

**Plan Commission Meeting
Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
September 9, 2015
7:00 p.m.**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL/ESTABLISH QUORUM**
- 3. APPROVAL OF MINUTES**
 - A. July 15, 2015
- 4. NEW BUSINESS**
 - A. Approval of a Final Plan for the Grove Mart Gas Station, Lots 1-11 Prairie Business Park
- 5. OLD BUSINESS**
- 6. COMMUNICATIONS**
- 7. ADJOURNMENT**

Village of Gilberts

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

Village Administrator Memorandum 71-15

TO: Chairman Randy Mills
Plan Commission/Zoning Board of Appeals

FROM: Ray Keller, Village Administrator *PK*

DATE: September 3, 2015

RE: Final Plan – Grove Mart / Lots 1-11 Prairie Business Park

Glogovsky Oil Company has submitted a final plan for their proposed gas station with convenience store, located at the northeast corner of the Prairie Business Park on Lots 1-11. Because Prairie Business Park was entitled a Planned Unit Development (PUD), the final plan requires Plan Commission review and Village Board approval before permits may be issued. A gas station typically requires a special use permit, but the gas station was included as a permitted use in the PUD ordinance and therefore does not require a public hearing for this request.

Glogovosky Oil will construct a brick 4,935-square foot convenience store on the 1.97-acre site, along with eight gasoline and four diesel fuel pumps. Traffic from eastbound Higgins Road (IL Route 72) and Tyrrell Road will access the site via right in-out only turn lanes onto Larkspur Drive and Trillium Drive, respectively. Staff reviewed the provided circulation plan to show adequate turning radii, particularly for truck traffic circulating in a counter-clockwise pattern from Trillium Drive.

The ground elevation sign shown on the “signage plan” exhibit is representative of what will likely be installed, but it will need to be reduced in scale and size to 64 square feet to comply with the PUD ordinance for Prairie Business Park. The applicant is requesting a second ground sign, but Staff recommend against granting it as the gas station signage was anticipated and specifically limited to one sign by the PUD ordinance. All signage elements, along with the lighting plan for the gas station, will be administratively reviewed and eventually permitted by the Village prior to installation.

Other than the signage elements, the final plan and accompanying building exhibit appear to comply with the UDO and the terms of the PUD ordinance. The engineering details accompanying the final site plan will be reviewed by Baxter & Woodman prior to the issuance of any permits. Staff recommend approval of the final plan for the Grove Mart gas station site.

Public Works Facility
Finance & Building Departments
73 Industrial Drive, Gilberts, IL 60136
Ph. 847-428-4167 Fax: 847-551-3382

Police Department
86 Railroad St., Gilberts, IL 60136
Ph. 847-428-2954 Fax 847-428-4232

**Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission/Zoning Board of Appeals Meeting Minutes
July 15, 2015
7:00 PM**

Call to Order

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

Roll Call/Establish Quorum

Present were Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, Vice Chairperson Davidowski and Chairman Mills. Also present was Village Administrator Keller. Not present was Commissioner McHone.

Approval of Minutes

A motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to approve the minutes of June 17, 2015. Voice vote: 4-ayes, 0-nays, 2 abstains (Commissioner Borgardt and Vice Chairperson Davidowski). Motion carried.

New Business

Approval for a Final Plan for Prairie Business Park Building IV

Administrator Keller gave a brief description of the proposal by Interstate Partners to construct a 285,820-square foot industrial building on the Building IV site of the Prairie Business Park. The plan conforms to the requirements set forth in the Planned Unit Development (PUD) ordinance and the development agreement for the Prairie Business Park. Staff recommend approval.

Mr. Jeff Possin, representing Interstate Partners, stated that there are no tenants yet but there are a couple of potential businesses that Interstate Partners is talking to.

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to recommend approval of the final plan for Building IV. Roll call vote: 6 ayes (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, Vice Chairperson Davidowski and Chairman Mills). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the July 21, 2015 Village Board meeting agenda.

