

# Village of Morton Grove

## Department of Community Development

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**To:** Chairperson Zimmer and Members of the Appearance Commission

**From:** Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner

**Date:** March 30, 2016

**Re:** Appearance Commission Case AC 16-02  
Austin-Dempster Plaza – 6000 Dempster Street  
Request for Approval to Repair/Modify a Nonconforming Sign

### Overview of the Application

Austin Dempster Plaza applies for approval to repair/modify a non-conforming monument sign at 6000 Dempster Street. The previous sign was damaged in June of 2015 by a vehicle. The new sign would have a reduced height, sign face area, and base along with improving sight lines.

	<b>Ordinance Requirement</b>	<b>Previous Sign</b>	<b>Proposed Sign</b>	<b>Comment</b>
Sign Height	Maximum Height of 25 ft. for any one allowed pylon sign-1 sign per 150 ft. of street frontage (Section 10-10-7:G.2)	15 ft.	13 ft.	Compliant, as site has 415 ft. of frontage.
Sign Face	Combined sign face area shall not exceed 50 sq. ft.	130 sq. ft.	108 sq. ft.	<b>Waiver of 58 sq. ft. required</b>

### Discussion

Staff search of existing records was unable to find the original approval for the previous pylon sign. The proposed sign is the identification sign for the Austin Dempster Plaza and was damaged in June of 2015. The new sign would reduce the height and sign face area of the sign along with modifying the base to improve sight lines.

Due to the nature of Dempster Street a sign with a larger sign face area would appear warranted to attract the attention of potential customers to the concentration of commercial entities at the plaza. Again, the modified sign will reduce the scope of the previous sign and improve sight lines.

### **Appearance Commission Review**

Per the Unified Development Code Section 10-10-9 *The Appearance Commission shall review sign applications where a nonconforming sign is proposed to be altered or modified.*

*Further, the Appearance Commission, Per Section 10-10-3:E as part of its design review, may approve a sign that does not meet the technical requirements of this chapter when:*

- 1. In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
- 2. There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
- 3. Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section.(See below)*
- 4. The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced above, the criteria established in subsections D2 and D3 is a follows:

- D. Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
- 2. The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
  - 3. The sign will not:*
    - a. Cause substantial injury to the value of other properties in the vicinity, or*
    - b. Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
    - c. Unreasonably impair the visibility to adjacent property or public right of way, or*
    - d. Be inconsistent with any approved plan for the building or the district or area where it is located, or*
    - e. Be inconsistent with other signs on the property, or with the architectural character of the building, or*
    - f. Alter the essential character of the neighborhood, or*
    - g. Violate the purpose, spirit, or intent of this code.*

April 4, 2016



Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue Morton Grove, Illinois 60053  
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: \_\_\_\_\_ DATE APPLICATION FILED: 3-17-16

**APPLICANT INFORMATION**

Applicant Name: Skip Spanjer / North Shore Sign  
Applicant Address: 1925 Industrial Drive  
Applicant City / State / Zip Code: Libertyville, IL 60048  
Applicant Phone: ( 847 ) 816-7020  
Mobil / Other: ( 262 ) 620-8614  
Applicant Email: skips@northshoresigns.com  
Applicant Legal Interest in Property (Owner, Tenant, Etc.): None  
Applicant Signature: \_\_\_\_\_ Skip Spanjer

