

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: February 1, 2017

Re: Appearance Commission Case AC 17-03
Gail's Carriage Grove – Request for Approval to Reface an existing Non-Conforming Monument Sign at 9300 Waukegan Road

Overview

Gail's Carriage Grove, 9300 Waukegan Road, has filed an application to reface an existing monument sign at 9300 Waukegan Road, after the fact. The existing monument sign has an existing sign-face area of 100 sq. ft. total, 50 sq. ft. per side. The code permits a maximum of 50 sq. ft. (25 ft. per side). The new property owners stated they were unaware that permits would be required and replaced all the sign face panels as part of the final stages of the transfer of the business. When staff advised them that Appearance Commission review and approval is required for replacement of non-conforming signage, the owners worked with staff to get the proper applications filed.

The following table compares the proposed signed with the Village's monument sign requirements:

DIMENSIONAL CONTROL	CODE REQUIREMENT	EXISTING	PROPOSED	WAIVER REQUESTED
Number of Pylon / Monument Signs per Street Frontage	1 sign per 150 ft. of street frontage (Sec. 10-10-7.G.2)	423 ft. of street frontage	423 ft. of street frontage	Compliant
Max. Permitted Height	10 ft. (Sec. 10-10-7.G.2)	10 ft.	10 ft.	Compliant
Max. Permitted Combined Sign Face Area	50 sq. ft. (Sec. 10-10-7.G.2)	100 sq. ft.	100 sq. ft.	Waiver of 50 sq. ft.
Min. Required Setback from public right of way	5 ft. (Sec. 10-10-7.G.6)	5 ft.	5 ft.	Compliant

As shown in the table above, the existing monument sign and proposed new sign-face will require waiver(s) to the following Section(s) of the Code:

- Section 10-10-7.G.2: A 50 sq. ft. waiver to the maximum permitted 50 sq. ft. sign-face area allowance for monument signs.

Discussion

The applicant is requesting approval for the replacement of the existing (previous) monument sign-face to coincide with the change of the business from "Seven Brothers" to "Gail's Carriage Grove." No other changes are proposed to the existing monument sign.

While staff was unable to find the original application and approval for the monument sign, staff did find a 2001 letter to the former business owner advising them the height of their then-existing monument sign exceeded the new 10 ft. maximum height requirements (Ord. # 01-26). The previous owner subsequently submitted an application to reduce the height of the existing monument sign to 10 ft. In the absence of any mention of the size of the sign-face of the existing or modified sign in that 2001 application or in the approved permit, staff assumes the existing sign face was legally non-forming prior to that modification.

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 in 3., 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.*



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: _____ DATE APPLICATION FILED: _____

APPLICANT INFORMATION

Applicant Name: GAIL'S CARRIGE GROVE
Applicant Address: 9300 WAUKEGAN RD
Applicant City / State / Zip Code: MORTON GROVE IL 60053
Applicant Phone: (847) 967-5980
Mobil / Other: (____) _____
Applicant Email: DKSIGN1@SBCGLOBAL.NET
Applicant Legal Interest in Property (Owner, Tenant, Etc.): _____
Applicant Signature: DKSIGN1

PROPERTY INFORMATION

Common Address of Property: 9300 WAUKEGAN RD
Property Identification Number (PIN): _____
Zoning District: _____ Property's Current Use: RESTAURANT

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

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

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



9300 WAUKEGAN RD, MORTON GROVE IL 60053
NEW PANELS WITH GRAPHICS FOR EXISTING PYLON SIGN.

[illegible]

LANTANES (Antiscor.) % of spec = 18.90
Mosses " " " " " "
LANTANE (various) / each = 17.46

TOTALS { } 57.46

= 1500
" " " " " "

REASONING

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