Old Business – None

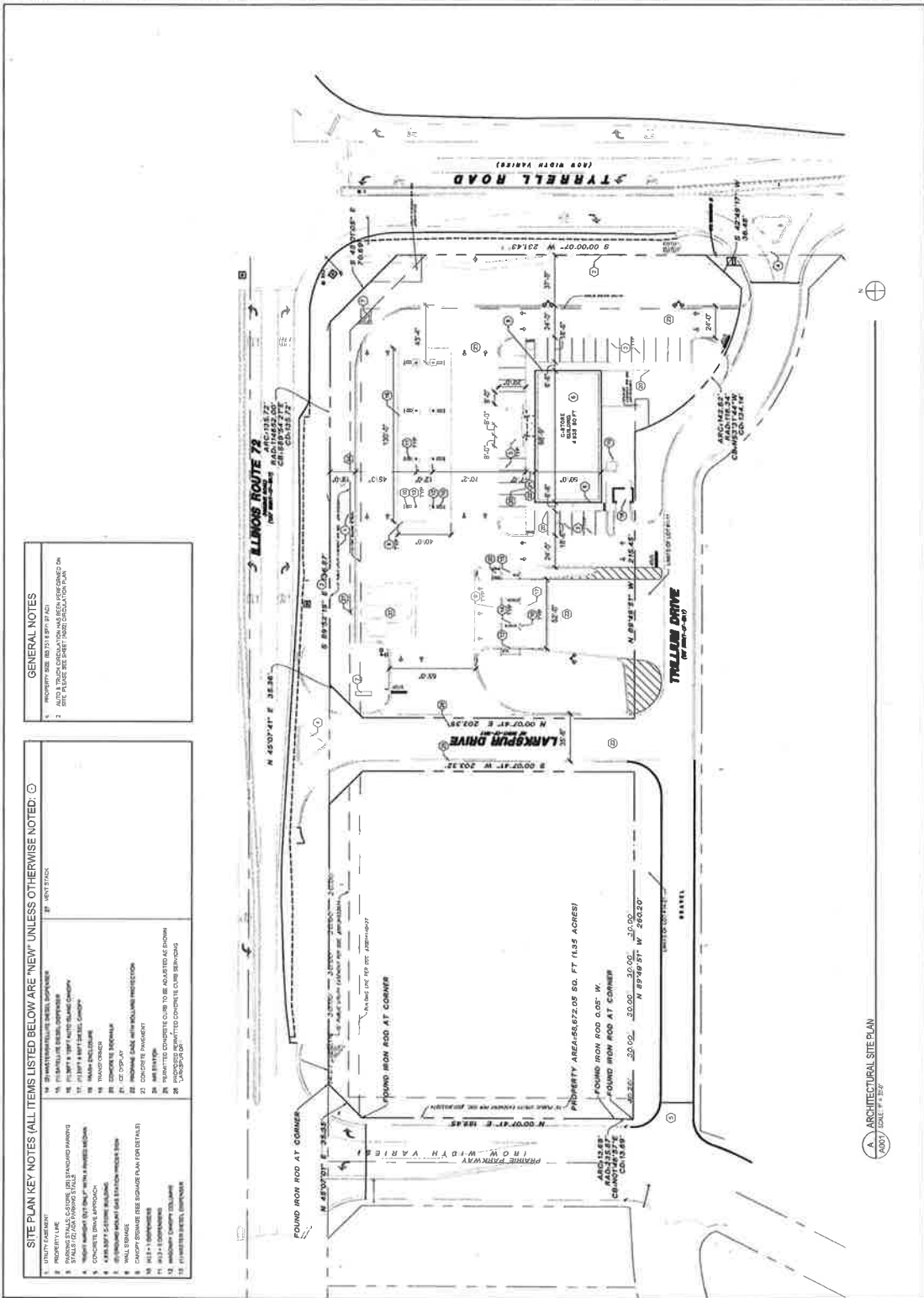
Communications

The next Plan Commission meeting will likely be September 9, 2015. Staff will confirm based when an anticipated final plan application is received.

Adjournment

A motion was made by Commissioner del Vecchio and seconded by Vice Chairperson Davidowski to adjourn from the meeting at 7:09 PM. Voice vote: 6-ayes, 0-nays, 0-abstains. Motion carried.

