

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

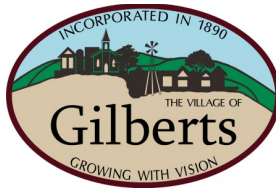
Wednesday, July 12, 2023 – 7:00 p.m. - Village Hall Board Room

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 April 12, 2023 Plan Commission Meeting
- 5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING VARIANCE REQUESTS FROM WALL SIGN RESTRICTIONS FOR SUB ZERO GROUP INC.**
- 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.



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, April 12, 2023**

1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:00 p.m.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Kelly Mastera called the roll. Roll call of Members present: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioner Lateer was absent. Others present: Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, and Village Attorney Kurt Asprooth.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the March 8, 2023 Plan Commission Meeting

A Motion to Approve Item 4.A. was made by Commissioner Borgardt and seconded by Commissioner McHone. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING VARIANCE REQUESTS FROM WALL SIGN RESTRICTIONS FOR RED BARN ANIMAL HOSPITAL

A Motion to Open the Public Hearing was made by Commissioner Borgardt and seconded by Commissioner Page. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

Analyst Lynch briefly provided the Commissioners with an overview of the requests for signage from Red Barn.

Scott Richmond, the attorney representing Red Barn Animal Hospital, spoke and gave a brief description of their request as well.

The Commission members, Analyst Lynch, Village Attorney Asprooth and representatives from Red Barn discussed questions about the height and size of the signs. After brief discussion and feedback from the representatives of Red Barn Chairman Mills asked for a motion to close the public hearing.

A Motion to Close the Public Hearing was made by Commissioner Borgardt and seconded by Commissioner Del Vecchio. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

A Motion was made by Commissioner Page to Recommend Approval of the Variances for Red Barn Animal Hospital and seconded by Commissioner McHone. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

6. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING A VARIANCE REQUEST FROM PARKING REQUIREMENTS RELATED TO AN EXPANSION OF PUB 72.

A Motion to Open the Public Hearing was made by Commissioner Borgardt and seconded by Commissioner Del Vecchio. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

Analyst Lynch gave an overview of Pub 72's planned expansion and the need for a parking variance.

The owner of Pub 72, Tom Trier, spoke to give a description of their expansion and of their variance request.

A Motion to Close the Public Hearing was made by Commissioner Borgardt and seconded by Commissioner McHone. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

A Motion was made by Commissioner Del Vecchio to Recommend Approval of the parking Variance for Pub 72 and seconded by Commissioner Borgardt. Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (6). Nays (0). Absent (1).

7. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING A SPECIAL USE PERMIT REQUEST FOR OUTDOOR DINNING AND FOR VARIANCES RELATED TO A WALL SIGN AT CRUISIN'

A Motion to Open the Public Hearing was made by Commissioner McHone and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (5). Nays (0). Commissioner Borgardt Abstained (1). Absent (1).

Analyst Lynch gave an overview of Cruisin's need for a special use permit for the outdoor dining area and for variances for the desired wall sign.

The owner of Cruisin', Robert Lange, gave a brief overview of the plans for the outdoor area and the sign.

A Motion to Close the Public Hearing was made by Commissioner McHone and seconded by Commissioner Page. Roll call vote: Commissioners, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (5). Nays (0). Commissioner Borgardt Abstained (1). Absent (1).

A Motion was made by Commissioner Page to Recommend Approval of a Special Use for outdoor dining and variances for a wall sign at Crusin' and seconded by Commissioner McHone. Roll call vote: Commissioners, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (5). Nays (0). Commissioner Borgardt Abstained (1). Absent (1).

6. NEW BUSINESS – None

7. OTHER BUSINESS – None.

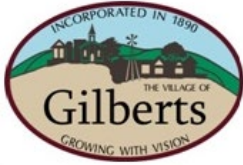
8. ADJOURNMENT

There being no further public business to discuss, a Motion was made by Commissioner Page and seconded by Commissioner McHone to adjourn from the public meeting at 7:23 p.m. Voice vote of Aye carried unanimously (6). Motion carried.

