



Village of Lincolnwood Plan Commission/Zoning Board of Appeals

Public Meeting
Thursday, February 19, 2026
6:00 P.M.

in the
Gerald C. Turry Village Board Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
February 4, 2026, Meeting Minutes
4. **Case # VAR-01-26: 7118 N Karlov Ave - Variation to allow an as-built driveway width of approximately 23 feet at its widest point at the property line**

Request: Consideration of a request by Rana A Khan, on behalf of Sabah A Khan, property owner, for a variation from Section 7.13 of the Zoning Ordinance to allow a driveway width of approximately 23 feet at its widest point at the property line.
5. **Case #VAR-02-26: 3820 W Wallen Ave – Variation to allow for a 6-foot-tall fence in the front yard**

Request: Consideration of a request by the property owner, Mohammad Waqas Ansar, for a variation from Section 3.13 of the Zoning Ordinance to allow for a 6-foot-tall fence in the front yard.
6. **Case #VAR-03-26: 7120 N Ridgeway Ave – Variation to allow for two wall signs on a façade**

Request: Consideration of a request by Signarama Northbrook, on behalf of Soula Upward Community, for a variation from Section 11.04 of the Zoning Ordinance to allow for two wall signs on a façade.
7. **Staff Update**
8. **Public Comment**
9. **Adjournment**



***Draft MEETING MINUTES
OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS – Regular Meeting
February 4, 2026 – 6:00 P.M.***

**LINCOLNWOOD VILLAGE HALL
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

Present: Chairman Bruce Heller, Commissioners Sue Auerbach, Rizwan Hussain, , Henry Novoselsky, Jennifer Spino and Mark Yohanna

Absent: Commissioner Steven Jakubowski

Staff Present: Assistant Director of Community Development Rati Akash, Community Development Coordinator Marcos Classen, Associate Planner Abigail Honeycutt, Village Attorney Hart Passman, and Community Development Director Patrick Ainsworth

I. Call to Order

A call to order was made at 6:02pm

II. Pledge of Allegiance

III. Approval of Minutes

A Motion was made by Commissioner Spino to approve the January 21, 2026, meeting minutes.

The motion was seconded by Commissioner Novoselsky

*Aye: Chairman Heller, Commissioners Auerbach, Hussain, Novoselsky, and Spino
Nay:*

Abstain: Yohanna

Motion Approved: 6-0

IV. Case # SFNC-14-25 4557 W. North Shore Ave - Approval of Natural Screening in the Public Right of Way

Assistant Director of Community Development Rati Akash gave an update of the case that was originally heard at the November 2025 PC/ZBA meeting.

It was noted that the petitioners could not be in attendance at this meeting, however, they did have a representative attend on their behalf.

Petitioner's Representative: Amir Kalamperovic

There was discussion between Commissioners and Village Attorney Passman about the continuance of the case due to the petitioners not being able to attend.

Initially the petitioner stated that he was there so the case could be heard at this meeting without a continuance but after some additional discussion he formally made a request for the case to be continued.

There was some discussion about which meeting to continue the meeting to.

A motion was made by Commissioner Novoselsky to continue this case to the meeting on March 4th, 2026.

The motion was Seconded by Commissioner Yohanna

Aye: Chairman Heller, Commissioners Auerbach, Hussain, Jakubowski, Novoselsky, and Spino

Nay:

Abstain:

Motion Approved: 6-0

V. Case #TXTA-04-25: Zoning Text Amendments – Regarding Regulations for Open-Air, Off-Street parking spaces (a.k.a. Parking Pads) in Residential Zoning Districts

Assistant Director Rati Akash gave an updated presentation on open air off street parking pads, including requested research from the previous commission meeting. Mrs. Akash highlighted the history of parking pads including the 2016 text amendment, which removed the ability for parking pads in the side yard by right. Additionally, there was an overview of the number of parking pads in the village and overall policy considerations.

Commissioner Novoselsky noted that he does not believe they should be limited by zoning districts but by lot width.