Respectfully submitted,
Ray Keller

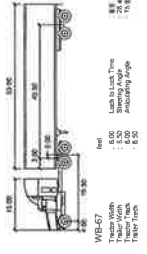
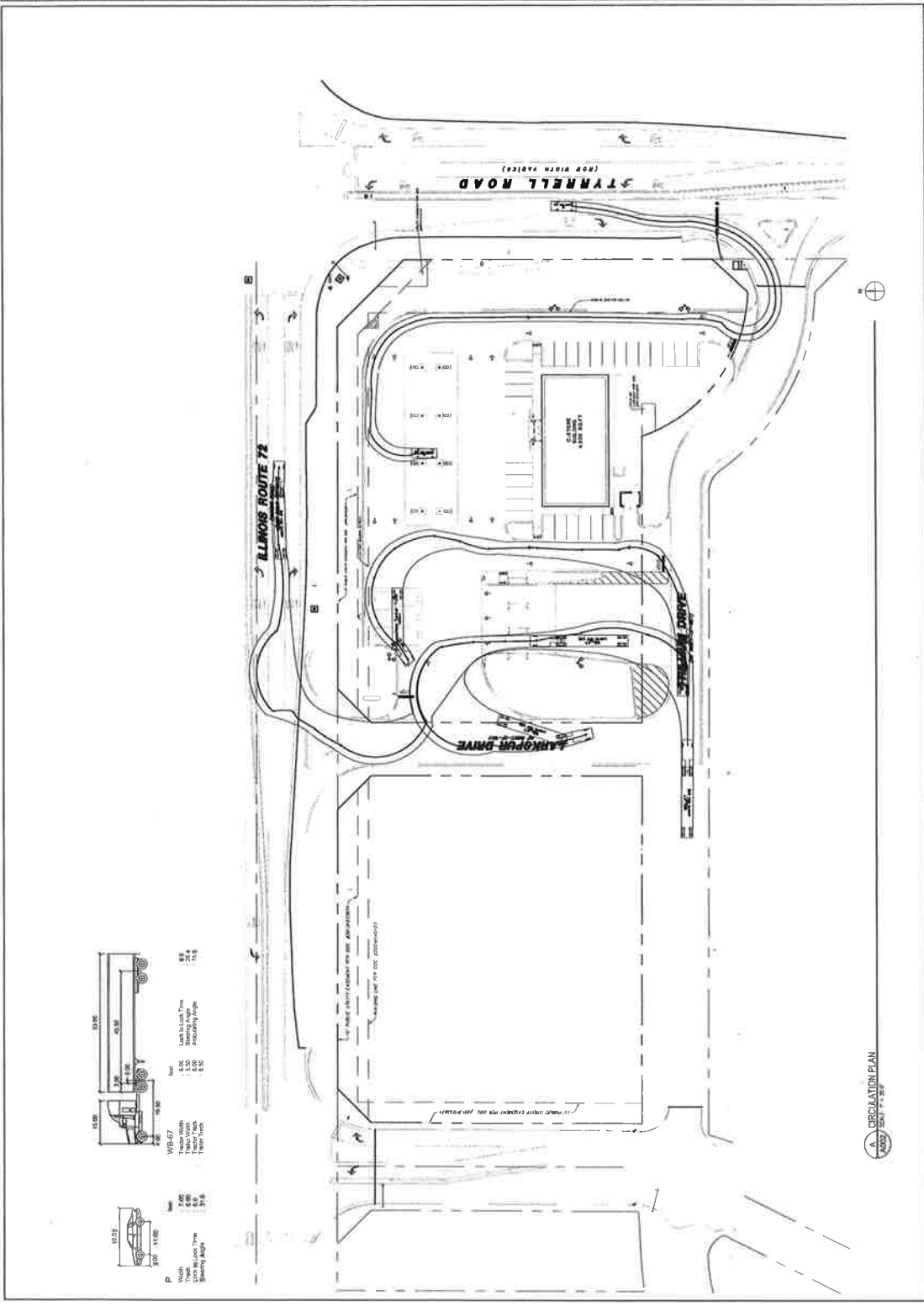


GENERAL NOTES

1. PROPERTY SIZE: 80,715 SPT. (2 AC)
2. ALL SITE UTILITIES AND CONDUITS TO BE SHOWN ON ALL SHEETS. SEE SHEET 14-001 FOR CONDUIT PLAN.

