

## *Village of Gilberts*

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

### **VILLAGE BOARD MEETING AGENDA**

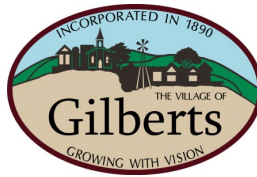
**Tuesday, July 18, 2023 - 7:00 p.m. - Village Hall Board Room**

#### **ORDER OF BUSINESS**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL / ESTABLISH QUORUM**
- 3. PUBLIC COMMENT\***
- 4. CONSENT AGENDA**
  - A. A Motion to approve Minutes from the July 5, 2023 Regular Village Board Meeting
  - B. A Motion to approve Bills & Payroll dated July 18, 2023
- 5. ITEMS FOR APPROVAL**
  - A. An Ordinance Approving an Amended Sign Package for the Grove Mart Gas Station and Car Wash in the Prairie Business Park PUD (Ordinance 12-2023)
  - B. An Ordinance Approving a Variance from the Gilberts Unified Development Ordinance 290 Burnett Drive – Sub-Zero Group Inc. (Ordinance 13-2023)
- 6. ITEMS FOR DISCUSSION**
- 7. STAFF REPORTS**
- 8. TRUSTEE REPORTS**
- 9. PRESIDENT'S REPORT**
- 10. EXECUTIVE SESSION**
- 11. ADJOURNMENT**

#### **\*Public Comment Policy**

Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President. If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. 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.



**VILLAGE OF GILBERTS  
VILLAGE BOARD MEETING MINUTES  
TUESDAY, JULY 5, 2023  
Village Hall: 87 Galligan Road, Gilberts, IL 60136**

**1. 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.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Administrator Brian Bourdeau called roll. Roll call of Board members present: Trustees Vanni, Allen, Coats, Redfield, and Marino were present, as was President Zambetti. Also present was Management Analyst Riley Lynch. Trustee Chapman was absent.

**3. PUBLIC COMMENT – None.**

**4. CONSENT AGENDA**

- A. A Motion to approve Minutes from the June 20, 2023 Regular Village Board Meeting
- B. A Motion to approve Bills & Payroll dated July 5, 2023

President Zambetti asked if any Board member wished to remove an item from the Consent Agenda. No removals were requested.

*A Motion to Approve Consent Agenda items 4.A-B as presented was made by Trustee Allen and seconded by Trustee Vanni. Roll call votes - Aye: (5) Trustees Vanni, Coats, Redfield, Marino, and Allen, / Nay: 0 /Absent: (1) Chapman, /Abstained: 0*

**5. ITEMS FOR APPROVAL**

- A. A Resolution Authorizing an Agreement with Copenhaver Construction Inc. for the Construction of Conservancy Public Park #1 in an amount not to exceed \$466,976.00 (Resolution 20-2023)

Trustee Redfield asked when work will begin. Analyst Lynch indicated that the official start date is next week July 14<sup>th</sup>.

*A Motion to approve item 6.A as presented was made by Trustee Redfield and seconded by Trustee Coats. Roll call votes - Aye: (5) Trustees Vanni, Coats, Redfield, Marino, and Allen, / Nay: 0 /Absent: (1) Chapman /Abstained: 0*

**6. ITEMS FOR DISCUSSION – None.**

**7. STAFF REPORTS**

Analyst Lynch detailed that he, Hitchcock, and Robinson will get to work with Copenhaver Construction right away.

Administrator Bourdeau added that staff will provide the Board with periodic updates of the park's construction. He also mentioned that the Contractor could face daily penalties should the construction not be completed in the time outlined by the bid documents. Administrator Bourdeau then detailed some upcoming items including; a meeting with Water Well Solutions about well 4, a sign package for the Grove Car Wash, the acceptance of Regent and Briarwood, and a joint Board and Plan Commission meeting at the August 15<sup>th</sup> meeting for a presentation of the draft Comprehensive Plan.

**9. TRUSTEES' REPORTS** – None.

**10. PRESIDENT'S REPORT** – None.

**11. EXECUTIVE SESSION** - None.

**12. ADJOURNMENT**

*There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Allen and seconded by Trustee Redfield at 7:07 p.m. Voice vote carried unanimously, Aye: (5) Trustees Vanni, Allen, Coats, Redfield, and Marino / Nay: 0 / Absent: (1) Chapman, / Abstained: 0*

Respectfully submitted,

*Riley Lynch*

Riley Lynch  
Management Analyst

Department: 00 GENERAL FUND

CARD SERVICES	BEVERAGE OPERATIONS	354.60
CARD SERVICES	ADVERTISING / MARKETING	50.00
CARD SERVICES	MISCELLANEOUS EXPENSES	53.88
CARD SERVICES	EQUIPMENT & SERVICES	13.23
ISABEL GUTIERREZ	PARK PAVILION RENTAL	45.00
PADDOCK PUBLICATIONS	ESCROWS PAYABLE	66.70
<hr/>		
Total: 00 GENERAL FUND		583.41

Department: 01 ADMINISTRATIVE

B&B NETWORKS, INC.	COMMUNICATIONS	82.59
CARD SERVICES	OPERATING EXPENSE	51.26
CARD SERVICES	DUES	200.00
CARD SERVICES	DUES	767.00
CARD SERVICES	OFFICE SUPPLIES	27.96
CARD SERVICES	CONTRACTUAL SERVICES	239.88
CARD SERVICES	CAPITAL EQUIPMENT	402.39
CURRENT TECHNOLOGIES, INC.	CONTRACTUAL SERVICES	637.18
ILLINOIS STATE POLICE	OPERATING EXPENSE	28.25
THE BUG MAN, INC	CONTRACTUAL SERVICES	46.00
UNION NATIONAL BANK OF ELGIN	73 INDUSTRIAL PRINCIPAL	2,281.30
UNION NATIONAL BANK OF ELGIN	73 INDUSTRIAL INTEREST	1,229.24
VERIZON WIRELESS	COMMUNICATIONS	126.48
WAREHOUSE DIRECT, INC	OFFICE SUPPLIES	166.46
<hr/>		
Total: 01 ADMINISTRATIVE		6,285.99

Department: 02 POLICE

ACTION AUTO WORKS INC	MAINTENANCE VEHICLES	184.25
B&B NETWORKS, INC.	COMMUNICATIONS	82.59
CARD SERVICES	UNIFORMS	178.49
CARD SERVICES	OPERATING EXPENSE	479.95
CARD SERVICES	OFFICE SUPPLIES	66.27
CARD SERVICES	MAINTENANCE BUILDING	25.83
CURRENT TECHNOLOGIES, INC.	CONTRACTUAL SERVICES	503.75
ILEAS	DUES	60.00
MENARDS - CARPENTERSVILLE	OPERATING EXPENSE	849.99
NORTH EAST MULTI-REGIONAL	TRAINING EXPENSE	160.00
PREMISTAR-NORTH	MAINTENANCE BUILDING	302.50
STEPHEN D. TOUSEY LAW OFFICE	LEGAL EXPENSE	400.00
SWIFT WASH, LLC	MAINTENANCE VEHICLES	104.00
THE BUG MAN, INC	CONTRACTUAL SERVICES	36.00
VADIM MUNICIPAL SOFTWARE	CONTRACTUAL SERVICES	1,892.41
VERIZON WIRELESS	COMMUNICATIONS	210.80
WRIGHT EXPRESS FSC	GASOLINE	2,363.55
<hr/>		
Total: 02 POLICE		7,900.38

Department: 03 PUBLIC WORKS

AEP ENERGY	STREETLIGHTING	2,599.83
B&B NETWORKS, INC.	COMMUNICATIONS	82.59
BARTLETT TREE EXPERTS	MAINTENANCE STREETS	1,300.00
CARD SERVICES	OPERATING EXPENSE	332.76
CENTURY SPRINGS	CONTRACTUAL SERVICES	23.97
CHICAGO COMMUNICATIONS	MAINTENANCE VEHICLES	1,912.00
CURRENT TECHNOLOGIES, INC.	CONTRACTUAL SERVICES	155.00
ED'S RENTAL AND SALES INC.	RENTAL-EQUIPMENT	92.00
IEPA FISCAL SERVICES SECTION	NPDES PERMITS	1,000.00
MENARDS - CARPENTERSVILLE	SMALL TOOLS AND EQUIPMENT	46.68
THE BUG MAN, INC	CONTRACTUAL SERVICES	47.00
VERIZON WIRELESS	COMMUNICATIONS	175.39

WRIGHT EXPRESS FSC	GASOLINE	615.63
Total: 03 PUBLIC WORKS		8,382.85

Department: 04 BUILDING

VERIZON WIRELESS	COMMUNICATIONS	44.41
Total: 04 BUILDING		44.41

Department: 06 PARKS

CARD SERVICES	MAINTENANCE EQUIPMENT	559.96
CONSERV FS, INC.	MAINTENANCE GROUNDS	538.50
NATIONAL FITNESS CAMPAIGN	CAPITAL EQUIPMENT	105,000.00
WRIGHT EXPRESS FSC	GASOLINE	372.17
Total: 06 PARKS		106,470.63

Department: 08 GARBAGE HAULING

MDC ENVIRONMENTAL SVCS.	GARBAGE HAULING EXPENSE	66,097.95
Total: 08 GARBAGE HAULING		66,097.95

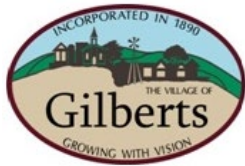
Department: 10 WATER SYSTEMS

B&B NETWORKS, INC.	COMMUNICATIONS	82.59
FERGUSON WATERWORKS	MAINTENANCE PARTS & MATERIALS	415.76
FERGUSON WATERWORKS	CONTRACTUAL SERVICES	6,377.25
PACE ANALYTICAL SERVICES	LABORATORY TESTING	17.50
VERIZON WIRELESS	COMMUNICATIONS	338.48
VIKING CHEMICAL COMPANY	CHEMICALS	5,183.28
WRIGHT EXPRESS FSC	GASOLINE	516.24
Total: 10 WATER SYSTEMS		12,931.10

Department: 20 WASTEWATER SYSTEMS

CURRENT TECHNOLOGIES, INC.	CONTRACTUAL SERVICES	116.25
IEPA FISCAL SERVICES SECTION	NPDES PERMITS	32,500.00
PACE ANALYTICAL SERVICES	LABORATORY TESTING	223.30
SUBURBAN LABORATORIES	LABORATORY TESTING	2,939.18
WRIGHT EXPRESS FSC	GASOLINE	516.23
Total: 20 WASTEWATER SYSTEMS		36,294.96

*** GRAND TOTAL ***	244,991.68
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## Village of Gilberts

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87 Galligan Road, Gilberts, Illinois 60136  
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www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees  
**From:** Riley Lynch, Management Analyst  
**Cc:** Brian Bourdeau, Village Administrator  
**Date:** July 18, 2023 Village Board Meeting  
**Re:** Item 5.A. – An Ordinance approving an amendment to the sign package for the Grove Mart Development (Ord 12-2023)

### Summary:

Glogovski Oil Company is requesting approval of an amendment to their existing sign package to account for the addition of 11 wall signs, and 1 ground sign for the new car wash facility. The requested signs are conforming to the already approved and existing style of signage of the Grove Gast Station. Staff recommends approval of the Applicant’s sign package amendment request.

