
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: ZONING VARIATION, LASER WASH, 45 WHEELER ROAD
AGENDA: JULY 19, 2022 VILLAGE BOARD MEETING
DATE: JULY 15, 2022

ISSUE

Shall the Village Board approve an Ordinance granting a zoning variation for certain signs at the Laser Wash car wash located at 45 Wheeler Road.

DISCUSSION

The Village Board discussed the requested variation and Zoning Board of Appeals recommendation at its June 21, 2022 meeting. The Board generally accepted the Zoning Board of Appeals' (ZBA) recommendation especially the number of menu boards to correspond with the number of wash bays, but discussed other options based on the applicant's testimony. Among the options the Board considered was allowing the applicant to place signs on the west elevation of the building facing Wheeler Road. While no conclusions were reached, the Board left the option open to consideration.

The Village Board also concluded the maximum height (vertical measurement) of the individual letters comprising the sign should be 33-inches, not 36-inches as recommended by the ZBA. There also was considerable discussion concerning the addition of the splash graphic to the sign proposal. The Board was generally receptive to the addition of the splash graphic as long as it was within the maximum sign area allowed. The splash graphic is 58 square feet in area; the maximum sign area on the wall the splash graphic would be used is 44 square feet, including the text sign.

The Board also asked the applicant to produce drawings representing what the sign would look like if they complied with the zoning requirements (Exhibit 1). In addition comparison drawings are attached for your information that include the Option discussed at the June 21, 2022 Board meeting (Exhibit 2) and the Alternate Recommended Option (Exhibit 3).

Point of clarification: the maximum area of a wall sign is determined by the length of the wall to which the sign is attached at a ratio of 1 square foot of sign area per 1 lineal foot of wall. "Total sign area" is not a method of measurement in the Zoning Ordinance. The requested signs on the east (IL 47) and west (Wheeler Road) elevations are each 154 square feet in area (44 square feet is the maximum). The signs on the north and south elevations are each 219.63 square feet in area (62.75 square feet is the maximum). The splash graphic is an additional 58 square feet.

One of the arguments the applicant used in defense of his request for larger sign area on the building was visibility from IL 47. Comparisons were made during the meeting of other commercial buildings along IL 47, but the most similar example is Nick's Furniture on Heartland Drive.

Nick's Furniture is visible from IL 47, but has no direct access to IL 47 very much similar to Laser Wash's situation. However, Nick's signs comply with the zoning regulations; the building is 685 feet or 765 feet, depending on which direction you're traveling, from IL 47. Laser Wash is 135 feet or 215 feet, depending on direction of travel, from IL 47. Nick's Furniture signs are red on a medium dark masonry wall, which does not lend itself to being easily visible during the day when the wall is in shade (Exhibit 4). Laser Wash's signs are yellow on a bright blue background on a dark masonry wall, which will be easily visible throughout the day and at night when illuminated.

Additionally, if one looks at wall signs on freestanding and multi-tenant commercial buildings up and down IL 47, the existing signs are similar in size as the per Code signs on Laser Wash's building. Existing businesses in the Village also have much more landscaping, i.e., trees, than the Laser Wash property. If visibility is the issue, one could make the argument that the Laser Wash building is more visible than most commercial buildings along IL 47.

Based on the Village Board's discussion and the Nick's Furniture sign example, Village staff is of the opinion the requested zoning variation is largely a convenience, not a hardship. The rationale for larger signs on the north and south elevations is moot since the customer is already on the premises. Nevertheless, Village staff recognizes the car wash operates differently from a furniture store in that it relies on impulse purchases. To that end, Village staff proposes an alternative solution: signs on all building elevations shall comply with the zoning requirements, and the applicant may use the 58 square foot splash graphic on the east and west elevations in addition to the text, if desired.