- SITE PLAN KEY NOTES (ALL ITEMS LISTED BELOW ARE "NEW" UNLESS OTHERWISE NOTED: ○)**
1. UTILITY FACILITY
 2. PROPERTY LINE
 3. EXISTING DRIVE APPROACH
 4. EXISTING DRIVE APPROACH
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A. ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



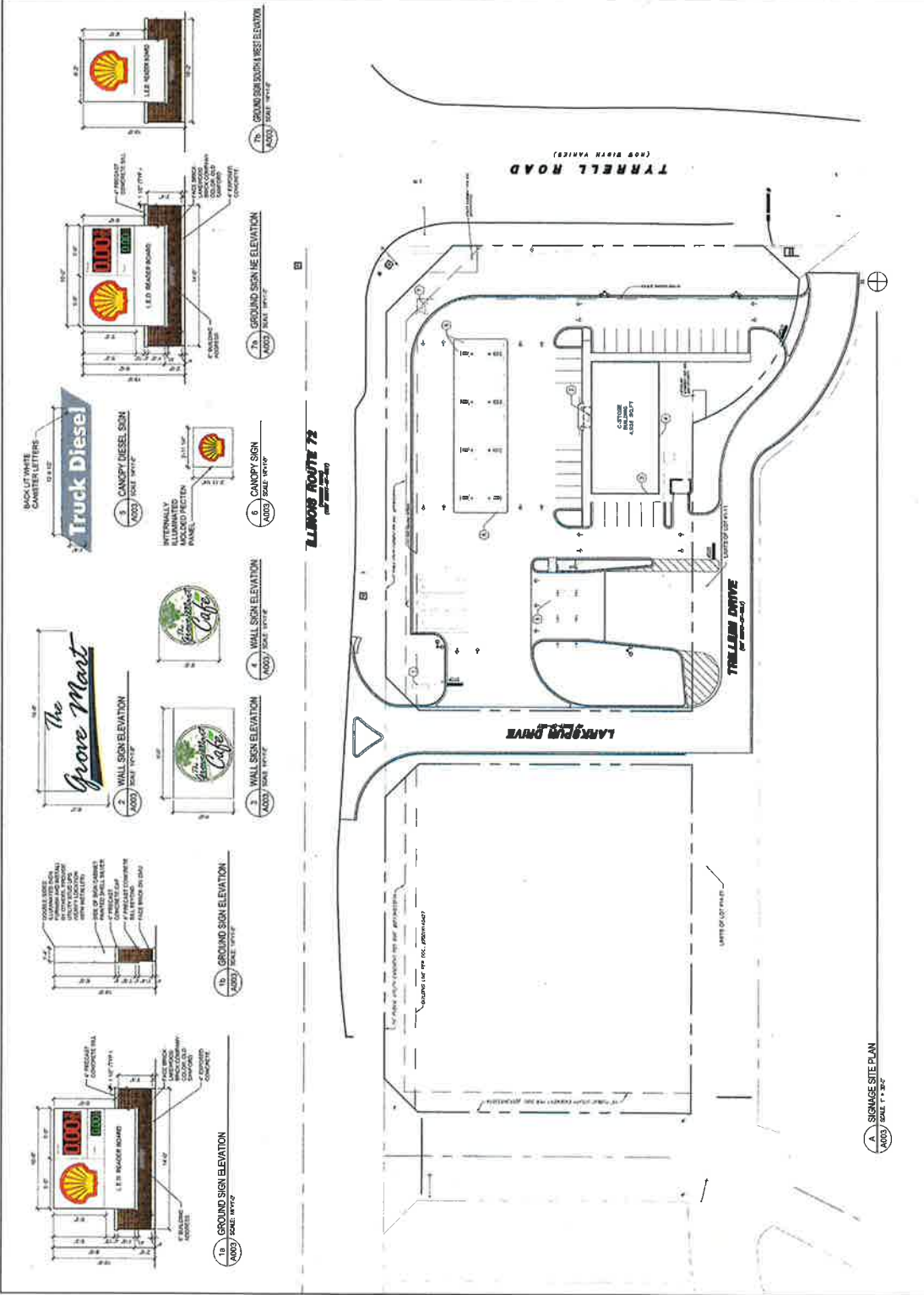
A CIRCULATION PLAN