### Background:

Glogovsky Oil Company (“*Applicant*”) currently owns the parcel at 385 Higgins Road and the parcel immediately to its west (PINs: 02-24-404-012 & 02-24-403-012). The parcels are zoned as C-1 Commercial under the Prairie Business Park Planned Unit Development (PUD). The Applicant currently operates a gas station out of the east parcel and is in the process of constructing a car wash facility on the west parcel.

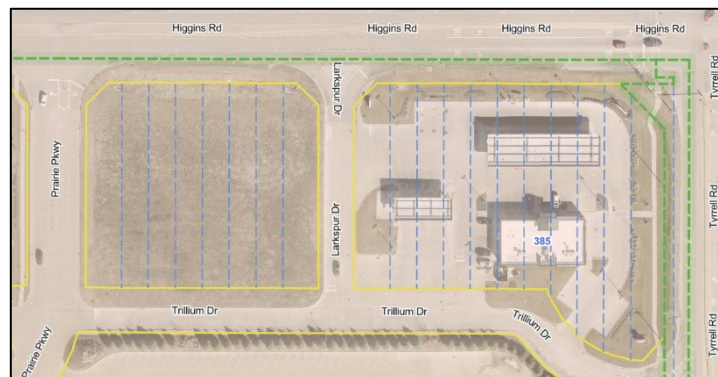


Figure 1: GIS Snapshot of the Grove Development

On October 6<sup>th</sup> 2015, the Village Board approved a sign package for the gas station parcel through Ordinance 22-2015. This sign package accounted for 3 ground mounted signs, one of which included an LED reader board component.

Sign packages are allowed by 9-2N of the Village’s Unified Development Ordinance (UDO). These can be employed for properties within a special zoning district, such as a district governed by a PUD. Sign packages allow the Board to directly have input on the signage of a development as opposed to the normal variance and public hearing process. Note that this provision has historically been used only for new developments not bound by other restrictions. In this case, the Prairie Business Park PUD satisfies the requirements to allow for the approval of sign packages.

Rather than establish a new sign package, amending the existing sign package will allow entire the Grove development to be tied together. Additionally, the style of signage proposed for the car wash directly pairs with the existing signage of the gas station. See the attached documents for depictions and locations of the proposed signs.

**Sign Package & Applicant’s Request:**

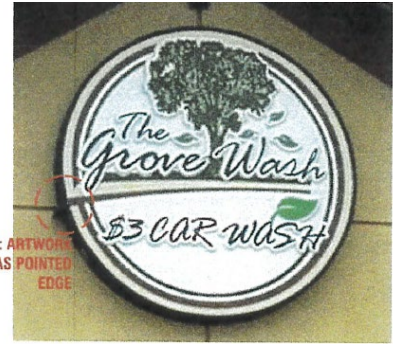
For the car wash facility, the Applicant is seeking approval of 11 wall signs and 1 ground mounted monument sign with an LED reader component. Below is an itemized listing of the signs.

**Sign 1.** Four (4) 45sqft circular signs that depict the Grove Wash Logo (Figure 2) are to be located on the north and south elevations.

**Sign 2.** Two (2) 14sqft circular signs that depict the Grove Wash Logo (Figure 2) are to be located towards the top of the north and south elevations.

**Sign 3.** One (1) 30sqft sign that depict “\$5 Car Wash” in lettering is to be located on the north elevation. (Similar to the sign depicted in Figure 3)

**Sign 4.** Two (2) 28sqft sign depicting “\$5 Car Wash” is to be located on the east & west elevation. (Figure 4)



EXAMPLE PHOTO

Figure 2: Circular sign design



Figure 3: "\$5 Car Wash" Sign



Figure 4: "Grove Wash & \$5 Car wash Sign)

**Sign 5.** One (1) 80sqft sign depicting “The Grove Car Wash” is to be located on the east elevation. (Figure 4)

**Sign 6.** One (1) 15sqft sign depicting “Car Wash Entrance” is to be located on the east elevation of the entrance archway that is not attached to the main building. (Figure 5)

**Sign 7.** One (1) monument sign to be about 13 ½ft tall and 16ft long with an LED component to be located at the north-west corner of the property closest to where Prairie Parkway meets Route 72. (Figure 6)

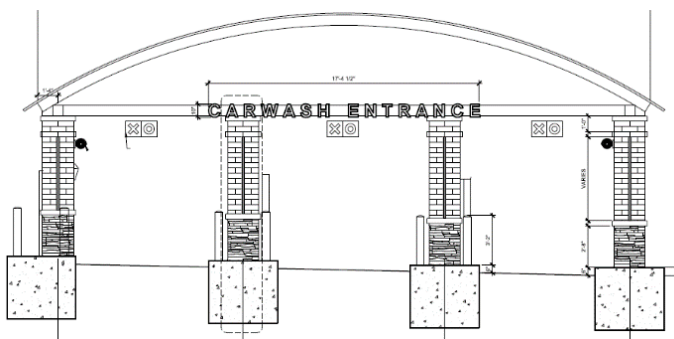


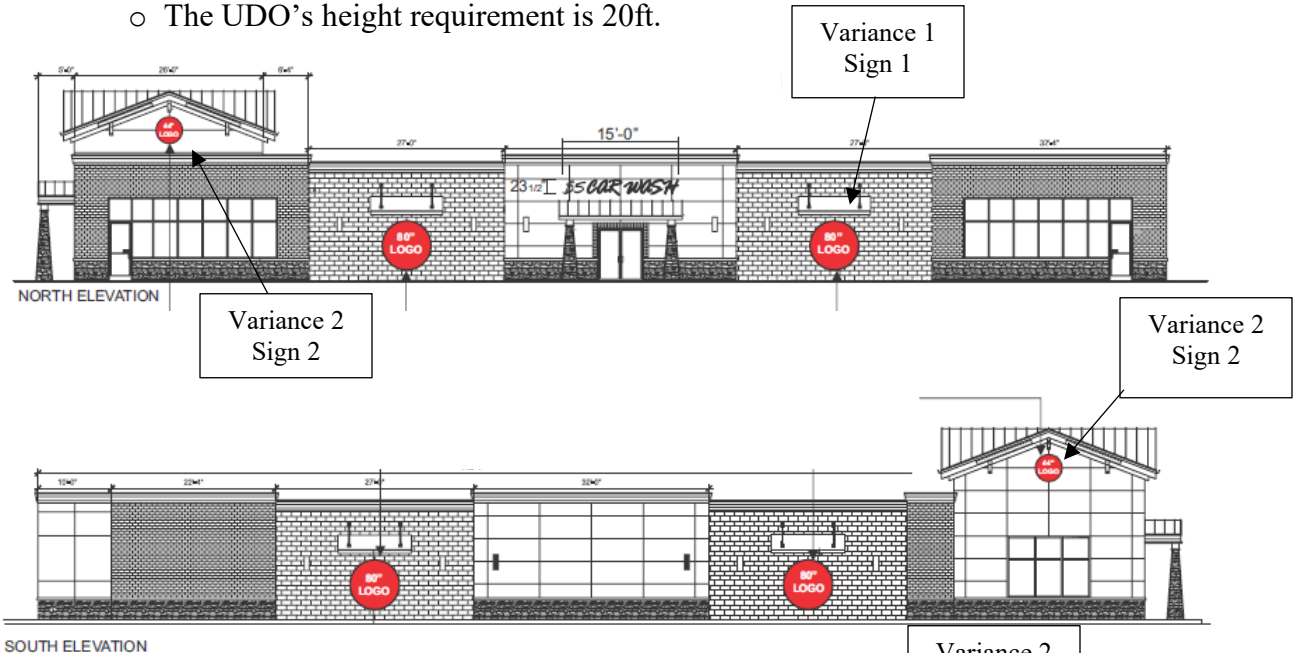
Figure 2: Carwash Entrance Sign



Figure 6: Monument Sign

Included in this sign package amendment are 5 variances from the provisions outlined in the PUD and UDO. These are listed below and on the following page with depictions of the signs:

- **Variance 1:** to allow more than 1 sign to be placed on a single wall for a total of 11 wall signs (North, south, & east elevations).
  - Under the PUD, freestanding buildings can have up to only 3 wall signs on 3 separate sides of the building.
- **Variance 2:** to allow 3 wall signs to protrude up to 25ft.
  - The UDO’s height requirement is 20ft.



- **Variance 3:** to allow a ground sign with an LED Component without a Special Use Permit.
  - The UDO typically requires new LED signs to receive a special use permit.
- **Variance 4:** to exceed the maximum height of ground signs by 5ft for a total height of 13 ½ft.
  - The UDO’s maximum height for monument ground signs is 8ft.
- **Variance 5:** to exceed the maximum length of ground signs by 2ft for a total length of 16ft.
  - The UDO’s maximum length for monument ground signs is 14ft



Variations 3-5  
Sign 7



**Recommendation:**

The style and locations of the signs conform to the existing approved signs for the Gas Station development. Additionally, the requested signs do not pose a risk to the public's health or safety and should help advertise the development. Staff recommends approval of the Applicant's sign package amendment request.

**Attachments:**

- Exhibit 1 – Glogovski Oil Company Sign Permit Application
- Exhibit 2 – Ordinance 12-2023

Date of Application

# VILLAGE OF GILBERTS

73 INDUSTRIAL DRIVE · GILBERTS, IL 60136  
TEL: (847) 428-4167 · FAX (847) 551-3382

RECEIVED

MAY 23 2023

Village of Gilberts

## APPLICATION & PERMIT

### OWNER

Job Address 351 E. Higgins  
 Name GLOSOWSKI, Bill  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax Number \_\_\_\_\_

Lot \_\_\_\_\_  
 Block \_\_\_\_\_ Unit \_\_\_\_\_  
 Sub'd. \_\_\_\_\_  
 Tax No. \_\_\_\_\_  
 Zoning \_\_\_\_\_

### CONTRACTOR

TBD

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_ VOG Reg# \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax Number \_\_\_\_\_

### NOTICE

A certificate of occupancy and compliance must be issued prior to occupancy of all new structures, additions and for change of use.

Description of Work	Fees	(Valuation) \$	Fees
<u>Signage</u>		<u>75,000</u>	
Plan Check Fee			Fire Department Fee
VOG Permit Fee			Miscellaneous Fees
Building/Demolition/Inspections			Water Service Connections
Political Sign Deposit			Sanitary Sewer Connection
Plumbing			Water Meters/Remotes
Electrical			Other
Heating/Air Conditioning			(Refundable Bond)
Administration Fee			<b>TOTAL FEE:</b>
Planner			<b>(minus) PLAN CHECK FEE:</b>
Engineering			<b>BALANCE DUE:</b>
			<u>90.00</u>

### CONDITIONS OF PERMIT

In consideration of this application and attached forms being made a part thereof and the issuance of permit, I will conform to the regulations set forth in the Village of Gilberts codes and ordinances.

I also agree that all work performed under said permit will be in accordance with the plans and specifications which accompany this application, except for such changes as may be authorized or required by the Building Official.