	<u>Code</u>	<u>6/7/22</u>	<u>Alternate</u>
East elevation	44 sqft ⁺	160 sqft [*]	102 sqft (44 sqft text ⁺ ; 58 sqft graphic)
West elevation	44 sqft ⁺	160 sqft [*]	102 sqft (44 sqft text ⁺ ; 58 sqft graphic)
North elevation	62.75 sqft ⁺	108 sqft ^{**}	62.75 sqft
South elevation	62.75 sqft ⁺	108 sqft ^{**}	62.75 sqft

*33-inch letters plus splash graphic

**33-inch letters only

⁺ 21-inch letter height per "Per Village Code" and "Alternate Recommendation" drawings

Effectively, the zoning variation applies only to the additional menu board, and the sign area on the west and east building elevations mainly to incorporate the applicant's splash logo graphic which the Village Board seemed inclined to accept as part of the sign program for the business. The attached Ordinance granting the zoning variation reflects this alternative approach.

This alternative was presented to the applicant. The applicant took these numbers to his sign shop and had them mock up what the signs would look like per the alternative requirements. The applicant is of the opinion the smaller per code signage does not look good at all and is not agreeable with this proposed alternative. He also stated that comparing the car wash to a furniture store is not appropriate due to the characteristics and nature of the businesses being completely different.

ATTACHMENTS

- Sign/building elevations for Per Village Code, 6/21/22 , and Alternate Recommendation options

- Nick's Furniture building elevation with wall sign specs
- Ordinance Granting a Zoning Variation (45 Wheeler Road)

COSTS

All costs associated with the zoning variation request are borne by the Applicant.

RECOMMENDATION

The Village Board approve an Ordinances granting a Zoning Variation (45 Wheeler Road).

Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 2037 YELLOW
 Trimcap Color - STD Color YELLOW
 PS Box - Yes (Power Supply mounted inside of box)
 Mounting - Remote Style Power Supply
 Whips - Yes 10'-0" long class two 2 wire

305" x 21.5" (2 Sets) - 45.5 SqFt each (Due to height on other sides)
TOUCHLESS LASERWASH

