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APPEARANCE COMMISSION APPLICATION

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: AC 16-09 DATE APPLICATION FILED: _____

APPLICANT INFORMATION

Applicant Name: BRIAN HARRIS
Applicant Address: 9128 WAUKEGAN RD
Applicant City / State / Zip Code: MORTON GROVE, IL 60053
Applicant Phone: (847) 965-4010
Mobil / Other: (847) 975-0039
Applicant Email: DEXTHEVET@SBCGLOBAL.NET
Applicant Legal Interest in Property (Owner, Tenant, Etc.): OWNER
Applicant Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 9128 WAUKEGAN RD
Property Identification Number (PIN): 10-18-304-020-0000, 10-18-304-019-0000, 10-18-304-018-0000
Zoning District: _____ Property's Current Use: ANIMAL HOSPITAL 10-18-304-017-0000

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

1. Applicant is requesting Appearance Commission approval for the following:

REMOVAL AND REPLACEMENT OF THE MONUMENT SIGN.

2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):

EXISTING SIGN NEEDS TO BE REMOVED DUE TO THE CONSTRUCTION
OF THE NEW PARKING LOT

To: Chairperson Zimmer and Members of the Appearance Commission

From: Nancy Radzevich, AICP, Community and Economic Development Director
Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner

Date: November 2, 2016

Re: Appearance Commission Case AC 16-09
Brian Harris, DMV/Morton Grove Animal Hospital
Request for Waivers for a Monument Sign at 9128 Waukegan Road

Overview

Mr. Brian Harris, DVM, owner of Morton Grove Animal Hospital 9128 Waukegan Road, has filed an application with the Village to replace their existing double-faced sign, with a new doubled-faced monument sign. The existing sign will be removed in conjunction with the extensive reconstruction of the building, for which the Appearance Commission granted an appearance certificate on July 6, 2015 (AC 15-09).

The existing 7 ft. high sign has a combined sign face of 48 sq. ft. (24 sq. ft. on each side) and is located on top of a decorative wall that extends from the building to the street. Because it was connected to the building, this was approved as a "wall sign" in 2007 (SA 1200).

The new proposed sign will be free-standing monument sign. The overall monument structure is proposed to be 6'-3" high with a combined 50 sq. ft. sign face area (25 sq. ft. on each side). The sign will be located in the southeast corner of the property 12 ft. from the public right of way and 18 ft. from the parking lot driveway.

The following compares the proposed signed with the requirements for a monument sign:

Dimensional Control	Code Requirement	Proposed Sign	Waiver Requested
Max. Permitted Height	10 ft. (Sec. 10-10-7.G.2)	6.25 ft.	Compliant
Max. Permitted Sign Face Area	50 sq. ft. of combined sign face area (Sec. 101-10-7.G.2)	50 sq. ft. combined (25 sq. ft. per side)	Compliant
Minimum Required Setback from public right of way	4 ft.	12 ft.	Compliant
Permitted Signs per lineal Street Frontage	1 monument sign per 150 ft. of street frontage (Sec. 10-10-7.G.2)	<i>1 monument sign per 100 ft. of street frontage</i>	<i>Waiver to minimum street frontage requirement</i>

As shown in the table above, the proposed sign complies with all aspects of the code for monument signs, except that the lot frontage is only 100 ft., where a minimum of 150 ft. of street frontage is required. Staff notes that the proposed sign is comparable in height and sign

face area to the existing sign, however because it is no longer connected to the structure the new sign is a monument versus wall sign.

Appearance Commission Review

In accordance with Unified Development Code Section 10-10-3:E the Appearance Commission, 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 as 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.*

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X IF REQUIRED: Landlord Acceptance SIGNATURE DATE