Owner or Authorized Agent: Karen Dodge  
 Printed Name: Karen Dodge  
 Email Address: Karen.Dodge@municipalresolutions.com

Application Fees \$ \_\_\_\_\_  
 Bond Fees \$ 90.00 Checks Required ( )  
 Permit Fees \$ \_\_\_\_\_  
 Water \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Bond Rec'd \_\_\_\_\_ Ck# \_\_\_\_\_  
 Fees Rec'd \_\_\_\_\_ Ck# \_\_\_\_\_

A permit for the above work is hereby authorized

Date \_\_\_\_\_ Building Official \_\_\_\_\_ Permit No. 23-118

## CHECKLIST FOR CONSTRUCTION OF SIGN

### FEES

BASIC FEE .....	\$55.00
PLUS \$2.00 FOR EACH SQUARE FOOT OF VISIBLE SIGN.....	\$15.00 minimum
BASIC ELECTRIC FEE (IF ILLUMINATED SIGN) .....	\$55.00
INSPECTIONS (45.00 EA.).....	\$45.00
REFUNDABLE CASH BOND FEE .....	\$90.00
RE-INSPECTIONS .....	\$65.00 (each)

### SIGN CHECKLIST

APPLICANT'S NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_

### INFORMATION TO BE SUBMITTED WHEN APPLYING: PERMIT APPLICATION

- 1. A plat of survey showing location of the proposed sign, drawn to scale.
- 2. Sign information:
  - a. Height \_\_\_\_\_
  - b. Length \_\_\_\_\_ *attached.*
  - c. Style \_\_\_\_\_
  - d. Location of sign(s) \_\_\_\_\_
  - e. Square feet of sign(s) \_\_\_\_\_
  - f. Length of Wall of your occupied space \_\_\_\_\_
  - g. Text of sign(s) \_\_\_\_\_
  - h. Purpose of sign(s) \_\_\_\_\_
  - i. Zoning District \_\_\_\_\_
  - j. Temporary Sign \_\_\_\_\_ Permanent Sign(s) \_\_\_\_\_
  - k. Sketch of Sign(s) \_\_\_\_\_
  - l. Electrical details \_\_\_\_\_
- 3. No sign shall be erected or maintained in a public right-of-way.
- 4. No sign shall be erected in a location relative to the street, alley, driveway or other means of ingress or egress such that visibility of traffic or pedestrians is impaired.
- 5. All submitted information shall be available on site during the inspection.
- 6. Other pertinent information \_\_\_\_\_

Signature: Karen Aodge Printed Name: Karen Aodge  
 Date: 5-22-23

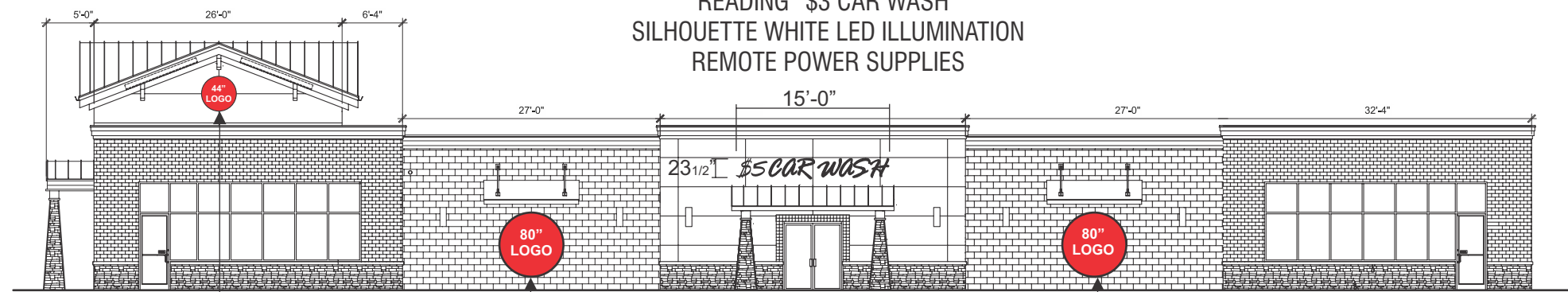
Note: The above information becomes part of the permit application and compliance is required.

**\*\*Call JULIE 1-800-892-0123 or 811 to locate all underground utilities.**

**Note: Many subdivisions in the Village have covenants and restrictions which are binding on your property. These covenants and restrictions may require permission from the homeowners association or the developer before you begin construction. In some cases, they may prohibit construction of a building which is permitted by the Village of Gilberts. It is the responsibility of each applicant and homeowner to check the covenants and restrictions which apply to your property.**

**INDIVIDUAL REVERSE CHANNEL ILLUMINATED LETTERS**

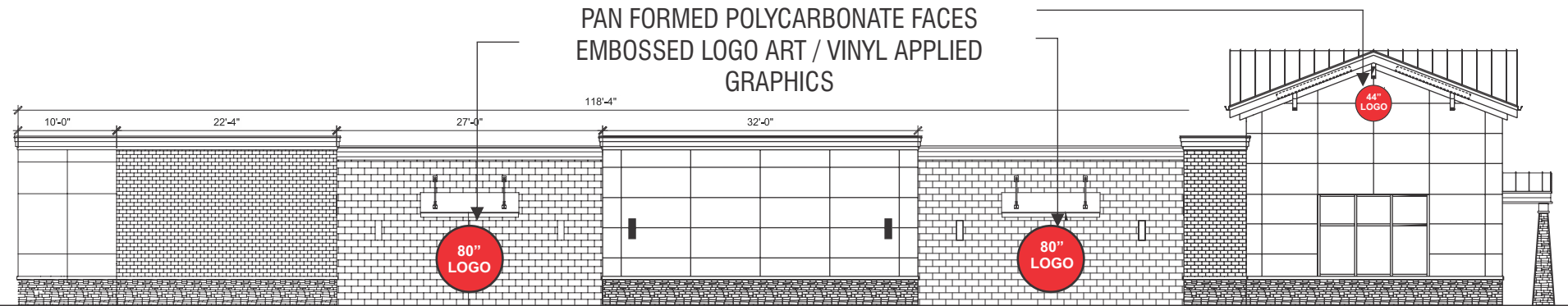
SCALE 1/4" = 1'-0" FABRICATED REVERSE CHANNEL LETTERS  
SATIN BLACK POLYURETHANE FINISH  
READING "\$3 CAR WASH"  
SILHOUETTE WHITE LED ILLUMINATION  
REMOTE POWER SUPPLIES



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

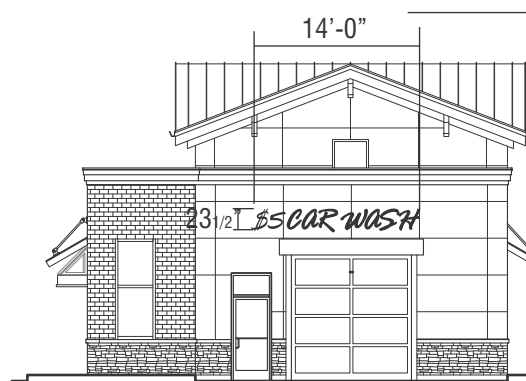


SOUTH ELEVATION

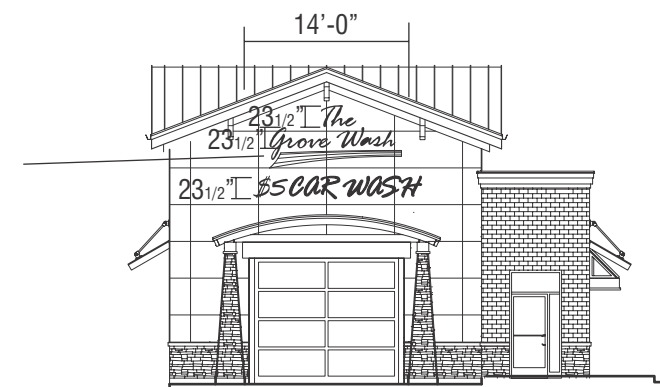
**INDIVIDUAL REVERSE CHANNEL ILLUMINATED LETTERS**

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

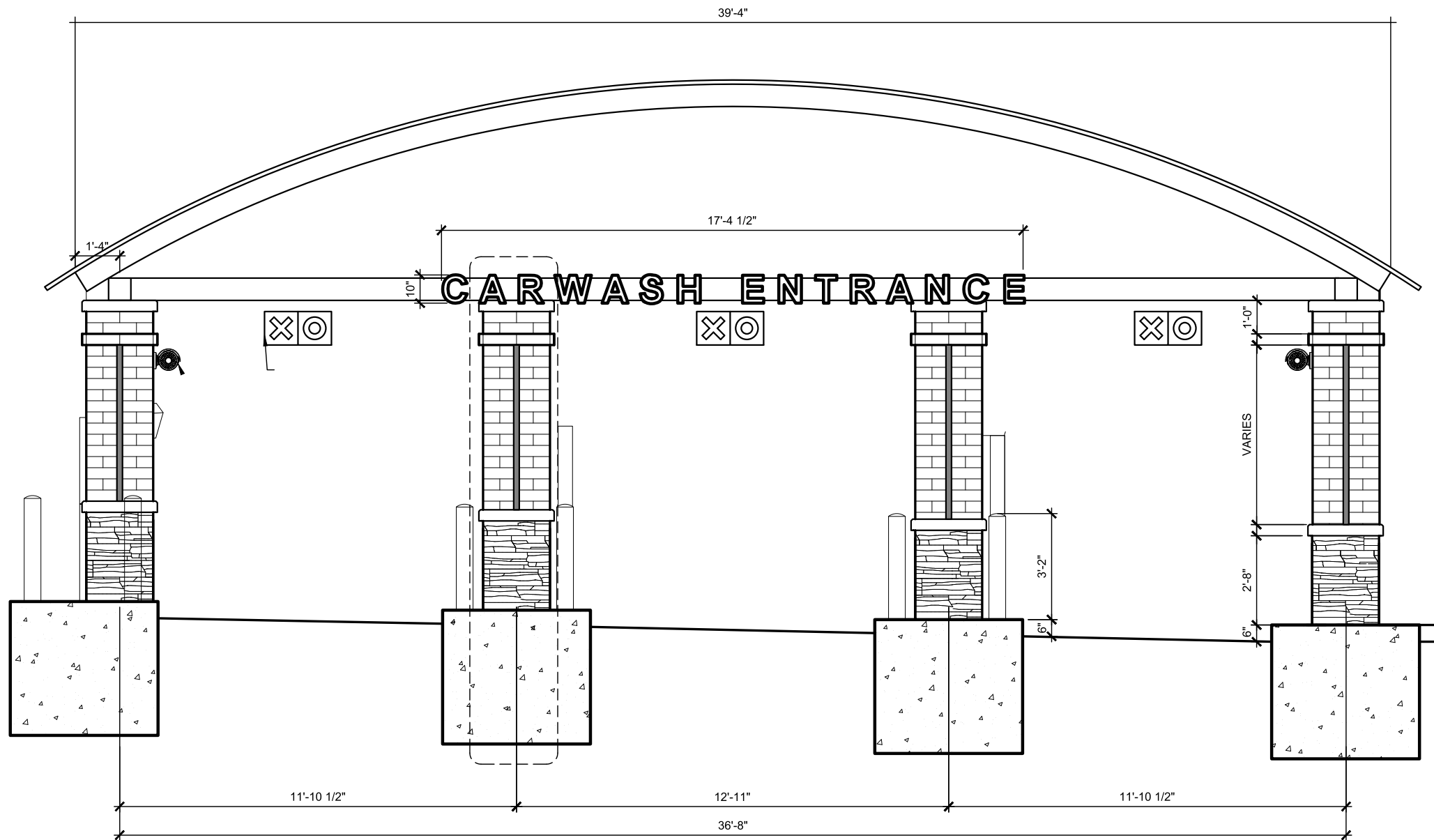
File Name: GLOGOVSKY CAR WASH		
SCALE: NOTED	DATE 2/22/2023	
REV. 6/15/2023	REV.	REV.