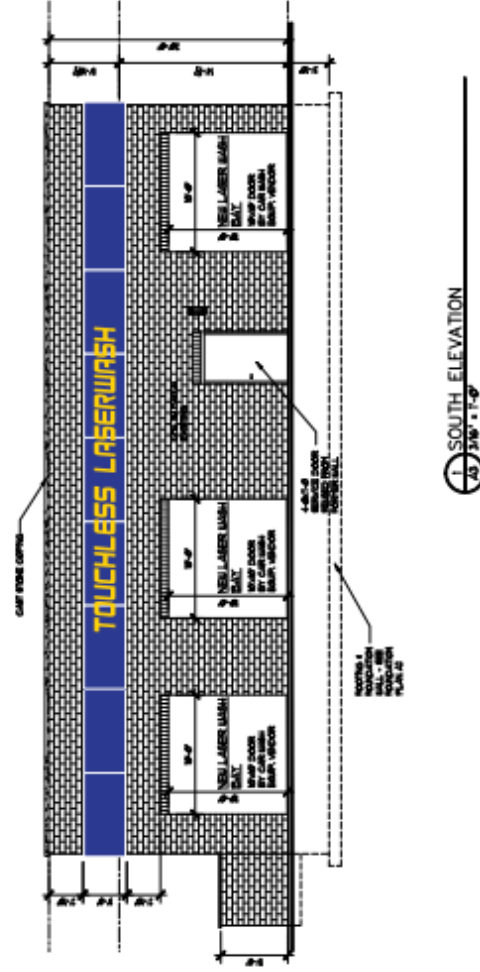
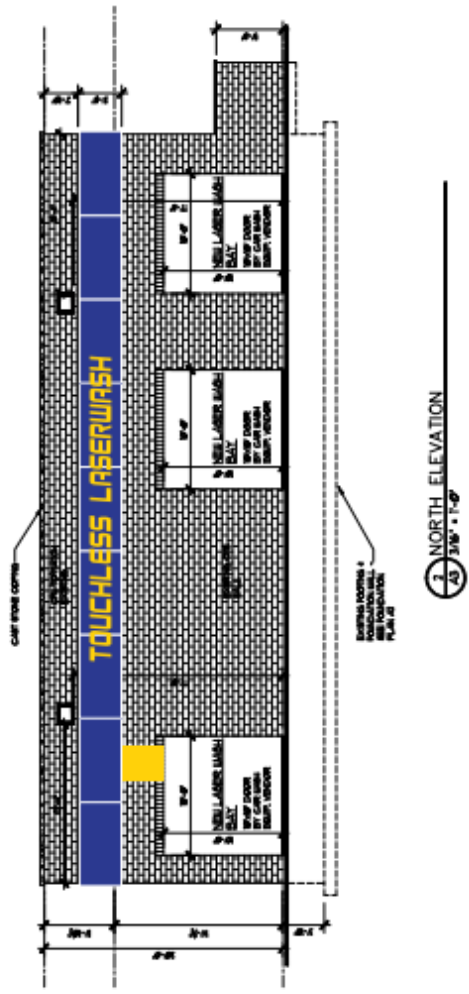
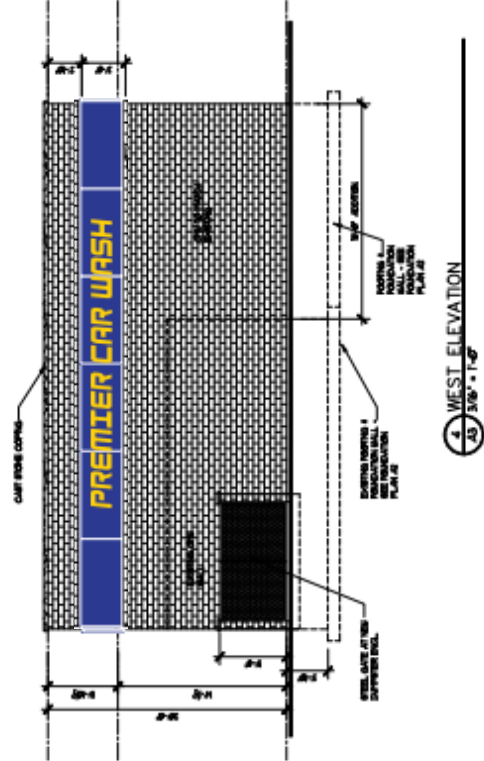
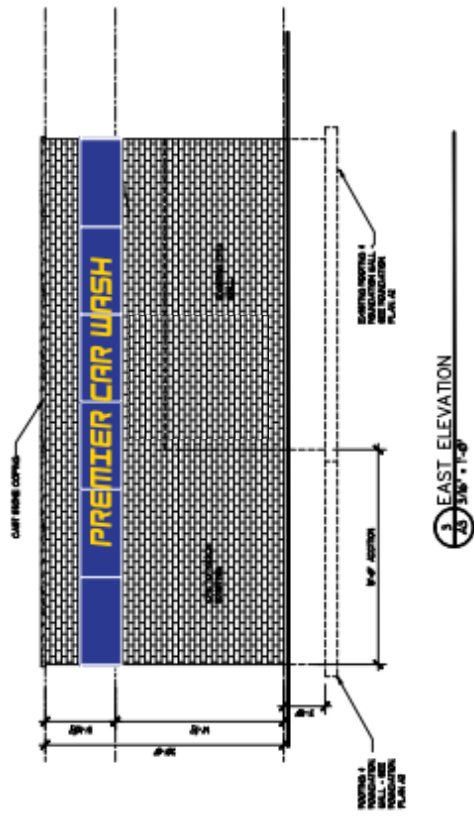
Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 2037 YELLOW
 Trimcap Color - STD Color YELLOW
 PS Box - Yes (Power Supply mounted inside of box)
 Mounting - Remote Style Power Supply
 Whips - Yes 10'-0" long class two 2 wire

292" x 21.5" (1 Set) - 43.5 SqFt each
PREMIER CAR WASH

Per Village Code

Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 White
 Trimcap Color - STD Color Black

Exhibit 1



Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 2037 YELLOW
 Trimcap Color - STD Color YELLOW
 PS Box - Yes (Power Supply mounted inside of box)
 Mounting - Ramada Style Power Supply
 Whips - Yes 10'-0" long class two 2 wire