A L.S.G. SALES INITIALS DATE

Landmark
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group

7424 Industrial Avenue
Chesterton, IN 46304
phone 219.762.9577
fax 219.762.4259
www.landmarksign.com

PRINT #
SO-232334-2A

SHAUN O'BRIEN
LSG SALES REPRESENTATIVE

11.01.16
DATE

MORTON GROVE
ANIMAL HOSPITAL
CLIENT NAME

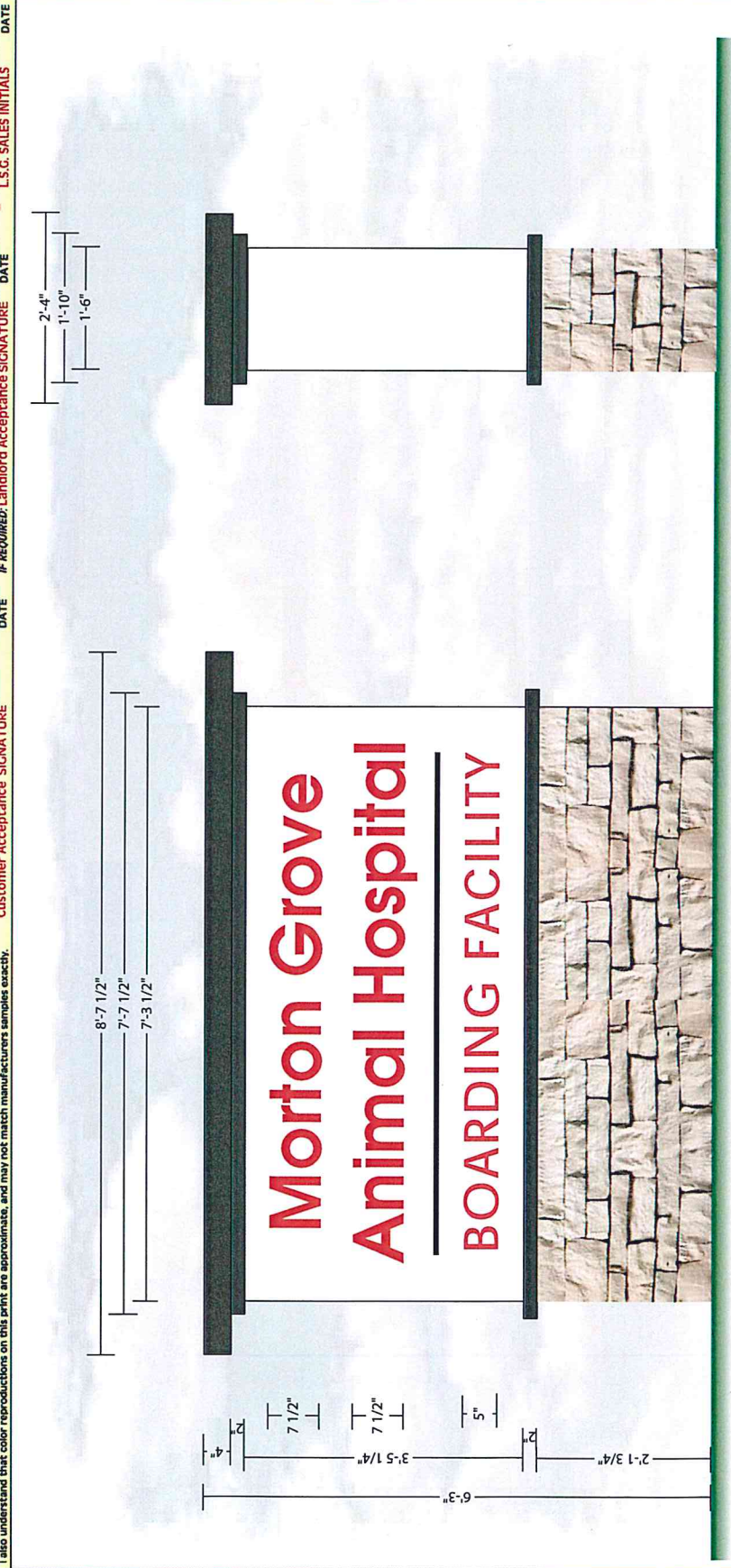
9128 N. WAUKEGAN RD.
MORTON GROVE, IL
JOB LOCATION

JL 3/4" = 1'-0"

DRAWN BY
SCALE

REVISIONS:
1. CHGD LAYOUT
SO-11-2-16

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Front View 3/4"= 1'-0"

Side View 3/4"= 1'-0"

- ONE DOUBLE FACE SIGN/ INTERNALLY ILLUMINATED WITH LED's/ ROUTED ALUCOBOND BACKED WITH RED PLEX/ FABRICATED REVEAL AND CORNICE/ STONE VENEER POLE COVER BY OTHERS