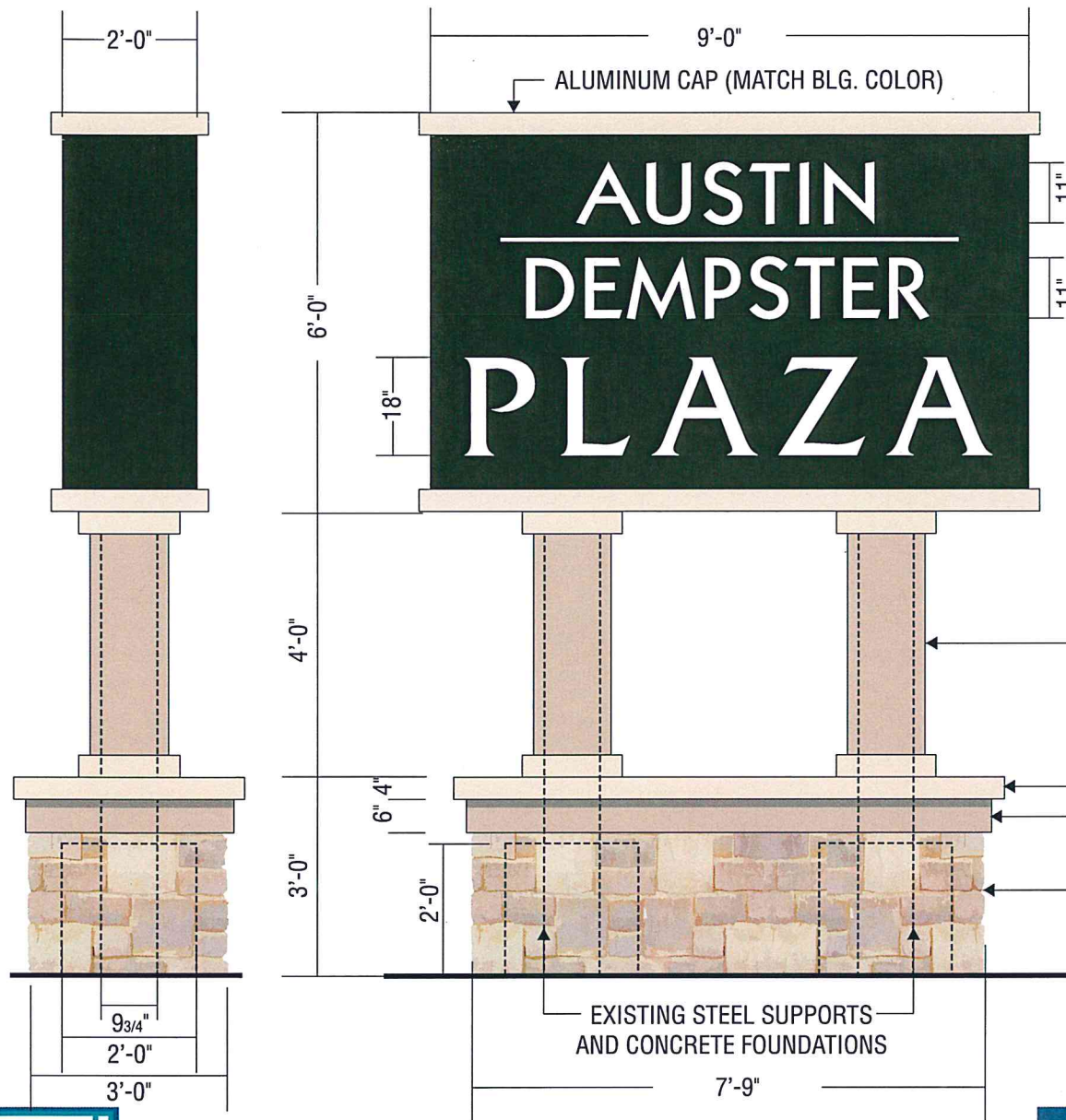
**PROPERTY INFORMATION**

Common Address of Property: 6000-6030 Dempster / Frontage 415' - 11 7/8" along Dempster  
Property Identification Number (PIN): 115-10-17-318-003-0000  
Zoning District: C-1 Property's Current Use: Commercial use - Retail

**APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):**

1. Applicant is requesting Appearance Commission approval for the following:  
Removal of Damaged d/f Pylon and replaces with new, smaller illuminated monument sign.
2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):  
Sign was damaged by a delivery truck, which bent the sign frame, making the sign unusable without being totally removed for repairs.  
New Sign Size 6' x 9' = 54 Square feet / Old Sign (damaged sign) 5' x 13' = 65 square feet  
Sign height reduced from 15' tall to 13' tall which allows for site line viewing of autos.





FABRICATED ALUMINUM  
CABINET / SATIN BLACK  
POLYURETHANE FINISH  
ROUTED - OUT / BACKED-UP  
WHITE PLEXIGLAS COPY  
INTERIOR FLUORESCENT  
ILLUMINATION

ALUMINUM PYLON COVERS  
(MATCH BLG. DK. COLOR)

ALUMINUM SILL & CAPS  
(MATCH BLG. COLOR)  
(MATCH BLG. DK. COLOR)

FABRICATED ALUMINUM FRAME PYLON COVER  
CEMENT BOARD OVERLAY  
CULTURED STONE CEMENTED TO SURFACE

EXISTING STEEL SUPPORTS  
AND CONCRETE FOUNDATIONS



EXISTING SIGN  
PHOTO



**NORTH SHORE SIGN**

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

"Quality Signage Since 1930"



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

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REVISED		COMMENTS
A	2/5/16	RAISE SIGN ADD POLE COVERS
1. AUSTIN-DEMPSTER PLAZA 6000-6030 DEMPSTER MORTON GROVE, IL.		
SCALE	NOTED	SALESPERSON SKIP
DATE	11/16/15	
DRAW BY:	AS	
		DRAWING # 10721