TOUCHLESS LASERWASH

33" x 470" (2 Sets) - 108 SqFt each

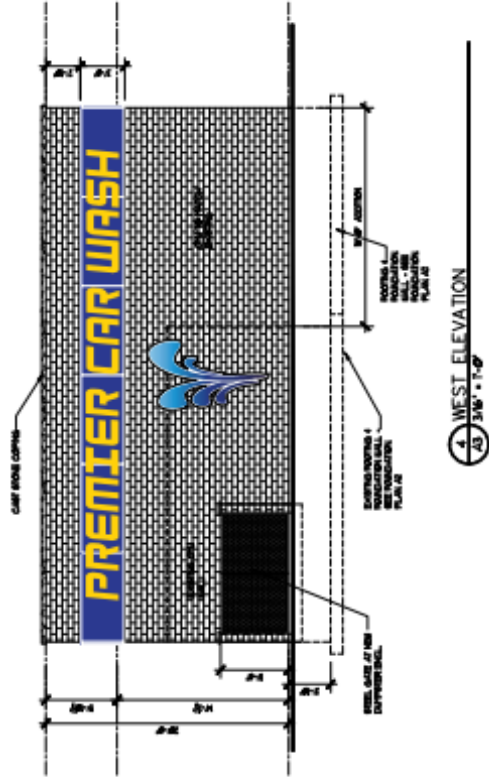
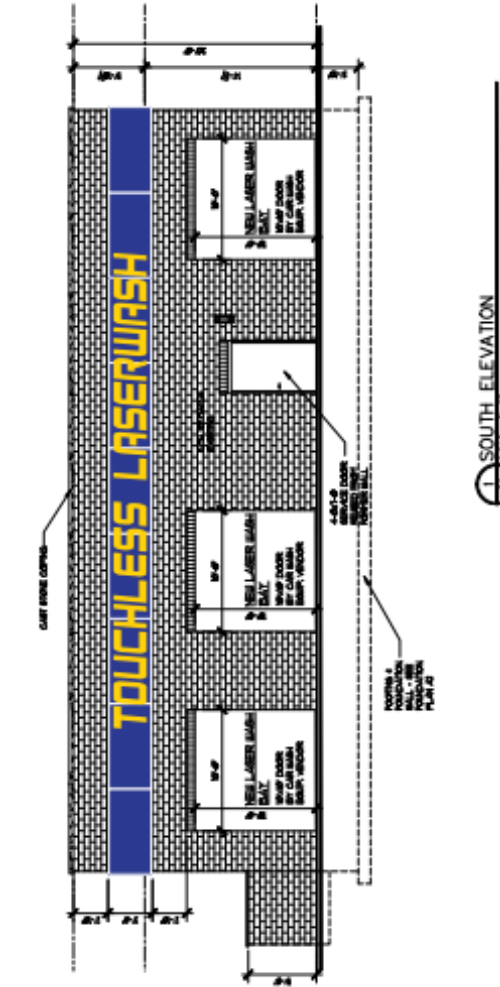
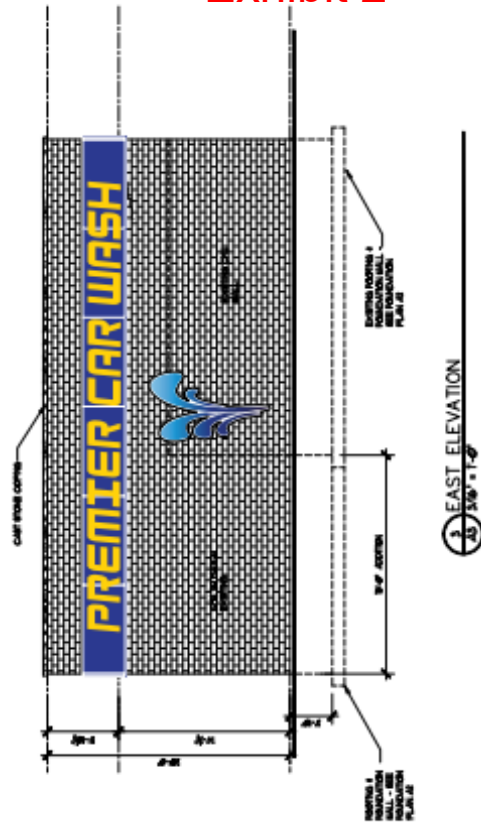
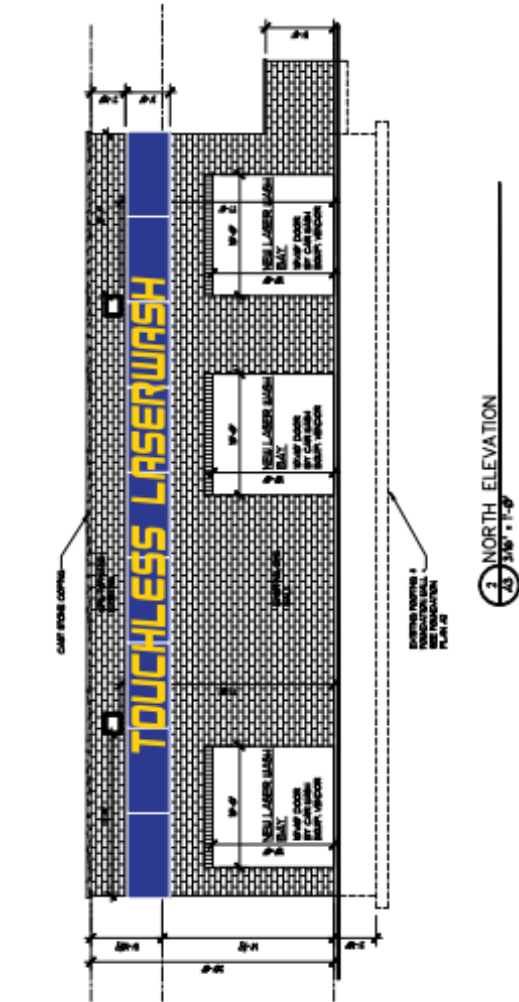
Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 2037 YELLOW
 Trimcap Color - STD Color YELLOW
 PS Box - Yes (Power Supply mounted inside of box)
 Mounting - Ramada Style Power Supply
 Whips - Yes 10'-0" long class two 2 wire