- SIGNCASE = JAMES HARDIE "ARTIC" WHITE
REVEAL & CORNICE = "TBD"
COPY = ROUTED BACKED WITH RED PLEX "TBD"
POLE COVER = STONE VENEER "TBD"

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L.S.G. SALES INITIALS

DATE



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www.landmarksign.com

PRINT #
S0-23234-1B

LSG SALES REPRESENTATIVE
SHAUN OBRIEN

DATE
08.31.16

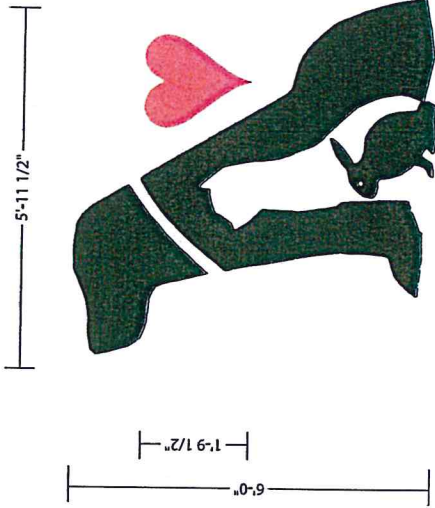
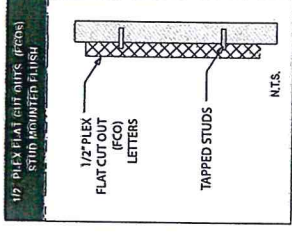
CLIENT NAME
**MORTON GROVE
ANIMAL HOSPITAL**

JOB LOCATION
**9128 N. WAUKEGAN RD.
MORTON GROVE, IL**

JL **1/2" = 1'-0"**

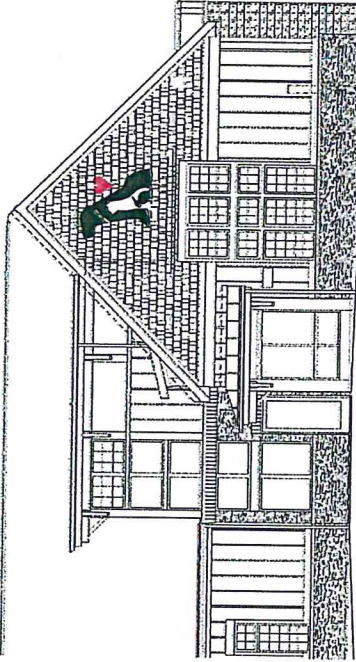
DRAWN BY
REVISIONS:

1.



Front View 1/2" = 1'-0"

- ONE SET OF 1/2" ACRYLIC FLAT-CUT-OUT LOGO ELEMENTS / NON-ILLUMINATED/ EXT. PAINTED/ STUD MOUNTED TO FLUSH TO BUILDING FASCIA
- LOGO FACES & 1/2" RETURNS = MAP BLACK and RED "TODAY"



Render - N.T.S.

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NOT TO SCALE

ISO3



SCALE 1" = 10'-0"

SITE DATA:	
ZONING DISTRICT	B-3
MIN. LOT AREA	5,000 S.F.
MIN. WIDTH	50'
MIN STREET FRONT	20'
FRONT YARD	20' (INCLUDING REVERSE CORNER)
SIDE YARD	LEAST: 0, 5UM: 0'
REAR YARD	10'
MAX. BUILDING HT.	45'
MAX. BLDG. COVERAGE	60% (B,312 S.F.)
MAX. BLDG. AREA	100,000 S.F.
MIN. LANDSCAPE S.F.	0.10
LOT AREA	12,491.7 S.F. 0.287 ACRES
BUILDING AREA (GROSS)	1ST: 4,795 S.F.; 2ND: 938 S.F.; TOTAL: 5,733 .SF.
BUILDING COVERAGE	38.4%
REQUIRED PARKING	ANNUAL SERVICES 1 CAR/1000 S.F. GROSS BLDG + 6 CARS
PROPOSED PARKING	21 CARS (INCLUDING 1 H.C. PARKING STALL)



SHEET 2 OF 22