Respectfully submitted,

Riley Lynch

Riley Lynch, Management Analyst



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: July 12, 2023 Plan Commission Meeting
Re: Item 5 – Consideration and Recommendation to the Village Board of Trustees Regarding Variance Requests from Wall Sign Requirements for Sub Zero Group.

Summary:

Sub Zero Group Inc. is requesting (1) a variance to allow for one more wall sign than what is permitted, and (2) a variance to allow the additional sign to protrude up to 45 feet in height.

Background:

Sub Zero Group Inc (“*Applicant*”) owns the property located at 290 Burnett Drive (PINS: 02-24-452-018 through 02-24-452-025 & 02-24-452-041).

The Applicant’s property is zoned as I-1 Industrial within a Planned Unit Development (PUD) for the Prairie Business Park. To the north and east are more industrial properties part of the Prairie Business Park. To the west is more industrial areas that comprise of wetlands and Elgin Recycling. To the south is open farm land and further south is the I-90 Tollway.

The Applicant currently has 2 wall signs on the southern elevation of their building that faces the tollway. The Applicant is interested in adding an additional sign on the same wall and in the same general location as the other 2 (see figure 2).



Figure 1 - GIS Snapshot of Sub Zero Group’s Parcel

Variance Requests:

The Prairie Business Park PUD stipulates that there may be only up to 2 wall signs per tenant in the industrial district. Furthermore, 9-2(L)(1)(a)(4) of the Village’s Unified Development Ordinance (UDO) stipulates that no wall sign shall project higher than 20 feet measured from the base of the building. The Prairie Business Park PUD specifies that deviations from its sign regulations can be pursued through the Village’s Unified Development Ordinance (UDO), which allows for variances from sign code regulations. Therefore, the Applicant is requesting variances to allow for a third wall sign to go up on their building, and to allow that sign to protrude up to 45 feet in height.



Figure 2 – Proposed Addition (Cove sign)

Points for Discussion:

In considering the Applicant’s request for variances, the Plan Commission should review the standards for variations as outlined in Section 11-10(F) of the UDO:

Standards for Variations.

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

Attachments:

- Exhibit 1 – Notice of Public Hearing
- Exhibit 2 – Application for a Variance

VILLAGE OF GILBERTS
PUBLIC NOTICE REGARDING A HEARING ON A
VARIANCE APPLICATION
PUBLIC NOTICE IS HEREBY GIVEN that the Gilberts
Plan Commission will conduct a public hearing on Wednes-
day, July 12, 2023, at 7:00 p.m. at the Gilberts Village Hall,
87 Galligan Road, Gilberts, Illinois, to consider an applica-
tion from Sub Zero Group, Inc. ("Applicant") concerning
the property located at 290 Burnett Drive, Gilberts, Illinois,
and identified by PINS 02-24-452-018, 02-24-452-019, 02-24-452-
020, 02-24-452-021, 02-24-452-022, 02-24-452-023, 02-24-452-024,
02-24-452-025, 02-24-452-041 ("Property"). The Applicant re-
quests approval of variances from Section 9-2 of the Gil-
berts Unified Development Ordinance (UDO) to allow for
an additional wall sign on the Property that exceeds the
maximum number of wall signs permitted, exceeds the
maximum permitted height for wall signs, and for such
other and further zoning relief as may be required.
All persons interested in the 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 variance application and
the public hearing are available from the Village of Gil-
berts at (847) 428-2861. The public hearing may be contin-
ued from time to time without further public notice.
Gilberts Plan Commission
Village of Gilberts
Published in Daily Herald June 27, 2023 (4601955)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Fox Valley
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/27/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Danula Baltz*
Designee of the Publisher of the Daily Herald

Control # 4601955



Application for Development Approval

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

Development name: PRAIRIE BUSINESS PARK

Address of subject property: 290 BURNETT DR.

