL DESIGN AND CONSTRUCTION.

WT GROUP
Engineering with Precision, Passion and Perseverance
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wtgrouping.com

WT Group
Engineering | Design | Consulting



CAR WASH
S.W.C. TYRRELL AND ILLINOIS
ROUTE 72 (HIGGINS RD.)
GILBERTS, IL 60138
GLOGOVSKY OIL COMPANY

ISSUE	
TO	DATE
PERMIT	11/01/21
G.E.	12/13/21
RE-PERMIT	1/12/22
RE-PERMIT	3/30/22

CHECKED
DRAWN BY, RE
JUR 12/0000
A001
SITE PLAN