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

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  
Office: 630.755.5950  
info@ibrandvisual.com  
www.ibrandvisual.com

THIS ORIGINAL DRAWING WAS SPECIFICALLY CREATED FOR YOUR PROJECT AND IS SOLE PROPERTY OF IBRAND VISUAL / PRYOR ARCHITECTURAL. IT IS NOT INTENDED FOR EXHIBITION OR DISTRIBUTION TO ANYONE OUTSIDE OF YOUR ORGANIZATION AND SHOULD NOT BE ALTERED, REPRODUCED OR DISPLAYED IN ANY FASHION WITHOUT PERMISSION.

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

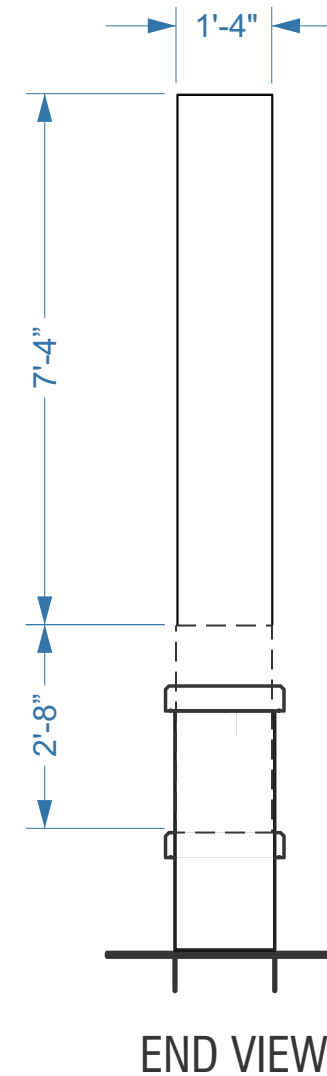
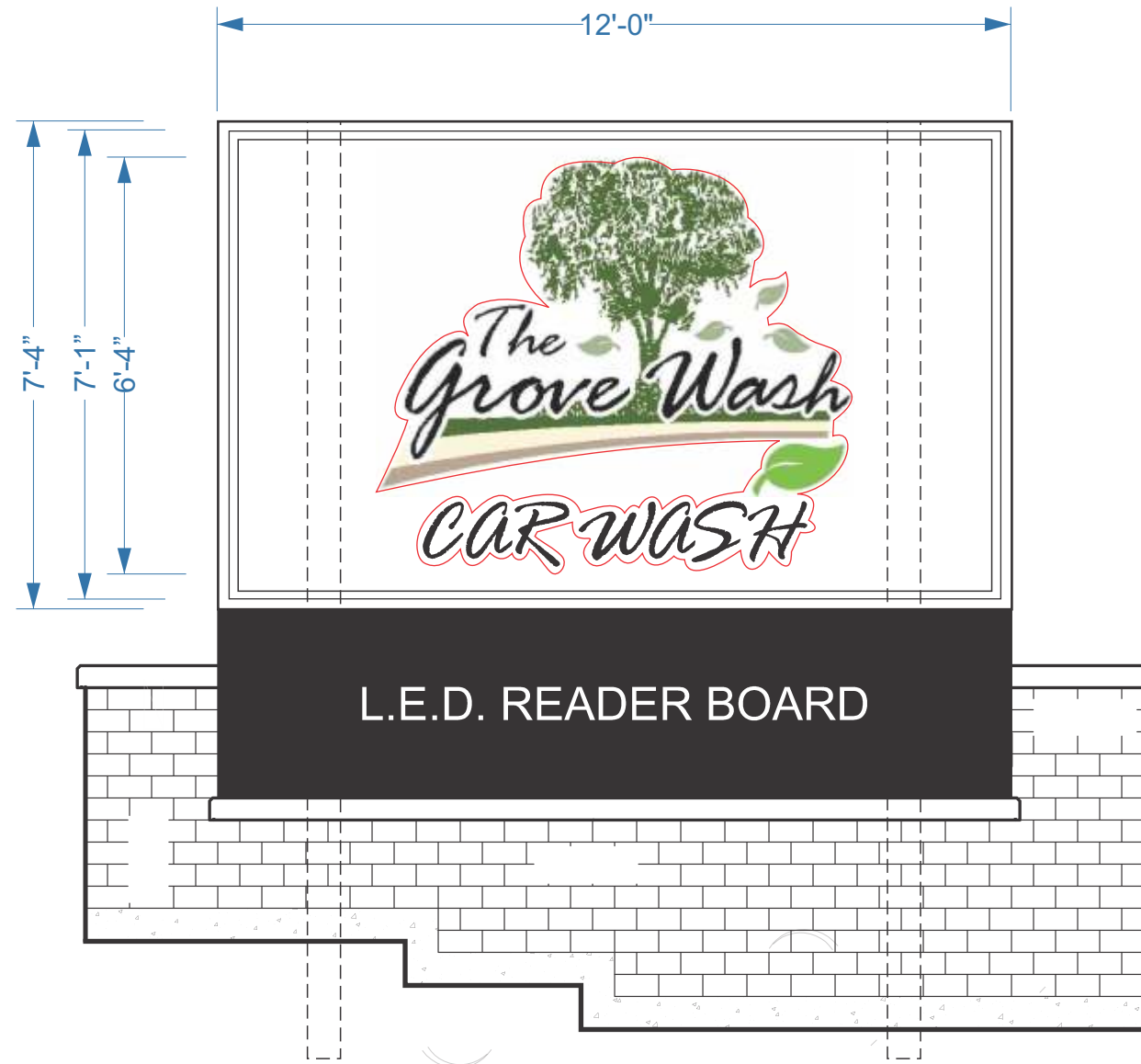
Color Swatches	Finish Types
<input type="checkbox"/> White Finish	Paint
<input type="checkbox"/> White Polycarbonate	Stock
<input checked="" type="checkbox"/> Digital Color	Vinyl
<input type="checkbox"/> SATIN BLACK	PAINT

File Name:  
GLOGOVSKY CAR WASH

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

REV. 6/15/2023      REV.      REV.

1359 Yorkshire Drive  
Streamwood, IL 60107  
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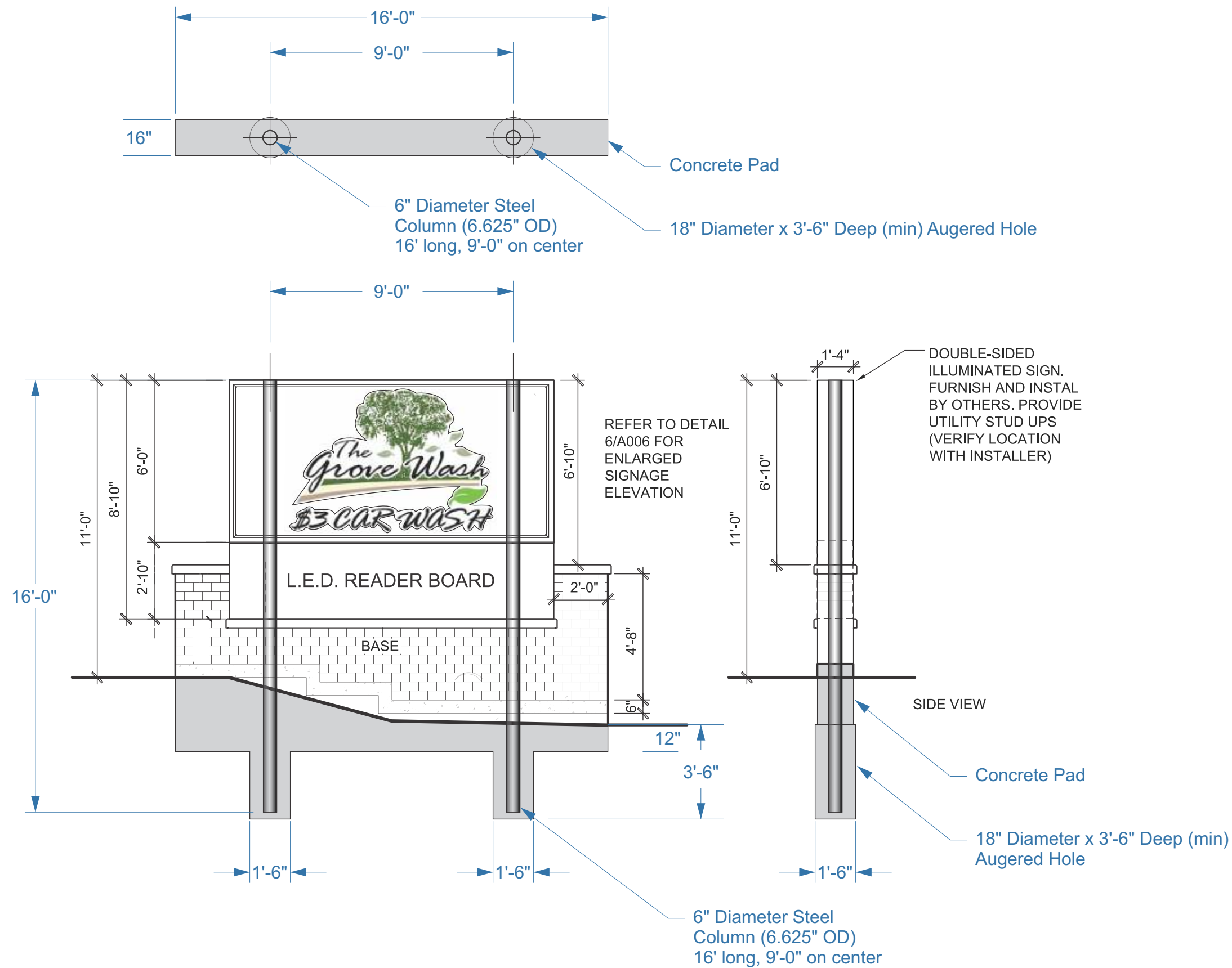