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

X I. Applicant: SUBZERO GROUP, INC.

Address: 4717 HAMMERSLEY RD.

City: MADISON State: WI Zip code: 53711

Phone: 608-271-2233 Email: BLAINE.RENFERT@SUBZERO.COM

X II. Property Owner(s): U.S. CORE LOGISTICS OPERATING PARTNERSHIP

Address: 150 PIERCE ROAD (CABOT)

City: ITASCA State: IL Zip code: 60143

Phone: 847-283-7914 Email: CBUCK@CABOTPROPERTIES.COM

III. Primary contact: ROD MEYER

Check one that best applies:

Owner Attorney Engineer Broker Other: X

Phone: 847-844-9880 Email: RMeyer@MEYERSIGNS.COM

IV. Other staff

Name: JEFF ADAS

Owner Attorney Engineer Broker Other: _____

Phone: 608-441-5820 Email: JEFF.ADAS@SUBZERO.COM

Name: BLAINE RENFERT

X Check one that best applies:

Owner Attorney Engineer Broker Other: _____

Phone: 608-271-2233 Email: BLAINE.RENFERT@SUBZERO.COM

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

Acreage of property: _____
 Description of proposal/use (use the following page or a separate sheet if necessary):
see attached SIGN VARIANCE

VI. APPLICANT'S SIGNATURE

I, RON MEYER [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) 3-26-23 (Date)

SUBSCRIBED AND SWORN TO before me this 26th day of March, 2023

Marilee M. Berg
(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).

Crysta Buck
(Signature of 1st Owner or authorized agent)

4/27/23
(Date)

(Signature of 2nd Owner or authorized agent)

(Date)

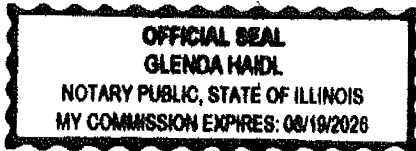
Crysta Buck, Director
1st Owner's Printed Name and Title

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 27th day of APRIL, 2023

Glenda Handl
(Notary Seal and Signature)



VIII. DISCLOSURE OF BENEFICIARIES

Name: Sub Zero Group, Inc.

Address: 4717 Hammersley Road, Madison, WI 53711

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):

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)	James & Susan Bakke Descendants Trust c/o US Bank N.A.,141 N. Main Ave.,Suite800, Sioux Falls,SD 57104		38.4%
b)	Schwartz Endowment Trust c/o US Bank N.A.,141 N. Main Ave.,Suite800, Sioux Falls,SD 57104		37.5%
c)	Helen A. Bakke Irrevocable Grantor Trust c/o US Bank N.A.,141 N. Main Ave.,Suite800, Sioux Falls,SD 57104		8.9%
d)	Deborah A. Schwartz, 4294 Mahoney Road, McFarland, WI 53558		5.6%

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

Blaine R. Renfert

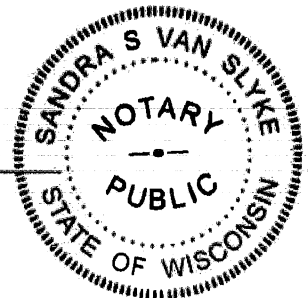
Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Blaine R. Renfert 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.

Blaine R. Renfert Secretary
Subscribed and sworn to before me this 10th day of May, 2023.

Sandra S Van Slyke
(Notary Seal and Signature)
My commission expires August 2, 2023



Use this page to detail or repeat any information from page three or four, concerning any other contacts and descriptions relevant to development

CONTINUED FROM PAGE 9

E. JAMES J. BARKE 6001 W. HIGHLANDS AVE
MADISON, WI 53705



Exhibit 1: Site Plan Review

Providing a site plan for review is a requirement of all requests that involve changes to one or more parcels of land. Site plan review is where you can show the Village what your plans are for specific plots of land. The requirements may differ depending on the specific case and the scope of the project. For minor site plans, the zoning administrator may waive certain submittal requirements. If unsure about what you need to provide, contact the Village at 847-428-2861.