Mrs. Akash shared diagrams showing potential front and side yard parking pad configurations.

Commissioner Yohanna shared that he had concerns about requiring a driveway to lead to a garage and that street parking in certain areas of the Village is quite difficult.

Commissioner Novoselsky shared that he believes the pad should be attached to a driveway or to a garage. He is opposed to free standing pads. He wants limitation to the total square footage of a driveway attached to a pad in the side yard.

Commissioners discussed side yard parking pads.

Commissioner Hussain asked about current screening requirements for side yard driveways that lead to detached garages. He shared that he believes there can be a side yard parking pad without any added requirements besides the coverage and setback restrictions.

Chairman Heller asked about screening location and if there can be a limitation on the number of cars that are allowed to be parked on the side parking pad.

Commissioner Hussain was in support of a special use for a side yard so neighbors can express concern or desire for screening at a public hearing.

Commissioner Novoselsky shared that he agreed with the restrictions of other municipalities. Noted that these should only be allowed in an interior side yard and should not be in the front yard. Highlighted a potential increase in the side yard setback.

Commissioner Hussain and Commissioner Spino emphasized Commissioner Novoselsky's points about increased side setback and interior side yard location.

Commissioner Auerbach discussed her experience seeing shared driveways and the uniqueness of parking pads in the Village. She highlighted the impact of the 50% landscaping requirement as it will be able to restrict the construction of parking pads in the front yard.

Commissioner Yohanna emphasized his concerns about the different parking situations regarding the availability of on street parking by zoning district.

Commissioners discussed some picture examples of parking pads in Lincolnwood, highlighting concerns for front yard parking pads.

Chairman Heller asked if it would be possible to restrict parking on sidewalks in the front yard.

Commissioner Novoselsky emphasized he does not believe parking pads in the side yard would work in the R3 and R4 districts.

Further discussion ensued among commissioners regarding R3 and R4 off street parking options, noting rear yard garage restrictions. Noting a preference for rear yard parking pads.

Commissioner Auerbach noted a preference for permitted by right based on block configuration (access to an alley or not)

Commissioner Hussain would like the option for people to apply for a special use for parking pads.

Village Attorney Hartman gave an overview about the difference between a special use and variation in the context of parking pads.

Commissioner Spino shared that side yard parking in R3 and R4 if they are able to manage it based on lot width. Commissioners shared in their opinion regarding front yard parking pads.

Informal vote among commissioners regarding yard locations and special use vs by right.

Commissioner Hussain stated conditions he would like to see drafted into the text amendment. Front yard parking pad would require a variation; side yard parking pad would be a special use with restrictions of being in an interior yard, three foot setback, not encroach into the front yard, minimum lot width requirement,

A Motion was made by Commissioner Spino to continue the meeting to May 6th, 2026.

Motion was seconded by Commissioner Yohanna

VI. Staff Update

Assistant Director Rati Akash asked Commissioners to confirm attendance to the February 19th, 2026 PC/ZBA meeting.

VII. Public Comment

No additional public comment.

VIII. Adjournment

A Motion was made by Commissioner Yohanna to adjourn the meeting.

The motion was seconded by Commissioner Auerbach

Aye: Chairman Heller, Commissioners Auerbach, Hussain, Jakubowski, Novoselsky, Spino

Nay:

Abstain:

Motion Approved: 6-0

The meeting ended at 8:11 pm.

Respectfully submitted,

Abigail Honeycutt

Associate Planner



Plan Commission / Zoning Board of Appeals Staff Report

Case #VAR-01-26

February 19th, 2026

Subject Property

7118 N Karlov

Zoning District

R3 Residential District

Petitioner

Rana and Sabah Khan, Property Owners

Nature of Request

Variation to allow for an existing expansion of a driveway to exceed the maximum permissible width of 20 feet.



Figure 1 – Location

Notification

Notice was published in the Lincolnwood Review on Thursday, January 29, 2026. Public hearing signs were installed at the subject property, and legal notices dated Monday, January 15, 2026, were mailed to properties within 250 Feet.