**DOUBLE FACE ILLUMINATED DISPLAY**

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



L

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

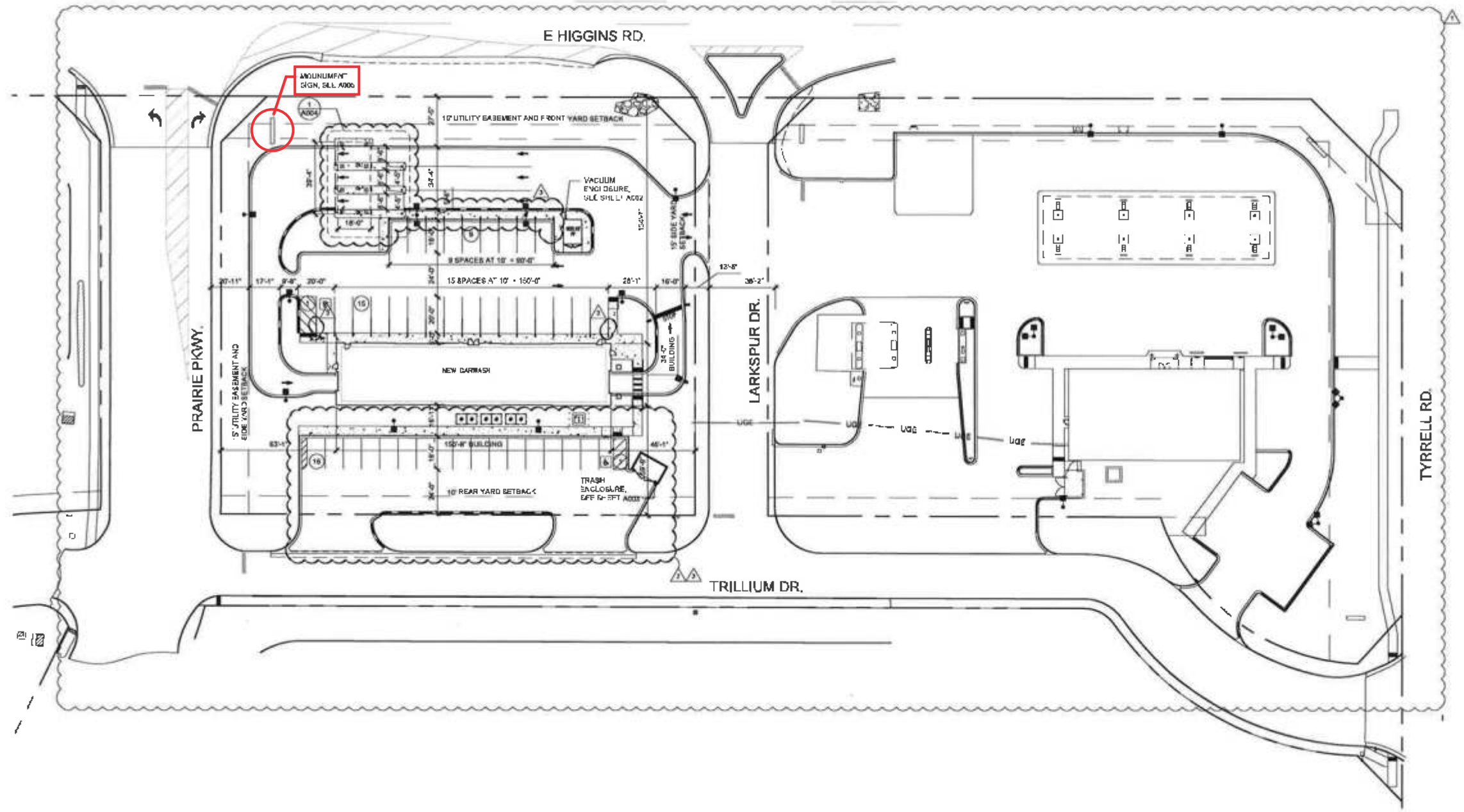
File Name:  
GLOGOVSKY CAR WASH

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 (S.C. 4-3)	PROPOSED
		CAR WASH IS A SPECIAL USE				35'-0"	N/A
SITE AREA (S.C. 4-4)	MINIMUM LOT AREA:	ALLOWED	PROPOSED	LANDSCAPE SETBACKS (S.C. 4-5)	FRONT YARD CORNER SIDE YARD REAR YARD	REQUIRED	PROPOSED
	BUILDING AREA MAXIMUM F.A.R.:	N/A	942,888 SF 1.655 ACRES 4,754.5 SF 6.82%			10'-0" 5'-0" 5'-0"	15'-0" 15'-0" 15'-0"
BUILDING SETBACKS (S.C. 4-6)	FRONT YARD INTERIOR SIDE YARD REAR YARD	REQUIRED	PROPOSED	CAR WASH PARKING / STALLS (S.C. 1-2)	PARKING STALLS:	REQUIRED	PROPOSED
		15'-0" 10'-0" 10'-0"	13'-0" 4'-0" 6'-0" 8'-0"			15 STALLS	15 SPACES 118 STALLING
					STALL SIZE ACCESSIBLE STALLS STALLING:	8' X 18' 2 SPACES	10' X 20' 2 SPACES 18 STALLING MIN.



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.

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 2815 Peach Avenue | Oakbrook Terrace, IL 60181  
 T: 630.592.4333 | F: 630.592.4344  
 wtgrouping.com

STATE OF ILLINOIS  
 CIVIL ENGINEER  
 HAI 0017596  
 # 10038  
 BOARD EXPIRES 12/31/2024

CAR WASH  
 SWC TYRRELL AND ILLINOIS  
 ROUTE 72 (HIGGINS RD.)  
 GILBERTS, IL 60138  
**GLOGOVSKY OIL COMPANY**

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

CHECKED  
 DRAWN BY: RE  
 JUN 27 2024  
**A001**  
 SITE PLAN



## 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 18<sup>th</sup> 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 18<sup>th</sup> DAY OF JULY, 2023.

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

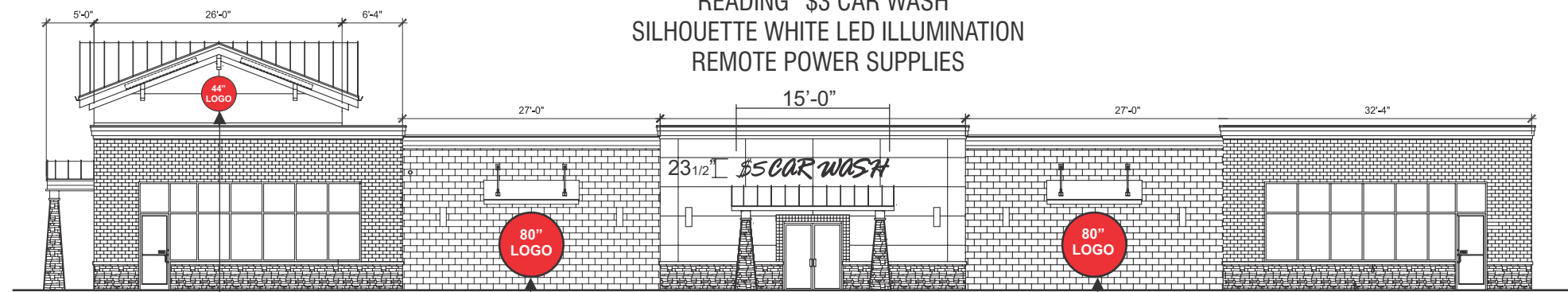
ATTEST: \_\_\_\_\_  
\_\_\_\_\_, Village Clerk

**EXHIBIT A**

*Grove Mart Car Wash Signage Plans*

**INDIVIDUAL REVERSE CHANNEL ILLUMINATED LETTERS**

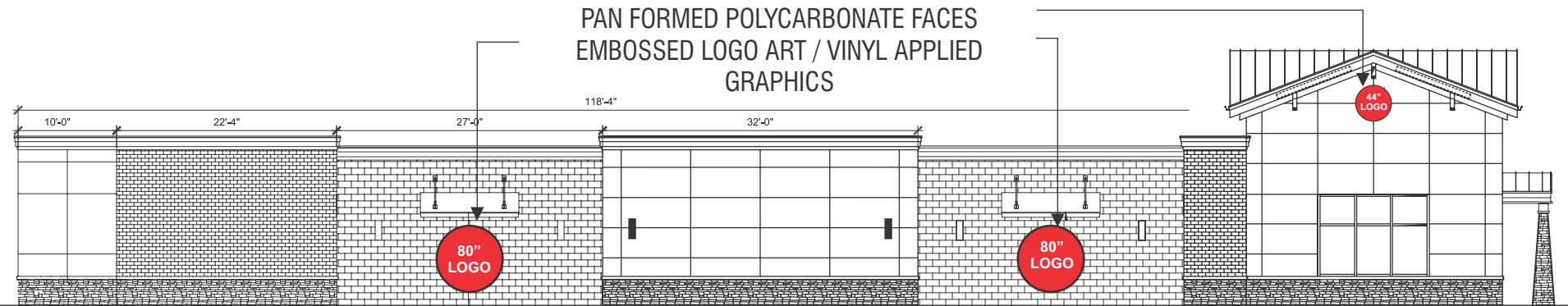
SCALE 1/4" = 1'-0" FABRICATED REVERSE CHANNEL LETTERS  
SATIN BLACK POLYURETHANE FINISH  
READING "\$3 CAR WASH"  
SILHOUETTE WHITE LED ILLUMINATION  
REMOTE POWER SUPPLIES