 1/00



GLOVSKY OIL COMPANY
 C-STORE
 80155 MA
 GILBERTS, IL 60138

SIGNAGE PLAN

A003



1. SIGNAGE SITE PLAN
 ADD: SCALE: 1/4" = 1'-0"

DATE	11/14/2022
BY	SA
CHECKED BY	SA
SCALE	AS SHOWN

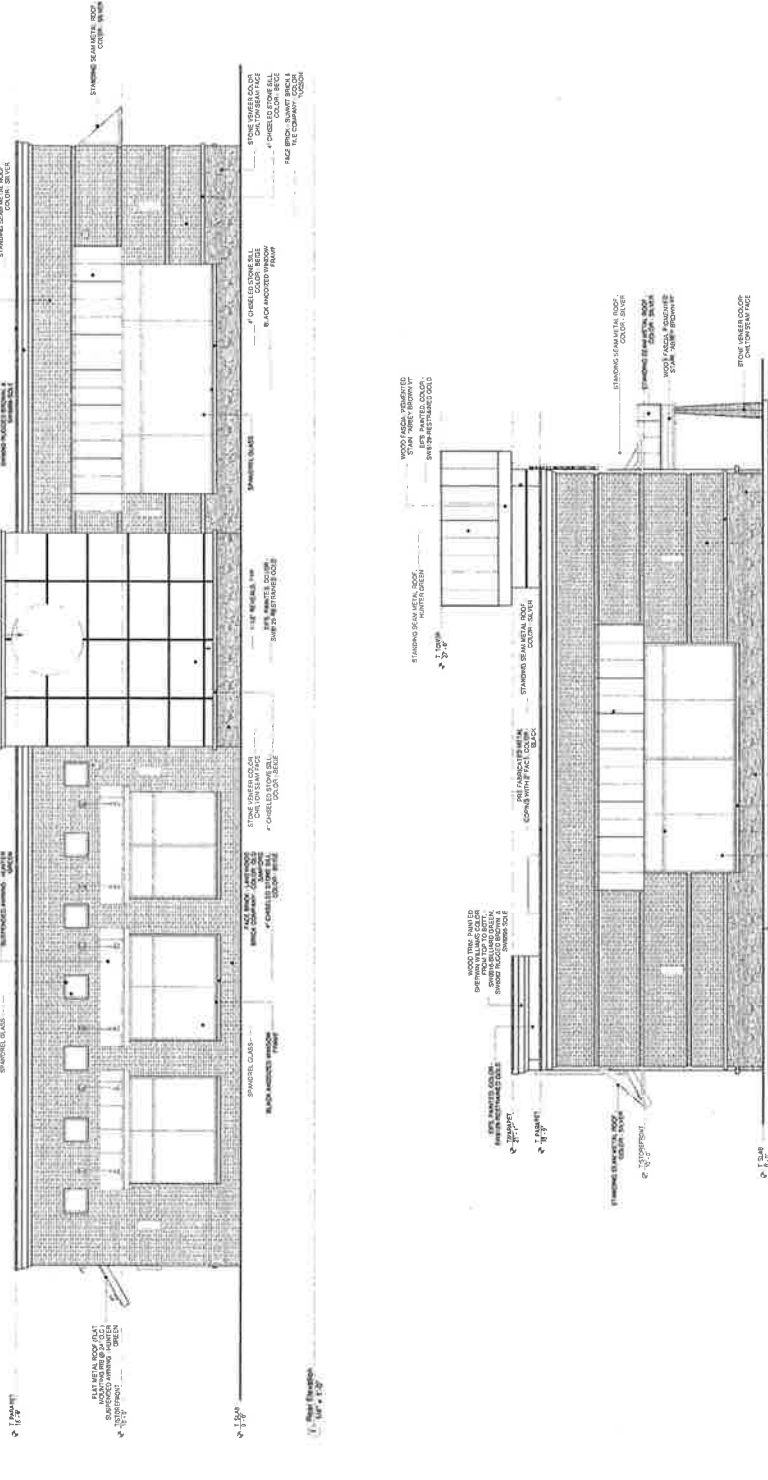
C-STORE EXTERIOR ELEVATIONS

GLOGOVSKY OIL COMPANY
 C-STORE
 SWC TYRRELL & HIGGINS ROAD (RTE 72)