Background

The subject property is located within the R3 Residential District and is improved with a one-story house with attached garage and driveway.

On April 15, 2025, the Village issued a STOP WORK order after a Village Inspector observed that the homeowner had begun installing an expansion to the existing driveway before obtaining a permit. The inspection determined that the driveway expansion exceeded the permitted required 20 feet.

Following the STOP WORK, the homeowner was instructed to submit a permit application to document the work. Upon review, the permit was returned for revisions three times and is yet to be issued.

Subsequently, the homeowner elected to apply for a variation as the only potential means of obtaining approval to retain the expanded portion of the driveway.

The property owner at 7118 N. Karlov Ave. widened a 20-foot driveway without permits by approximately 2.5 feet on each side to become a 25-foot driveway. Staff initially advised the owner to pursue a reasonable accommodation application because the stated purpose of the widening is to support a household member with a mobility impairment. The owner instead elected to pursue a variation to legalize the as-built condition.



Figure 2 – Expanded Driveway

Summary of the Request

The petitioner is requesting a variation from Table 7.13.01 to allow a maximum driveway width of twenty-five (25) feet, whereas the Zoning Ordinance currently limits the width of non-circular single-family residential driveways to a maximum of twenty (20) feet (the lesser of one-third (1/3) of the lot frontage or twenty (20) feet).

According to the petitioner, the expansion is intended to promote safety and easement of mobility for individuals living at the property.

Variation Required

Variation from Section 7.13.01 of the Zoning Code to allow the expansion of an existing driveway to exceed the maximum permissible width of 20 feet.

Section 7.13 states that the maximum width of circular driveways is the lesser of 1/3 of the lot frontage, or 12 feet

Incomplete Documentation

A completed Hard Surface calculation worksheet was never provided by the applicant.

In their original building permit application, the applicant submitted an incomplete Hard Surface Calculation Worksheet.

Staff asked for a completed Hard Surface Calculation Worksheet multiple times throughout the permit process as well as two separate times during the public hearing process (12/17/2025 and 1/8/2026). As of the creation of this report no updated Hard Surface Calculation Worksheet has been provided.

Additionally, staff did a site visit and measured that the width of the driveway is actually 25 feet and not 23 feet as the petitioner indicated as part of their application.

Considerations

The Plan Commission/Zoning Board of Appeals (PC/ZBA) may consider the following when determining the appropriateness of the requested variation:

Variation Standards

Section 5.15 (7) of the Zoning Ordinance establishes standards specifically related to the review of a Variation request. That section states that, “In determining whether, in a specific case, there are practical difficulties or particular hardships in the way of carrying out the strict letter of this Zoning Ordinance, there shall be taken into consideration the extent to which the following facts are established:

The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;



- a) *The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced;*
- b) *The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;*
- c) *The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property*
- d) *The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
- e) *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;*
- f) *The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;*
- g) *The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood*

Prior Similar Requests

The [PC/ZBA](#) recently heard a variation case for [4833 W Pratt](#) to allow the expansion of a circular driveway to exceed 12 feet. The PC/ZBA recommended denial of the variation. The Village Board approved the variation for the driveway to exceed 12 feet but required the petitioner to remove impervious surface from the front yard to be in compliance with the 50% coverage requirement. [Village Board Packet](#). [Village Board Minutes](#).

Public Comment

Staff has not received any public comments.

Recommendation

Staff requests that the PC-ZBA make a recommendation to either approve or deny the requested variations. The PC-ZBA's recommendation will be forwarded to the Village Board for final consideration and action.