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

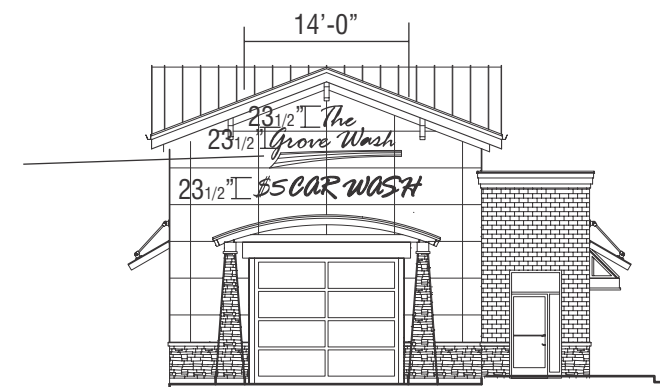
**INDIVIDUAL REVERSE CHANNEL ILLUMINATED LETTERS**

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

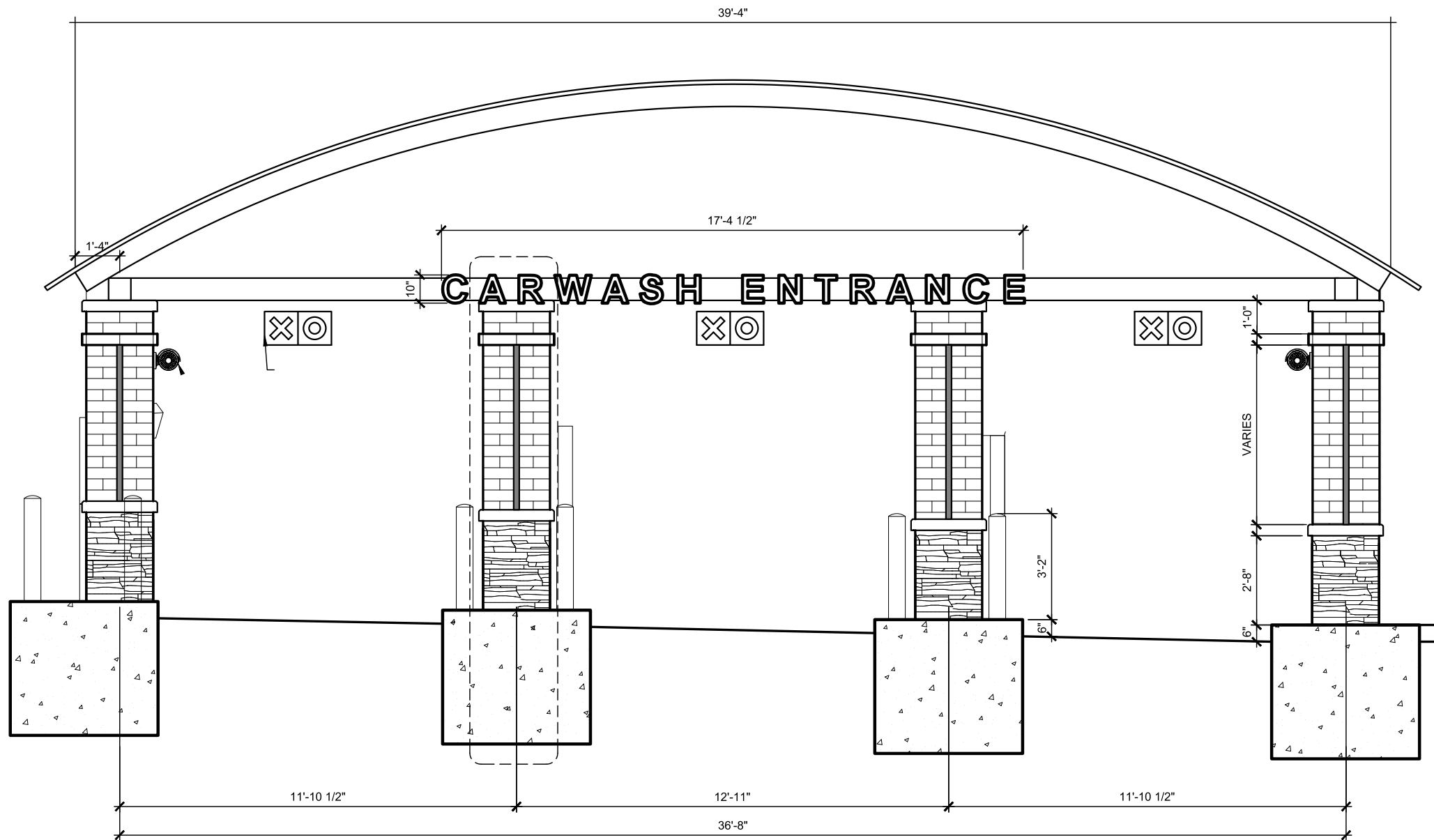
File Name: GLOGOVSKY CAR WASH		
SCALE: NOTED	DATE 2/22/2023	
REV. 6/15/2023	REV.	REV.

1359 Yorkshire Drive  
Streamwood, IL 60107  
Office: 630.755.5950  
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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.

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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

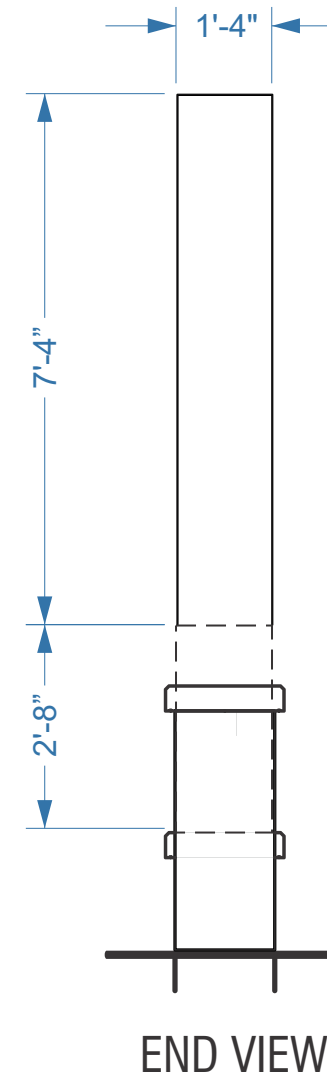
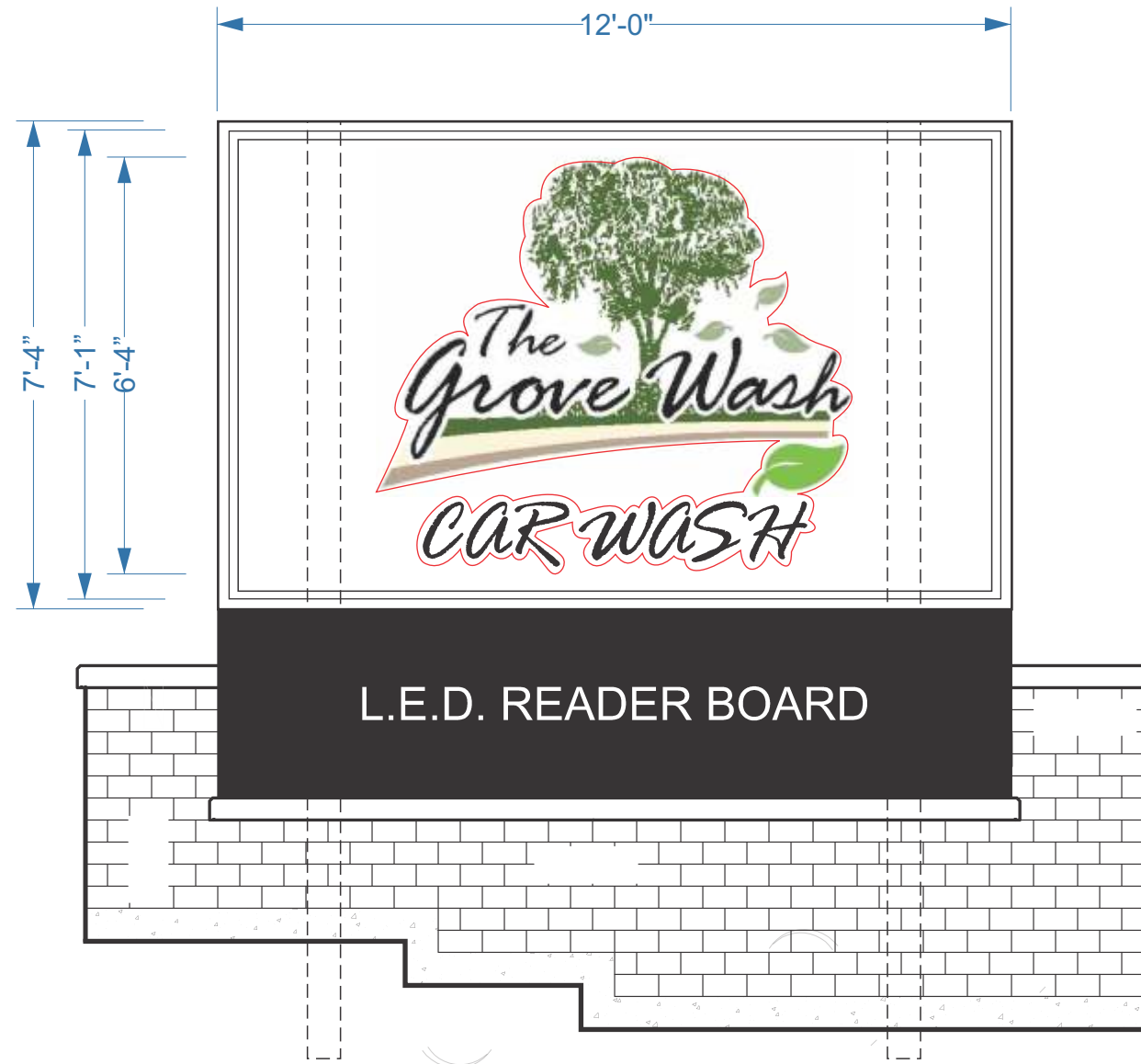
Color Swatches	Finish Types
<input type="checkbox"/> White Finish	Paint
<input type="checkbox"/> White Polycarbonate	Stock
<input checked="" type="checkbox"/> Digital Color	Vinyl
<input type="checkbox"/> SATIN BLACK	PAINT

File Name:  
GLOGOVSKY CAR WASH

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

REV. 6/15/2023      REV.      REV.

1359 Yorkshire Drive  
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**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

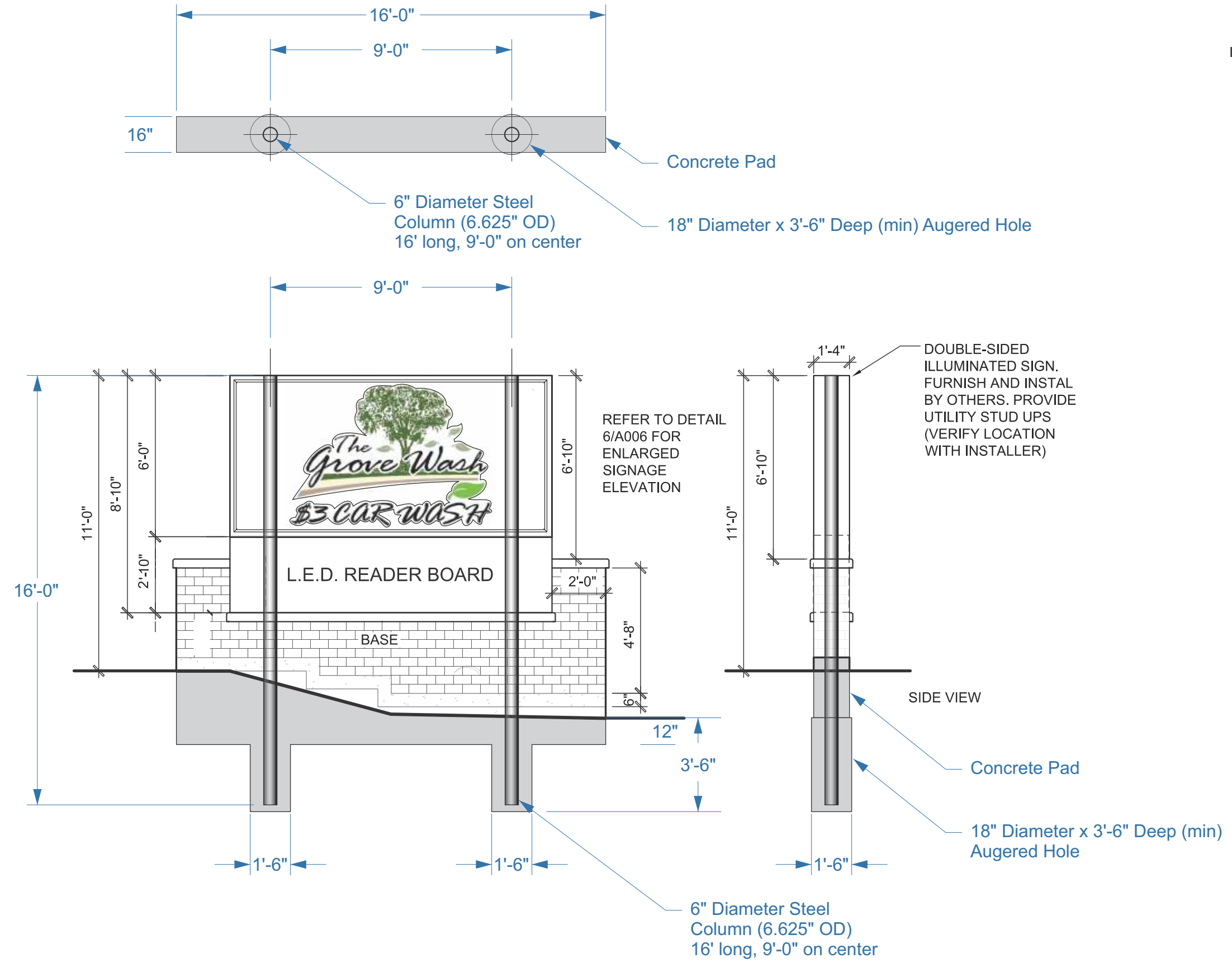
Color Swatches	Finish Types
<input type="checkbox"/> UPPER CABINET - WHITE FINISH	PAINT
<input checked="" type="checkbox"/> LOWER CABINET - SATIN BLACK	PAINT

File Name:  
**GLOGOVSKY CAR WASH**

SCALE: NOTED      DATE 2/22/2023

REV. 3/3/2023      REV.      REV.