A. Checklist of Required Submittals

- A site plan of the proposed project and the land it takes place on. This could include the most up-to-date plat of survey of the subject parcel(s) of land. If this is not available or applicable, please provide a detailed drawing or depiction of the parcel(s) of land.

The site plan should include the following:

- Architect's and/or engineer's name and address.
 - A cardinal arrow that depicts the direction of North.
 - Date of site plan submittal with all dates of revision.
 - The scale of drawing and the size of the site (in square feet or acres).
 - Type, size, and location of all existing and proposed structures and signs.
 - Height of all existing and proposed structures, in feet and stories.
 - Building and yard setbacks.
 - The location of all existing and proposed easements on the site, including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements.
 - The location of pedestrian sidewalks and walkways.
 - Existing and proposed street names.
 - Existing and proposed public street rights of way or reservations.
 - Off-street parking spaces, loading, ingress and egress, and driveway locations of adjoining properties.
 - A graphic outline of any development staging or phasing which is planned.
 - If applicable, provide copies of any letters of review or permits granted by applicable federal, state, or county regulatory agencies having jurisdiction over highway access.
 - If applicable, proposed and existing sanitary sewers, storm sewers, and water mains.
- A digital copy of the above-described site plan delivered with the rest of this application packet either by physical flash drive or email to development@villageofgilberts.com.
 - A written project summary including operational information, building schedule, and estimate of project value and including all site improvement costs.
 - Additional information as required by the Village, which might include the preparation and submittal of detailed traffic impact analysis studies performed by a transportation engineer or fiscal impact analyses studies.

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.

9-2

SECTION 22 IV

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

THE CURRENT SIGNS ON THE BUILDING ARE
A TOTAL OF 577 SF FOR THE 2 BRANDS LISTED
THEY HAVE AN ADDITIONAL BRAND "COVE"
WHICH IS 196 SF & 30FT HIGH

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

THIS WALL FACES THE TOLLWAY WHICH IS THE
REASON THEY CHOSE THIS LOCATION.
WITH AN ADDITIONAL BRAND, THEY WOULD
LIKE TO ADD THAT BRAND TO THE
WALL NEXT TO THE 2 EXISTING BRANDS

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.

Use this page or another sheet of paper for your responses to the Standards for Variations.

RESPONSE TO STANDARDS

1. AGREED

2. A. IT WILL NOT

B. WILL HAVE NO EFFECT

C. NO INCREASE IN DANGER

D. WILL NOT DIMINISH VALUES IN THE AREA

E. IT WILL NOT IMPAIR THE PUBLIC HEALTH

3. A. THE RETURN IS HAVING THE NEW BRANDS
EXPOSED TO THE PUBLIC VIA THE TOLLWAY.

IN ORDER TO MAKE THE SIGNS VISIBLE, THEY
WOULD NEED TO STAY AT THE CURRENT
SIZE. THE ONLY WAY TO MAKE
THEM AT THE CURRENT MAXIMUM SF.

WOULD BE TO MAKE ALL 3 SIGNS
SMALLER THAN THEY ARE NOW BY
35%. AT THAT SIZE IT DOES NOT
MAKE SENSE BOTH FINANCIALLY AND FOR
VISIBILITY TO COMPLETE THIS PROJECT

B. NOT APPLICABLE

C. NOT APPLICABLE

D. NOT APPLICABLE

E. NOT APPLICABLE

F. SEE ANSWER IN A.

VIII. DISCLOSURE OF BENEFICIARIES

Name: Sub Zero Group, Inc.