Documents Attached

1. Stop Work Order
2. Plat of Survey
3. Property Photos
4. Petitioner's Response to Variation Standards
5. Incomplete Zoning Worksheet



LEGAL NOTICE

DATE: 4/15/25

WHEREAS, violations of Article _____, Section _____ of the Zoning Ordinance Chapter R105 Section 7 of the Building Code have been found

on these premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, and

STOP WORK

Flatwork expansion @ Driveway

immediately pertaining to construction, alterations, or repairs on these premises known as:

7118 N. Karlov

All persons acting contrary to this STOP WORK order or by removing or mutilating this notice are subject to penalties as prescribed by law unless such action is authorized by the Building Official. For legal removal of this STOP WORK order, a permit must be applied for within the next 5 days. The base price of the permit will be calculated at twice the regular permit fee rate. Continuing to perform work shall result in an additional fine of \$375 for a single-family residence, \$750 for multiple family or commercial property for each infraction and resulting fees shall also be added to the permit fees prior to then restarting work. Article 14, Section 14-6 and Section 15-8 of the Village of Lincolnwood Code or Ordinances.

Per Section 105.2 of the IBC and 105.1.2 of the IRC, failure to submit a permit (including an application with required supporting documents) within 30 days of this notice and/or failure to pay for and be issued a permit (including all contractor's having a valid Contractor's License with the Village) within 60 days of this notice shall result in additional fines or penalties. \$100 for failure to submit for a permit and \$250 for failure to obtain a permit.

Any person who is served with a STOP WORK order shall have the right to appeal the issuance of the STOP WORK order to the Village Manager, by filing a written appeal within seven (7) days after the issuance of the STOP WORK order. The Village Manager shall, within seven (7) days after receipt of the properly filed appeal, either (a) affirm the issuance of the STOP WORK order, or (b) rescind or modify the STOP WORK order. The failure of the Village Manager to render a decision within seven (7) days shall be deemed as an affirmation by the Village Manager of the issuance of the STOP WORK order.

Village of Lincolnwood

6900 Lincoln Ave.
Lincolnwood, IL 60712
Phone: 847-673-7402

[Signature]
Code Official or Village Inspector



Apply online by using the QR code or by going to lincolnwood.onlma.com

4/15/2025 2:36:10 PM



4/15/2025 2:37:10 PM



4/15/2025 2:36:10 PM



4/15/2025 2:36:16 PM





7118



Variation Standards

To be approved, each Variation request must meet certain specific standards. These standards are listed below. After each listed standard, explain how your Variation request satisfies the listed standard.

Project Address	7118 N Karlov Ave
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1. The requested Variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

The request legalizes a minor, $\approx 3'$, width increase at the lot line for a single-family home to ensure safe on-site maneuvering and door-swing clearance. Neighborhood character, traffic, intensity, and drainage remain unchanged. Granting limited relief preserves public safety and reasonable residential use without adverse community impacts.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

Strict application of the 20' width limit creates practical difficulty due to this lot's 70' frontage, front-load attached garage, and the original non-linear driveway alignment that constrained turning paths near the lot line. In this configuration, a 20' width impairs safe ingress/egress and door-swing clearance. The modest increase to $\sim 23'$ at the lot line alleviates those site-specific constraints.

3. The conditions upon which the petition for the Variation is based would not be applicable generally to other property within the same Zoning District.

The property has a 70-foot frontage with a front-facing attached garage and the original driveway was not straight; it curved in a way that made turning and opening doors at the lot line tight, especially with a household member who has a mobility impairment. At the code-allowed 20 feet at the property line, this configuration created a practical difficulty for safe day-to-day use.

On the same block, several nearby properties with similar frontage widths have driveways that are wider at their widest points. For example, a neighbor at 7125 N Karlov is approximately 28 feet wide, a neighbor at 7108 N Karlov is about 22 feet wide, and a neighbor at 7111 N Karlov is about 36 feet wide. We are requesting recognition of an as-built width of approximately 23 feet, which is narrower than two of these

4. The Variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

The requested relief is not for income or value enhancement. It is limited to a functional safety need for maneuvering and door-swing clearance associated with daily residential use.

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

Although the widening was completed before the permit process, the underlying difficulty stems from long-standing physical conditions (garage location/frontage geometry and original alignment) that pre-date the current work. The variation addresses those pre-existing constraints and the need for safe, reliable access, including mobility-related door-swing/vehicle transfer needs for a household member.