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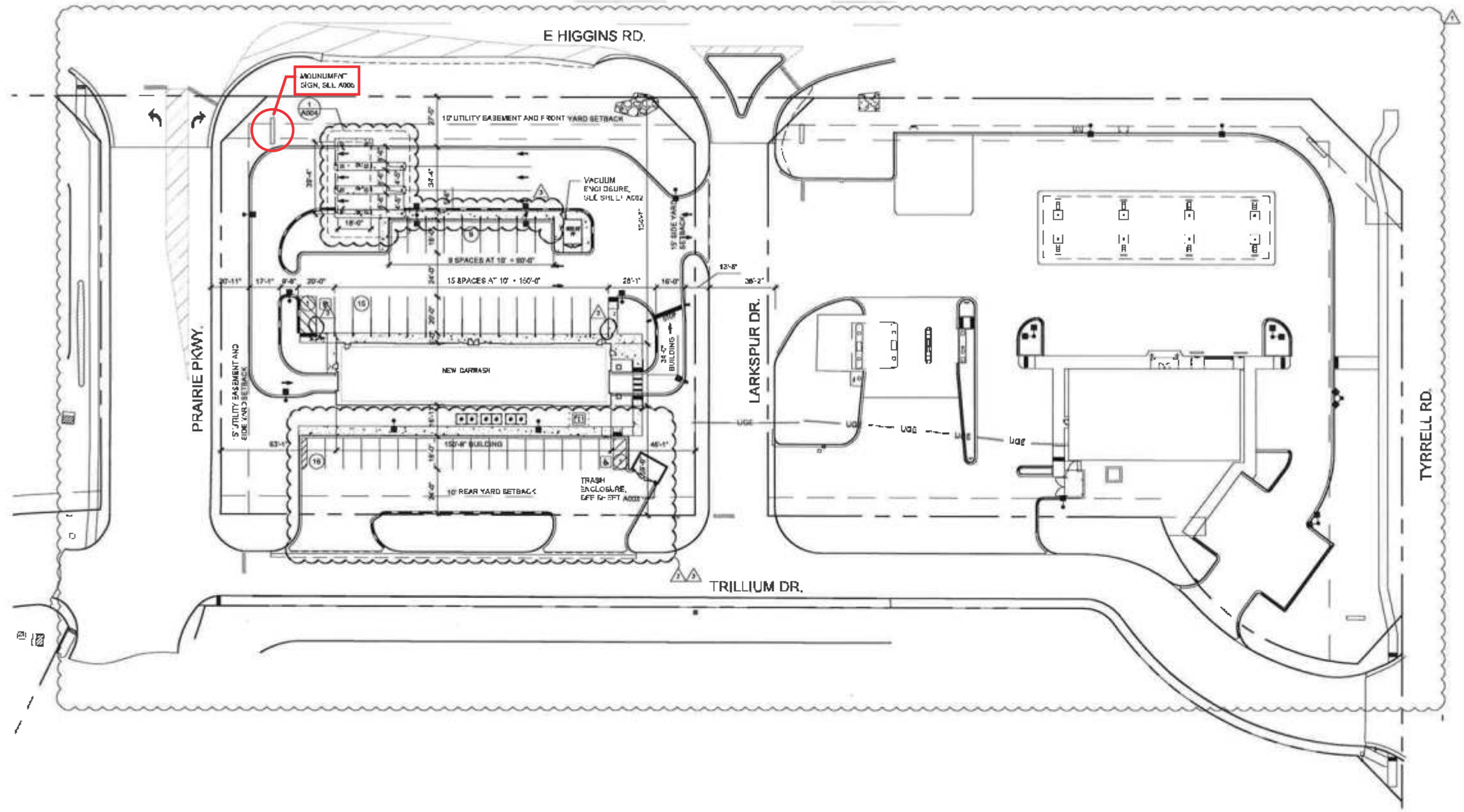


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ZONING INFORMATION							
SITE ZONING (S.C. 4-3)	MUNICIPALITY (SIC 1-1)	VILLAGE OF CARLETS (C-1 GENERAL BUSINESS DISTRICT)		BUILDING HEIGHT (S.C. 4-3)	MAX. BUILDING ACCESSORY	AS ZONED (S.C. 4-3)	PROPOSED (S.C. 4-3)
		CAR WASH IS A SPECIAL USE				35'-0"	25'-0"
SITE AREA (S.C. 4-4)	MINIMUM LOT AREA:	ALLOWED	PROPOSED	LANDSCAPE SETBACKS (S.C. 4-5)	FRONT YARD:	REQUIRED	PROPOSED
	BUILDING AREA:	N/A	962,888 SF		CORNER SIDE YARD:	10'-0"	15'-0"
	MAXIMUM F.A.R.:	40%	4,854.5 SF		SIDE YARD:	5'-0"	3'-0"
			682%		REAR YARD:	5'-0"	15'-0"
BUILDING SETBACKS (S.C. 4-6)	FRONT YARD:	REQUIRED	PROPOSED	CAR WASH PARKING / STALLS (S.C. 1-2)	PARKING STALLS:	REQUIRED	PROPOSED
	INTERIOR SIDE YARD:	15'-0"	13'-0"		116 STALLS	2 SPACES PER	22 SPACES
	SIDE YARD:	11'-0"	4'-0"		116 STALLS	116 STALLS	
	REAR YARD:	15'-0"	6'-0"		STALL SIZE:	8' X 18'	10' X 20'
			10'-0"		ACCESSIBLE STALLS:	2 SPACES	2 SPACES
			10'-0"		STALLS:		18 STALLS MIN.



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 05/11/2016 PREPARED BY WT LAND SURVEY, INC. A CURRENT SURVEY SHALL BE PROVIDED PRIOR TO FINAL DESIGN AND CONSTRUCTION.

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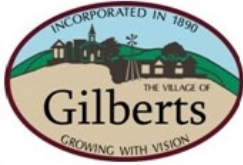
STATE OF ILLINOIS  
 CIVIL ENGINEER  
 HAI 0017596  
 # 10038  
 EXPIRES 12/31/2024

CAR WASH  
 SWC 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  
 JUN 27 2022

**A001**  
 SITE PLAN



## Village of Gilberts

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

**To:** President Zambetti & Board of Trustees  
**From:** Riley Lynch, Management Analyst  
**Cc:** Brian Bourdeau, Village Administrator  
**Date:** July 18, 2023 Village Board Meeting  
**Re:** Item 5.B – An Ordinance approving Variance Requests from Wall Sign Requirements for Sub Zero Group Inc. (Ordinance 13-2023)

---

### **Summary:**

Sub Zero Group Inc. is requesting variances from the Village’s UDO for the purposes of installing a third wall sign on the south elevation of their building. These variance requests are for (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. Staff recommends approval of these variances.

### **Background:**

Sub Zero Group Inc (“*Applicant*”) leases 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 are 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 facing 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 to advertise their brand (see figure 2).



Figure 1: GIS Snapshot of the Sub Zero Group Building

### **Plan Commission & Public Hearing:**

On July 12<sup>th</sup>, the Plan Commission held a public hearing to review the Applicant’s request for variances. After sufficient deliberation, the Plan Commission found no concerns with the requested number third sign or the height of the sign. The Plan Commission subsequently passed a unanimous recommendation that the Board approve the Applicant’s variance requests.



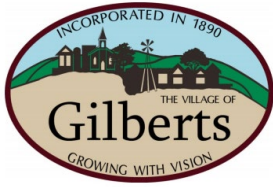
*Figure 2 – Proposed Sign Addition (Cove sign)*

**Recommendation:**

Staff recommends approval of the Applicant’s request for variances from restrictions on the number of wall signs, and from the height restrictions for wall signs.

**Attachments:**

- Exhibit 1 – July 18<sup>th</sup> Plan Commission Packet
- Exhibit 2 – Ordinance 13-2023



## *Village of Gilberts*

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

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

[www.villageofgilberts.com](http://www.villageofgilberts.com)

### **Village Plan Commission / ZBA Meeting Agenda**

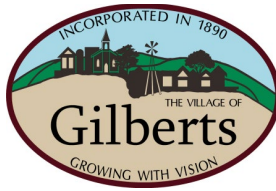
**Wednesday, July 12, 2023 – 7:00 p.m. - Village Hall Board Room**

#### **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.

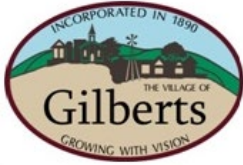
**8. ADJOURNMENT**

*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](mailto: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.): \_\_\_\_\_

**I. Applicant:** SUB ZERO GROUP, INC.

Address: 4717 HAMMERSLEY RD.

City: MADISON State: WI Zip code: 53711

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

**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

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](mailto: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 1<sup>st</sup> Owner or authorized agent)

4/27/23  
(Date)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

\_\_\_\_\_  
(Date)

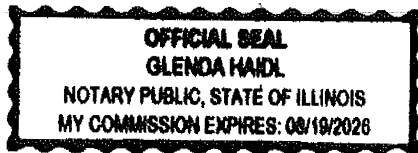
Crysta Buck, Director  
1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> 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 27<sup>th</sup> 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., Suite 800, Sioux Falls, SD 57104		38.4%
b)	Schwartz Endowment Trust c/o US Bank N.A., 141 N. Main Ave., Suite 800, Sioux Falls, SD 57104		37.5%
c)	Helen A. Bakke Irrevocable Grantor Trust c/o US Bank N.A., 141 N. Main Ave., Suite 800, 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

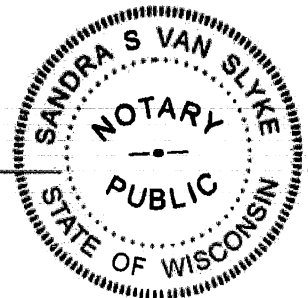
**Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.**

**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 10<sup>th</sup> 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](mailto: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:	46K
TOTAL BUILDING AREA	275,889 SF
TOTAL PAVEMENT AREA	44K
TOTAL PAVEMENT AREA	281,111 SF
GREEN AREA	10K
LANDSCAPED OPEN AREA	61,883 SF
PARKING SUMMARY:	
REGULAR PARKING (6'x18' TYP)	185
HANDICAP PARKING (6'x18' TYP)	6
TOTAL PARKING SPACES	191
EXISTING ZONING:	I (INDUSTRIAL)