Address: 4717 Hammersley Road, Madison, WI 53711

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):

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)	James & Susan Bakke Descendants Trust c/o US Bank N.A.,141 N. Main Ave.,Suite800, Sioux Falls,SD 57104		38.4%
b)	Schwartz Endowment Trust c/o US Bank N.A.,141 N. Main Ave.,Suite800, Sioux Falls,SD 57104		37.5%
c)	Helen A. Bakke Irrevocable Grantor Trust c/o US Bank N.A.,141 N. Main Ave.,Suite800, Sioux Falls,SD 57104		8.9%
d)	Deborah A. Schwartz, 4294 Mahoney Road, McFarland, WI 53558		5.6%

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

Blaine R. Renfert

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

VERIFICATION

I, _____ 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.

Subscribed and sworn to before me this _____ day of _____, 20__.

(Notary Seal and Signature)

HIGHLIGHT LOCATION

VILLAGE OF GILBERTS
EXISTING STORMWATER DETENTION FACILITY
HWL= 887.50
NWL=882.00
(PER VILLAGE CONSULTANT)

851.75' S00°18'28"W

BUILDING III - 275,265 SF
FINISHED FLOOR EL= 801.00
CLAY PAD EL= 900.00
(REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS)

ABBREVIATIONS LEGEND
(IN ADDITION TO TITLE SHEET LEGEND)

- BC = BACK OF CURB
- PL = PROPERTY LINE
- B/B = BACK TO BACK OF CURB
- FB = FACE OF BUILDING
- RW = RIGHT OF WAY
- R = RADIUS
- EW = EDGE OF WALK

SITE DATA

SITE AREA (LOTS 59 THRU 65 AND WLY 28.61' OF LOT 58)	13,744 Ac
BUILDING SUMMARY:	48K 275,889 SF
PAVEMENT AREA:	44K 281,111 SF
GREEN AREA:	10K 61,883 SF
LANDSCAPED OPEN AREA	191
PARKING SUMMARY:	
REGULAR PARKING (6'x18' TYP)	185
HANDICAP PARKING (6'x18' TYP)	6
TOTAL PARKING SPACES	191
EXISTING ZONING:	I (INDUSTRIAL)

- NOTES:
- SEWALK MARKS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 - UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING OR PROPERTY LINE.
 - UNLESS OTHERWISE NOTED, ALL CURB AND CUTTER SHALL BE 6" BARREX CURB/OUTTER POURED INTEGRALLY WITH THE CONCRETE PAVEMENT.
 - UNLESS OTHERWISE NOTED, ALL CURB RAIN ARE 4" TO BACK OF CURB.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SURVEYOR (OR SHIP) PLAN PREPARED BY TERRA TECHNOLOGY LAND SURVEYING, INC. AND DATED 04/26/17. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS BRICK DOCKS, RETAINING WALLS, SIDEWALKS, CURBS, FENCING, GANGED, RAMP, HANDICAP ACCESS, PLANTERS, GUARDRAILS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROPRIATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC. AS SHOWN HEREON. PARKING STALL (OCCUPY FOR HO) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH HOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED FOR FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - IN ADDITION TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALLED WITH 3" SQUARE ALUMINUM POSTS WITH A BASED ON CHANGED FROM SET 1 INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

SURFACE IMPROVEMENT LEGEND:

- HEAVY DUTY PAVEMENT - TRUCK ROUTE AND SERVICE DRIVE
- 4" INTERLOCKED CONCRETE WITH 6" REINFORCING CURB
- 4" AGGREGATE BASE COURSE TYPE B C&H
- 4" CONC. SIDEWALK (PUBLIC AND/OR SERVICE)
- 5" FOD SIDEWALK (6" DUCTILECAST AT APPROX)
- 3" AGGREGATE BASE COURSE TYPE B C&H
- 6"x12 CURB AND CUTTER (ON MONUMENTAL CURB)
- REVERSE FISH CURB AND CUTTER
- DEPRESSED CURB
- ADA CURB RAMP WITH DETECTABLE WARNING
- EX. CURB AND CUTTER