 GILBERTS, IL 60138

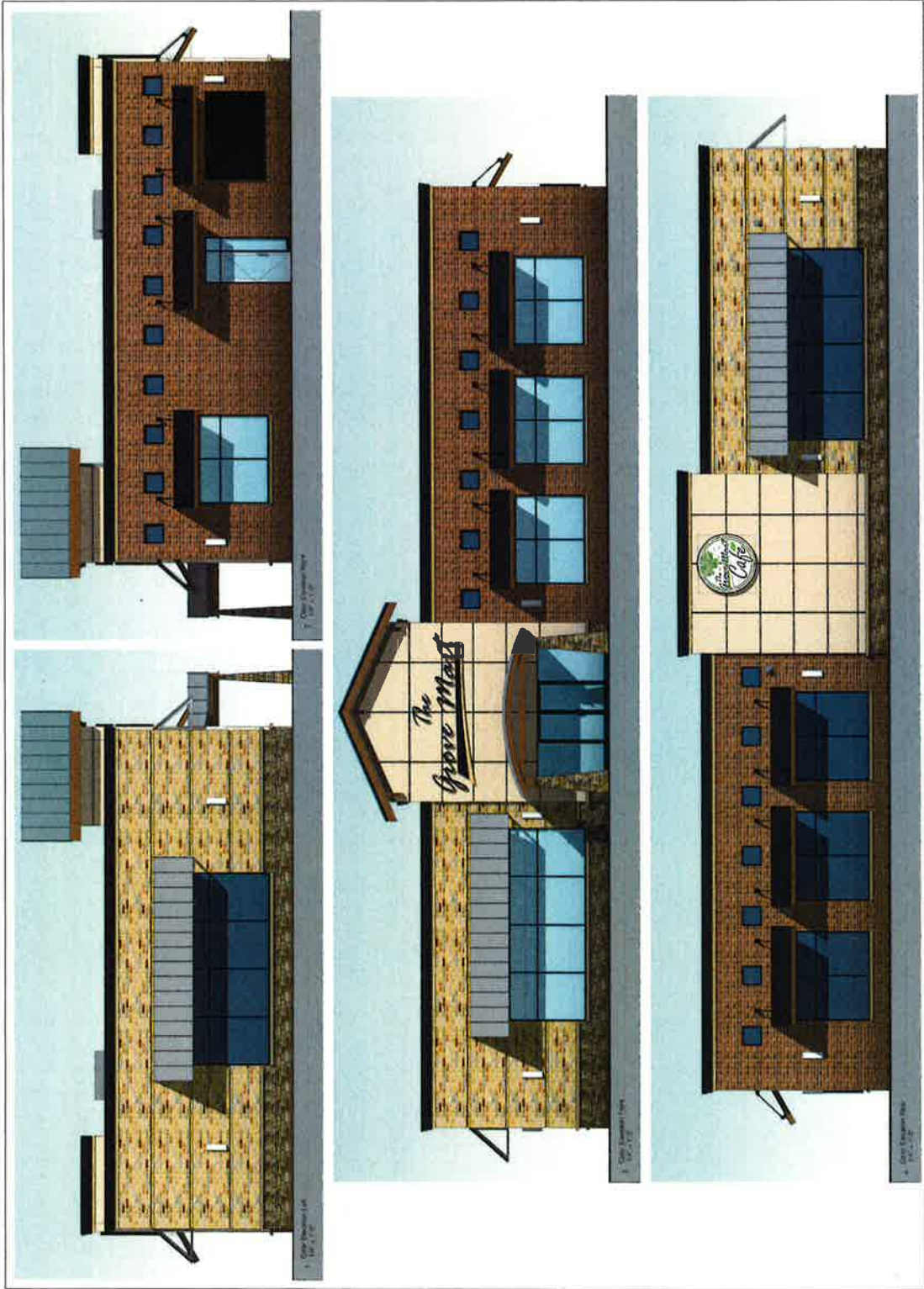


CORPORATE
 DEVELOPMENT
 GLOGOVSKY OIL COMPANY
 1001 E. GILBERTS ROAD
 GILBERTS, IL 60138

DATE	11/14/2022
BY	SA
CHECKED BY	SA
SCALE	AS SHOWN



1. Left Side Elevation
 1/4" = 1'-0"



1 - East Elevation View
 2 - West Elevation View
 3 - South Elevation View
 4 - North Elevation View