- NOTES:
- SEWALK BARRIERS 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" PAVEMENT.
  - BARRELS CURB/CUTTER POURED INTEGRALLY WITH THE CONCRETE (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
  - UNLESS OTHERWISE NOTED, ALL CURB RAIN AREA 4" TO BACK OF CURB.
  - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SURVEYOR'S (OR SITE) PLAN PREPARED BY TERRA TECHNOLOGY LAND SURVEYING, INC. AND DATED 02/05/17.
  - BUILDING DIMENSIONS HAVE BEEN INDICATED 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, CURBING, FENCING, GANGEDS, RAMP, HANDICAP ACCESS, PLANTERS, GASPIERS, TRANSFORMER 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 2" 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 BURNETT DRIVE
- 4" INTERLOCKED CONCRETE WITH 6" REINFORCING CURB
- 4" AGGREGATE BASE COURSE TYPE B C&H
- 5" ASPHALT BASE COURSE TYPE A C&H
- STANDARD DUTY PAVEMENT - PARKING LOT PAVEMENT
- 4" INTERLOCKED CONCRETE WITH 6" REINFORCING CURB
- 4" AGGREGATE BASE COURSE TYPE B C&H
- CONCRETE SIDEWALKS (PUBLIC AND DR. DRIVE)
- 5" FOD SIDEWALK (6" DUCTILECAST AT APPROX)
- 3" AGGREGATE BASE COURSE TYPE A C&H
- 6"x12 CURB AND CUTTER (ON MONUMENTAL CURB)
- REVERSE PITCH CURB AND CUTTER
- DEPRESSED CURB
- ADA CURB RAMP WITH DETECTABLE WARNING
- EX. CURB AND CUTTER

DATE	REVISIONS	DRAWN BY
11/07/2024	ISSUED FOR APPROVAL	JK
11/07/2024	ISSUED FOR APPROVAL	JK
11/07/2024	ISSUED FOR APPROVAL	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 12/02/2023  
SCALE 1/8" = 1'-0"  
PRIN. MGR. JK  
PRJ. ASSOC. JK  
DRAWN BY JK

SHEET  
2 of 12

© COPYRIGHT 2014

NOT INCLUDED

NOT INCLUDED

FUTURE PBP BUILDING IV AREA

July 21, 2023 3:26:12 pm: A:\PROJECTS\1804\DWG\DWG\1804\_PBP\1804\_PBP\_V1.dwg  
Drawing: S:\PROJECTS\1804\ENGINEERING\1804\_PBP\DWG\1804\_PBP\_V1.dwg

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



Existing

Existing

New

90 in.

98 ft.

340 in.

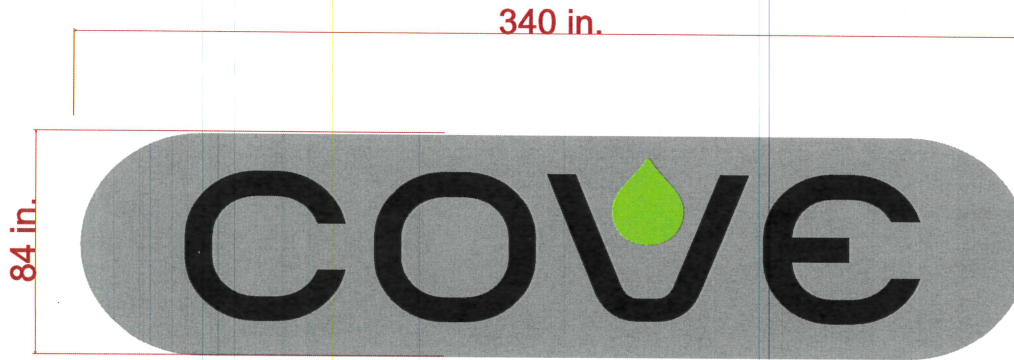
WOLF

SUB ZERO

COVE

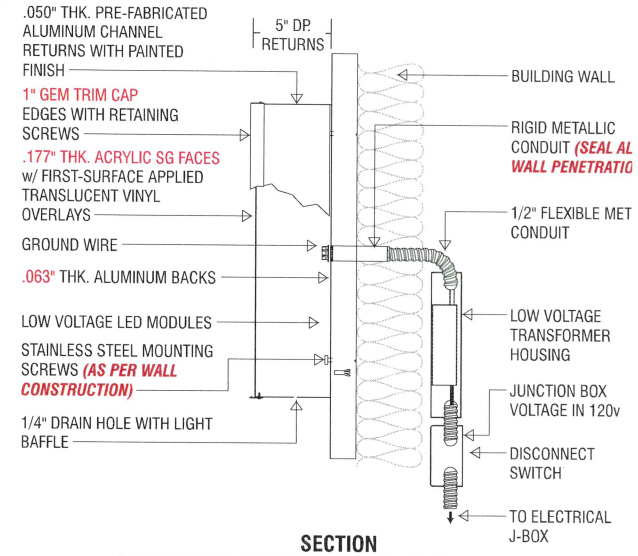
LED illuminated Channel Letters with black perforated vinyl faces

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



SECTION  
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**

341 Sola Drive, Gilberts, IL 60136 • Ph. 847.844.9880 Fx. 847.844.9882

www.meyersigns.com • e-mail: info@meyersigns.com

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**ORDINANCE NO. 13-2023**

**AN ORDINANCE APPROVING  
A VARIANCE FROM THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE**

***(290 Burnett Drive – Sub Zero Group, Inc.)***

**WHEREAS**, Sub Zero Group, Inc. (“*Applicant*”), is the occupant of the property located 290 E. Burnett Drive, Gilberts, Illinois, which property is more specifically described in **Exhibit A** (“*Property*”); and

**WHEREAS**, the current owner of the Property is U.S. Core Logistics Operating Partnership (Cabot) (“*Owner*”); and

**WHEREAS**, the Property is zoned in the I-1 Industrial Zoning District, and is within the Prairie Business Park Planned Unit Development; and

**WHEREAS**, the Applicant currently maintains two wall signs on the building on the Property; and

**WHEREAS**, the Applicant desires to add a third wall sign to the building on the Property at a height of 45 feet; and

**WHEREAS**, Section 9-2(M)(1)(A)(4) of the Gilberts Unified Development Ordinance (“*UDO*”) provides that the maximum height of wall signs for industrial uses is 20 feet; and

**WHEREAS**, the Applicant, with the permission of the Owner, has filed an application for a variance from Section 9-2(M)(1)(A)(4) of the UDO to allow for the third wall sign on the building to exceed the 20-foot height limitation by 25 additional feet (“*Sign Variance*”); and

**WHEREAS**, pursuant to proper notice, the Gilberts Plan Commission/Zoning Board of Appeals held a public hearing and reviewed the Applicant’s request for the Sign Variance on July 12, 2023, and at the conclusion of the public hearing voted to recommend approval of the Sign Variance; and

**WHEREAS**, the Village Board makes the following findings of fact in reference to the Applicant’s request for approval of the Sign Variance for the Property:

- 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 of the use permitted to be made by the owners of property in the immediate area;

- e. The proposed variance will result in structures that are appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested, and
- f. There is no other means other than the requested variance by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois as follows:

**Section 1.**     **Recitals.** The recitals are incorporated into this Section 1 as if fully set forth.

**Section 2.**     **Variance.** Subject to the conditions set forth in Section 3 of this Ordinance, the Village Board of Trustees hereby approves the following variance for the Property:

- A. A variance from Section 9-2(M)(1)(A)(4) of the UDO to allow for the third wall sign on the building on the Property to exceed the 20-foot height limitation by 25 additional feet.

**Section 3.**     **Conditions.** The approval granted pursuant to Section 2 of this Ordinance is conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approval granted by this Ordinance in accordance with applicable law. In addition, any violation of this Ordinance will be deemed a violation of the UDO and subject the Applicant and the Owner to enforcement proceedings accordingly.

- A. **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.
- B. **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.
- C. **Compliance with Plans.** The development, maintenance, and use of the Property will be in substantial conformance with the plans attached hereto as ***Exhibit B***.

**Section 4.**     **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 5. Repeal and Saving Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

**Section 6. Effective Date.** Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form; provided, however, that this Ordinance shall be of no force or effect unless and until the Owner has executed and filed with the Village its unconditional agreement and consent, in the form attached to this Ordinance as **Exhibit C**, within 30 days following the passage of this Ordinance.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this 18<sup>th</sup> 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 18<sup>th</sup> DAY OF JULY, 2023.

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST: \_\_\_\_\_  
\_\_\_\_\_, Village Clerk

**Exhibit A**

*Description of the Property*

*Common Address: 290 Burnett Drive, Gilberts, Il 60136*

*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.*

**EXHIBIT B**

*Plans*

**EXHIBIT C**

**Unconditional Agreement and Consent**

Pursuant to Section 6 of Ordinance No. \_\_\_\_\_, and to induce the Village to grant the approvals provided for in that Ordinance, the undersigned acknowledges for itself and its successors and assigns in title to the Property that it:

1. has read and understand all of the terms and provisions of Ordinance No. \_\_\_\_\_;
2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, the UDO, and all other applicable codes, ordinances, rules, and regulations;
3. acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any permit does not, and shall not, in any way, be deemed to insure the Applicant or Owner against damage or injury of any kind and at any time;
4. acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right; and
5. represents and acknowledges that the person signing this Unconditional Agreement and Consent is duly authorized to do so on behalf of the Applicant and Owner.

**SUB ZERO GROUP INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

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

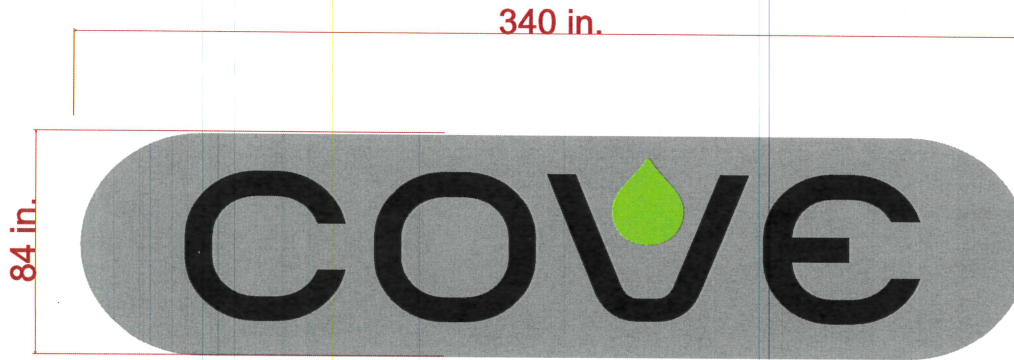
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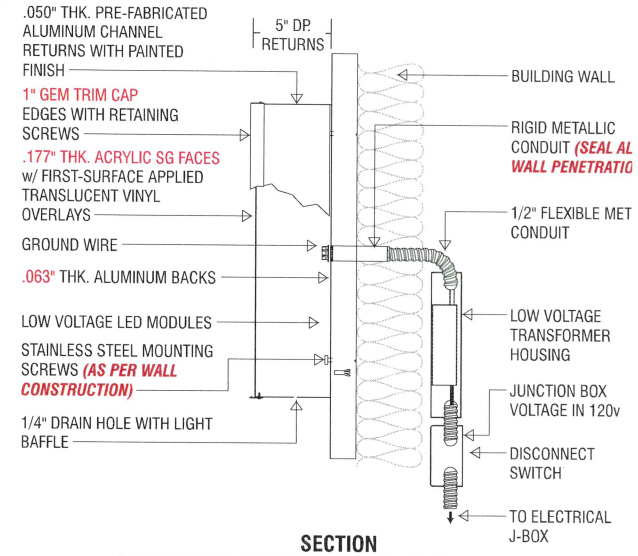
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