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

There is no encroachment into the public right-of-way or easements; no curb-cut change; no drainage complaints (post-work); and no increase in traffic, noise, or light. The driveway remains at grade and residential in character. Neighboring properties retain the same access, light, and air.

7. The Variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

Relief is narrowly tailored: from 20' to approximately 23' at the lot line, a ~3' increase, to accommodate safe turning and door swing at this specific location. No additional expansions are sought. At this time, further trimming or removal of other hard surface is not feasible due to structural and practical constraints.

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The improvement is a flush, at-grade surface with no vertical massing. It does not obstruct sight lines or airflow, does not increase fire or safety risk, and is consistent with the single-family character of the block; therefore, it will not substantially diminish or impair property values.



VILLAGE OF LINCOLNWOOD

6900 Lincoln Ave. | Lincolnwood, IL 60712 | Phone: 847-673-7402
 www.lincolnwoodil.org | commdev@lwd.org

Hard Surface Calculation Worksheet - Exterior Flatwork

Complete this form for all permit requests for Flatwork (driveways, sidewalks, patios, etc.). Identify below in the tables the existing and proposed square footage coverage of all impervious (hard) surfaces on the Subject Property. All measurements should be entered as square footage unless otherwise noted.

Property Address:

Total Lot Area:	Width (Ft.)	<input type="text" value="39"/>	x	Length (Ft.)	<input type="text" value="25"/>	=	<input type="text" value="975"/>	Sq. Feet
Front Yard Area:	Width (Ft.)	<input type="text"/>	x	Length (Ft.)	<input type="text"/>	=	<input type="text"/>	Sq. Feet
Rear Yard Area:	Width (Ft.)	<input type="text"/>	x	Length (Ft.)	<input type="text"/>	=	<input type="text"/>	Sq. Feet

SECTION 1: PERMITTED ZONING COVERAGE TOTALS

	Total Area					Permitted	
60% Total Lot Coverage (Lot area)	975	Sq. Ft.	X	0.60 (60%)	=	585	Sq. Ft.
35% Building Coverage (Lot area)	975	Sq. Ft.	X	0.35 (35%)	=	341.25	Sq. Ft.
50% Front Yard Building Coverage (Front Yard)		Sq. Ft.	X	0.50 (30%)	=		Sq. Ft.
30% Rear Yard Building Coverage (Rear yard)		Sq. Ft.	X	0.30 (30%)	=		Sq. Ft.

SECTION 2: MAIN BUILDING COVERAGE

Currently Existing Proposed Change Total Proposed

SECTION 3: FRONT YARD CALCULATIONS

	Existing	Proposed Changes	Proposed Total
Driveway / Apron			
Sidewalk			
Porches/Steps			
Other Coverage*			
Front Yard Coverage			

*Identify Other Front Yard Coverage

SECTION 4: SIDE YARD CALCULATIONS

	Existing	Proposed Changes	Proposed Total
Driveway			
Sidewalks			
Patio			
Detached Garage / Shed			
Other Coverage*			
Total Side Yard Coverage			

*Identify Other Side Yard Coverage

SECTION 5: REAR YARD CALCULATIONS

	Existing	Proposed Changes	Proposed Total
Driveway			
Sidewalks			
Patio			
Detached Garage / Shed			
Other Coverage*			
Total Rear Yard Coverage		0	

*Identify Other Rear Yard Coverage

SECTION 6: Driveway Changes

Existing Width at Property line

Ft.

Proposed Width at Property line

Ft.

SECTION 7: PROPOSED COVERAGE TOTALS

	Total Proposed Area	Permitted From Section 1	Zoning Compliant Yes, If Permitted coverage is Greater or equal to Proposed
60% Total Lot Coverage - From Sections 3 + 4 + 5	<input type="text"/>	585	Yes
35% Building Coverage - Include totals for all buildings/structures	<input type="text"/>	341.25	Yes
50% Front Yard Building Coverage - From Section 3 + 4 + 5	<input type="text"/>	<input type="text"/>	Yes
30% Rear Yard Building Coverage - From Sections 3 + 4 + 5	<input type="text"/>	<input type="text"/>	Yes

I hereby attest that the above information concerning the subject property is true and accurate.