DATE	REVISIONS	DRAWN BY
11/07/2014	ISSUED FOR APPROVAL	JK
11/07/2014	ISSUED FOR APPROVAL	JK
02/02/2014	CORRECTED BUREAU DRIVE AND PROFILE	JK

BUILDING III
PRAIRIE BUSINESS PARK, GILBERTS IL
SITE GEOMETRIC AND PAVING PLAN

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 480-7889 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 0709013
DATE 12/02/2013
SCALE 1"=40'
PRIN. MGR. JK
PRJ. ASSOC. JK
DRAWN BY JK

SHEET
2 of 12

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NOT INCLUDED

NOT INCLUDED

FUTURE PBP BUILDING IV AREA

July 21, 2013 3:56:10 pm AutoCAD 2013 (AutoCAD) Drawing: S:\PROJECTS\2013\ENGINEERING\150_0400\REVISED\0709_0001_PBP\0709_0001_PBP.dwg

New configuration with additional sign and halo lit background panels which adds an additional 196 SF



Existing

90 in.
WOLF

Existing

98 ft.
SUB ZERO

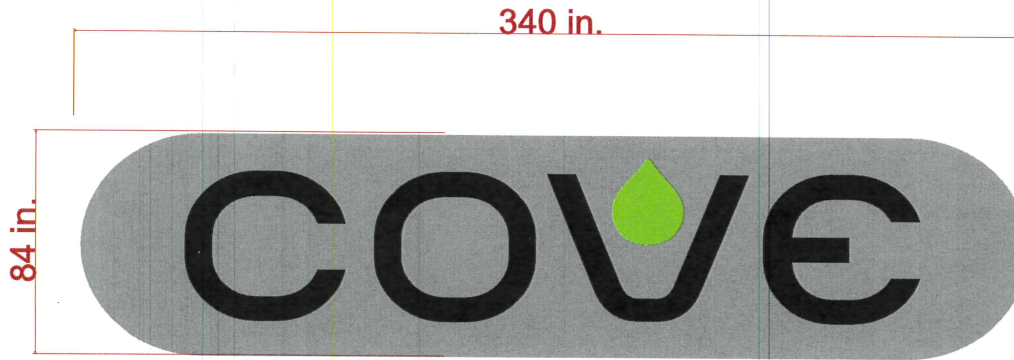
340 in.

COVE

New

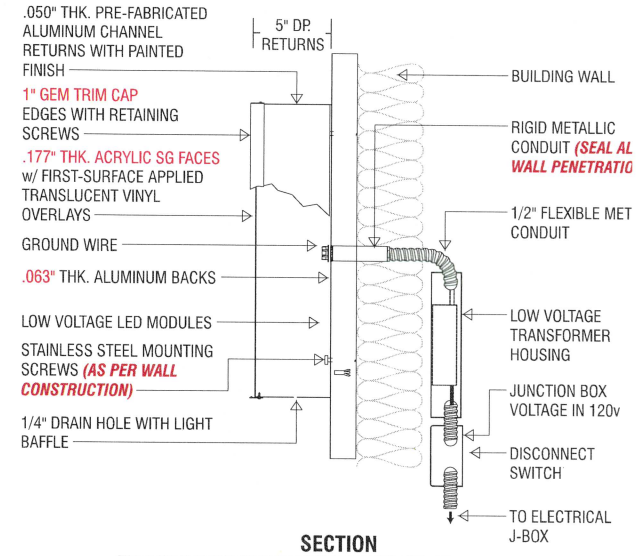
LED illuminated Channel Letters with black perforated vinyl faces

Black during the day and white at night. 120-277V 20amp supplies per location specified



Colors/Finishes:

Painted Metallic Silver Aluminum 3" pan with channel letters mounted to face



SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION

NOTE:
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



MEYER SIGNS & GRAPHICS

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