PREMIER CAR WASH

33" x 445" (1 Set) - 102 SqFt each

Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 White
 Trimcap Color - STD Color Black

June 21, 2022 Option



Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 2037 YELLOW
 Trimsap Color - STD Color YELLOW
 PS Box - Yes (Power Supply mounted inside of box)
 Mounting - Remote Style Power Supply
 Whips - Yes 10'-0" long class two 2 wire

305" x 21.5" (2 Sets) - 45.5 SqFt each (Due to height on other sides)
TOUCHLESS LASERWASH

Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 2037 YELLOW
 Trimsap Color - STD Color YELLOW
 PS Box - Yes (Power Supply mounted inside of box)
 Mounting - Remote Style Power Supply
 Whips - Yes 10'-0" long class two 2 wire

292" x 21.5" (1 Set) - 43.5 SqFt each
PREMIER CAR WASH

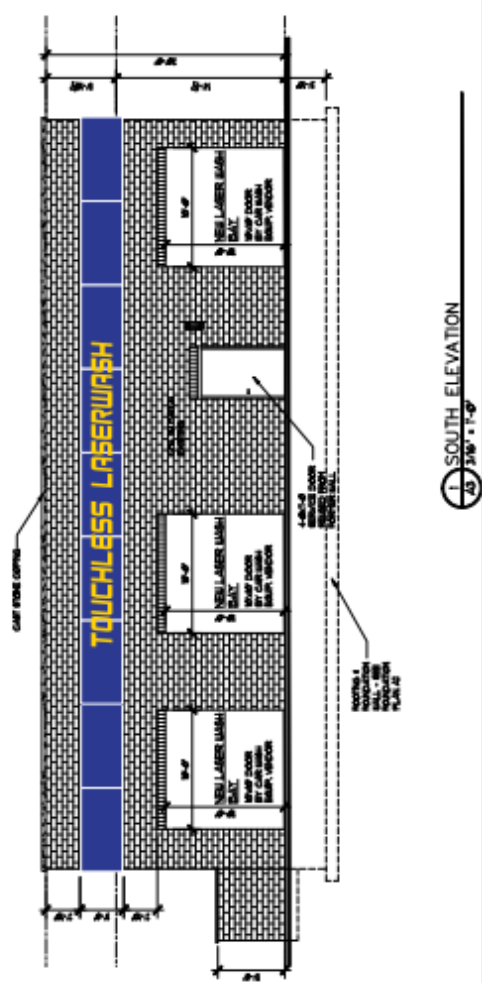
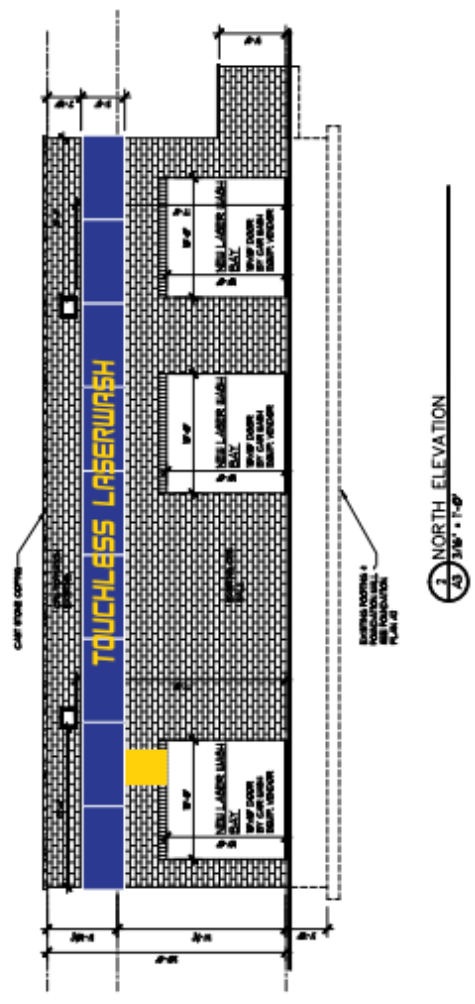
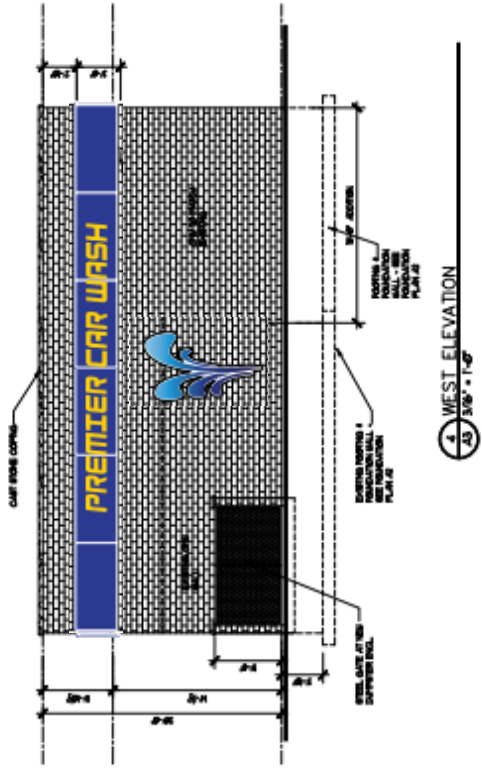
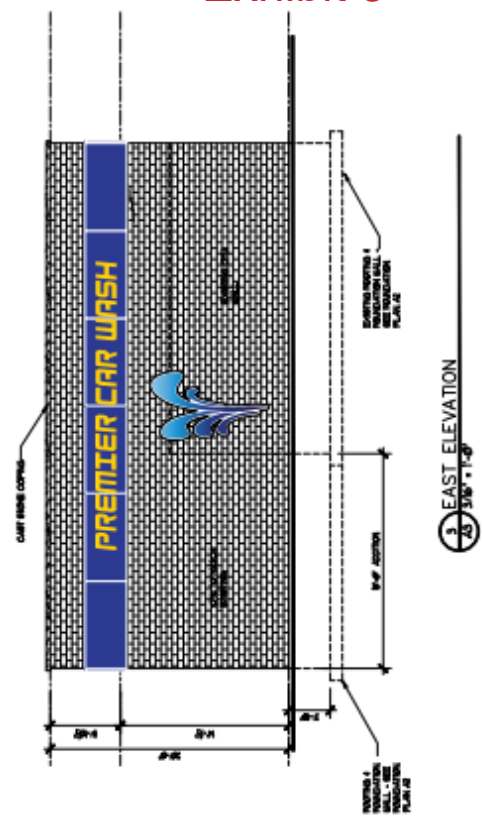
Alternate Recommendation