**APPLICATION FOR
PRELIMINARY & FINAL SUBDIVISION PLAT AND
FINAL PLANNED UNIT DEVELOPMENT (PUD)**

CASE #: _____
 Revision #1: _____
 Revision #2: _____
 Revision #3: _____
 For office use only

Development Name: The Grove Mart Date of Submission: 08/13/2015

I. APPLICANT:

Christian Kalischefski OBO Jeff Glogovsky Glogovsky Oil Company
Name **Corporation**

2675 Pratum Ave

Street

Hoffman Estates

IL

60192

City

State

Zip Code

Matthew Ackerman

224-293-6960

224-293-6444

Contact Person

Telephone Number

Fax Number

Architect

Relationship of Applicant to subject Property

Tax Parcel Numbers of Property

2-24-404-001

2-24-404-002

2-24-404-003

2-24-404-004

2-24-404-005

2-24-404-006

2-24-404-007

2-24-404-008

II. ACTION REQUESTED (Check applicable boxes):

2-24-404-009

2-24-404-010

2-24-404-011

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Residential
- Non-Residential

Any additional requests, which are being processed with the Plat (i.e. rezoning, annexation, etc.):

We are requesting a special use for a gasoline and diesel fueling station with a convenience store.

Is this development within the City limits?

- Yes.
- No, requesting annexation.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: TBD Telephone Number: _____ Fax Number _____
 Builder: TBD Telephone Number: _____ Fax Number _____
 Interstate Partners LLC
 Developer: (Management Agency) Telephone Number: 847-428-5303 Fax Number 847-428-5342
 Engineer: W-T Engineering Telephone Number: 224-293-6333 Fax Number 224-293-6444

IV. PROJECT DATA:

1. General Location: SWC Higgins Rd and Tyrell Rd

a. County: Kane

b. Township: Rutland
2-24-404-001 2-24-404-002 2-24-404-003 2-24-404-004

c. PIN#(s): 2-24-404-005 2-24-404-006 2-24-404-007 2-24-404-008
2-24-404-009 2-24-404-010 2-24-404-011

2. General description of the site: Lots 1-11 of PUD Prairie Business Park

3. Existing zoning on the site: PUD Prairie Business Park

4. Acreage of the site: 1.97 Acres

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North	C-1	Gilberts	Field	
South	PUD	Gilberts	Manufacturing	
East	C-1	Gilberts	Field	
West	PUD	Gilberts	Vacant Lots	

6. List any deviations being requested from the subdivision standards (e.g. R.O. W. widths, easements, etc.):

1 additional monument sign

7. List Controlling Ordinances (zoning, annexation ordinances, ~e plans, etc.): Unified Development Ordinance
Prairie Business Park

8. Date and name of approved Preliminary Plat (if applicable): _____

9. List any deviations being requested from the approved Preliminary Plat (if applicable): _____

V. PROPOSED DEVELOPMENT:

1. General Land Use Data:

	Residen'l.	Comm'l	Office	Industrial	ROW	Park	School	Private	Other*	Total
No. Of Acres		1.97								
% of Total		100%								

*Please explain: _____

2. Describe any non-residential, commercial or industrial portion of the development: _____
Gasoline and Diesel Fueling Station and Convenience Store

VI. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):

1. Required School Donation of _____ acres will be met by a _____

2. Required Park Donation of _____ acres will be met by a _____

VII. PRIVATE FACILITIES

1. Private open space and recreational facilities include _____

which will be maintained by _____

2. Outlots and/or detention/retention facilities include Off site detention

which will be maintained by Interstate Partners LLC

3. Provide acreage breakdown of public and private open space/recreation, detention, retention and school uses proposed within the development:

	Homeowners Association	To be Dedicated (Acres)	Other (Acres)	Total (Acres)
Open Space*				
a. Park site				
b. Common Areas*				
c. Private Facility*				
Sub-Total				
School Site				
Total				

*Please Explain: _____

Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)