Return Depth - 3"
 Return Color - Prefinished STD Color CHEVRON BLUE
 Acrylic Color - 177 White
 Trimsap Color - STD Color Black

120" x 69" (1 Set) - 58 SqFt each



Exhibit 3



20095224

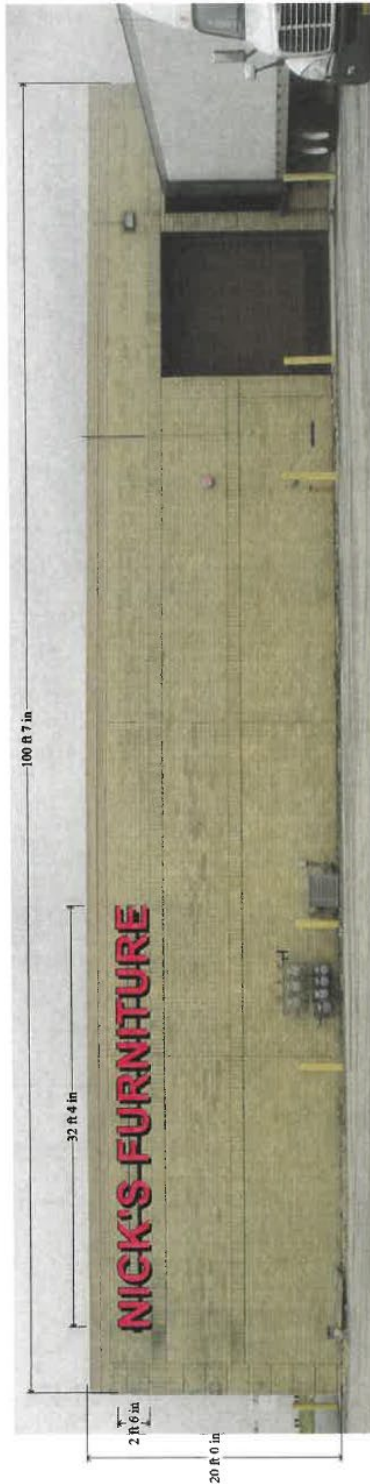
RECEIVED
OCT 28 2009
SG BLDG DIV

Internally Illuminated Aluminum Formed Channel Letters, Mounted on a Raceway painted to match the store front Sherwin Williams Taupe SW7697 Red LED's, Trim Cap Black Returns Black

VILLAGE - COPY

VILLAGE OF SUGAR GROVE
☐ APPROVED
☒ APPROVED WITH REVISIONS
☐ REJECTED
 BY 60181/18/09
 DATE 11/9/18/09

AS NOTED



Carlos Tinoco

Job Number: 09-2997 August 10, 2009	Project / Location: Nick's Furniture 760 heartland Rd. Sugar Grove, IL 60554	Account Rep: Carlos Tinoco	1231 Channahon Rd. Rockdale, IL 60436 815-730-9555 888-521-1330 Toll Free 815-730-9535 Fax Sales@chitownsigns.com
Revisions: September 18, 2009 / October 28, 2009 Design Number: C-1859	Project Manager: S. Tinoco	Project Manager: S. Tinoco	
<p>NOTE: THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF CHI-TOWN SIGNS INC. AND MAY NOT BE REPRODUCED, COPIED OR EXHIBITED BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHI-TOWN SIGNS INC. CHARGES WILL APPLY IF THIS PRINT IS MISUSED.</p>			
<p>Drawn By: J.J.T.</p>		<p>File Name: Server JM- Nick's Furniture</p>	





**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2022-0719A

**An Ordinance Granting a Zoning Variation(s)
(45 Wheeler Road)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 19th day of July 2022

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois
this 19th day of July 2022

ORDINANCE NO. 2022-0719A

**AN ORDINANCE GRANTING A ZONING VARIATION(S)
(45 WHEELER ROAD)**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, Spyrtos Realty Company, Inc., the owner of the property described in **Exhibit A**, has petitioned for a zoning variation to allow two additional menu board signs (for a total of three) and larger wall signs as described herein on said property; and,

WHEREAS, after due notice, the Zoning Board of Appeals held a public hearing on June 15, 2022 and no objectors were present.

WHEREAS, the Zoning Board of Appeals did find and recommended in their Recommendation ZBA22-003 that the Village Board grant the variations subject to certain conditions; and,

WHEREAS, the Village Board has reviewed this request and has deemed that the approval of the zoning variation as modified by the Village Board would be in compliance with the Comprehensive Plan and all Ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: ZONING VARIATIONS GRANTED

The subject property described in **Exhibit A** is hereby granted the following zoning variations:

1. a variation from Section 11-14-9-G of the Village Zoning Ordinance to allow one menu board at each wash bay for a total of three, instead of the maximum two;
2. a variation of 58 square feet from of Section 11-14-7-B-11 to allow a wall sign of 102 square feet on the east and west building elevation instead of the maximum 44 square feet to accommodate a “splash” graphic.

SECTION TWO: GENERAL PROVISIONS

LAPSE OF APPROVAL: Should the zoning variation(s) not be established or a building permit to construct the signs not be approved within twelve (12) months following this approval, the zoning variations herein granted shall lapse and be of no further effect, in accordance with Section 11-13-12-I-6 of the Village Zoning Ordinance.

REPEALER: That all ordinances or portions thereof in conflict herewith are hereby repealed to the extent of any such conflict.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 19th day of July 2022.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Alison Murphy,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee Ryan Walter	___	___	___	___
Trustee James White	___	___	___	___

EXHIBIT A

Legal Description

THAT PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 16 WITH THE NORTHEASTERLY LINE OF RELOCATED WHEELER ROAD, PURSUANT TO THE PLAT RECORDED AS DOCUMENT 1172190; THENCE NORTH 89 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE, 262.67 FEET, (NORTH 89 DEGREES 49 MINUTES 26 SECONDS EAST, 262.74 FEET, RECORD), TO THE ORIGINAL CENTERLINE OF WHEELER ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 47 MINUTES 56 SECONDS EAST, ALONG THE SAID CENTERLINE, 136.93 FEET, (SOUTH 57 DEGREES 54 MINUTES 22 SECONDS EAST, 137.22 FEET, RECORD), TO A POINT ON CURVE ON THE WESTERLY LINE OF STATE ROUTE 47, PURSUANT TO DOCUMENT 1172190; THENCE SOUTHEASTERLY, ALONG THE AFORESAID WESTERLY LINE OF STATE ROUTE 47 ON A NON-TANGENT CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 1,799.86 FEET, 29.00 FEET, ARC, (CHORD BEARING SOUTH 38 DEGREES 42 MINUTES 13 SECONDS EAST, 29.00 FEET, CHORD); THENCE SOUTH 51 DEGREES 47 MINUTES 56 SECONDS WEST, 210.06 FEET, TO A POINT ON CURVE ON THE AFORESAID NORTHEASTERLY LINE OF WHEELER ROAD; THENCE NORTHEASTERLY, ALONG THE SAID NORTHEASTERLY LINE OF WHEELER ROAD ON A NON-TANGENT CURVE WHOSE CENTER LIES SOUTHWESTERLY AND HAS A RADIUS OF 527.47 FEET, 158.65 FEET, ARC, (CHORD BEARING NORTH 36 DEGREES 39 MINUTES 38 SECONDS WEST, 158.06 FEET, CHORD); THENCE NORTH 51 DEGREES 47 MINUTES 56 SECONDS EAST, 159.62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

PIN: 14-16-127-002