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Signature (*Owner/Authorized Agent*)

PRINT NAME

DATE



Plan Commission / Zoning Board of Appeals

Staff Report

Case #VAR-02-26

February 19th, 2026

Subject Property

3820 W Wallen

Zoning District

R-3 Residential District

Petitioner

Saad and Muhammad Waqas

Nature of Request

Variations from Section 3.13 of the Zoning Ordinance to permit 6ft tall solid fences in the interior side yards.

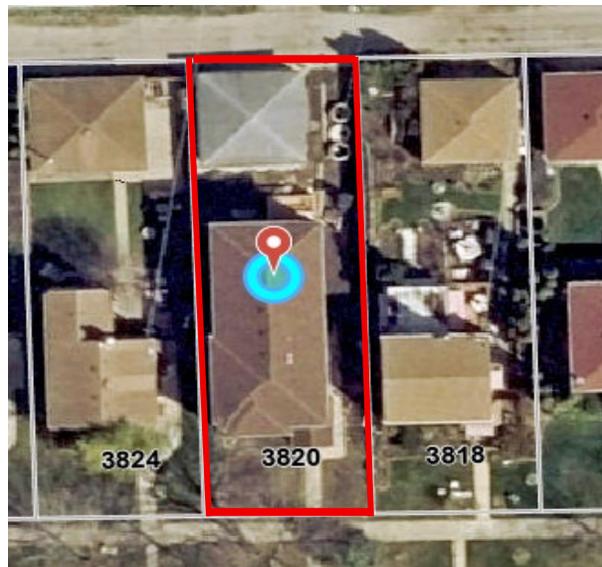


Figure 1 – Location

Notification

Notice was published in the Lincolnwood Review on Thursday, January 29, 2026. Public hearing signs were installed at the subject property, and legal notices dated Monday, January 27, 2026, were mailed to properties within 250 Feet.

Background

The subject property is located in the R-3 Residential District and is developed with a two-story single-family residence and a detached garage. A Village Code Enforcement Officer issued a Stop Work Order on May 16, 2025, after observing the unpermitted installation of solid fencing on the property.



Figure 2 – Photo of 6ft tall solid fence in the side yard (on the east)



Figure 3 – Photo of 6ft tall solid fence in the interior side yard (on the west and east)

On August 27, 2025, the Petitioners submitted a fence permit application indicating that three solid fences and one gate had already been installed. The permit application was returned by staff on two occasions for revisions. During staff’s review, it was determined that zoning variations would be required to permit the existing six-foot-tall solid fences within both interior side yards. Staff discussed the option of pursuing a reasonable accommodation request with the Petitioners; however, the Petitioners elected to proceed with a variation application instead

Summary of the Request

The Petitioner requests zoning variations from Section 3.13(11) of the Zoning Ordinance to permit six-foot-tall solid fences within the interior side yards on both the east and west sides of the principal building.

According to the Petitioner, the request is intended to provide additional privacy for the property. The Petitioner stated that a six-foot-tall fence previously existed along the east interior side yard; however, that fence was removed and replaced with a new six-foot-tall solid fence of a different construction and material without first obtaining a permit from the Village. As a result, the replacement fence no longer qualifies for legal

nonconforming status. In addition, the six-foot-tall solid fence installed along the west interior side yard also requires a variation.

The newly installed fences do not comply with the Zoning Ordinance standards for interior side yards with respect to maximum height, required openness, and located in the interior side yard.

A six-foot-tall solid vinyl fence located within the interior side yards on both the east and west sides along Wallen Avenue, which is non-compliant because interior side yard fences are limited to a maximum height of four (4) feet and must be at least fifty percent (50%) open; and

A six-foot-tall solid wood fence located along the rear property line, which is permitted under the Zoning Ordinance.

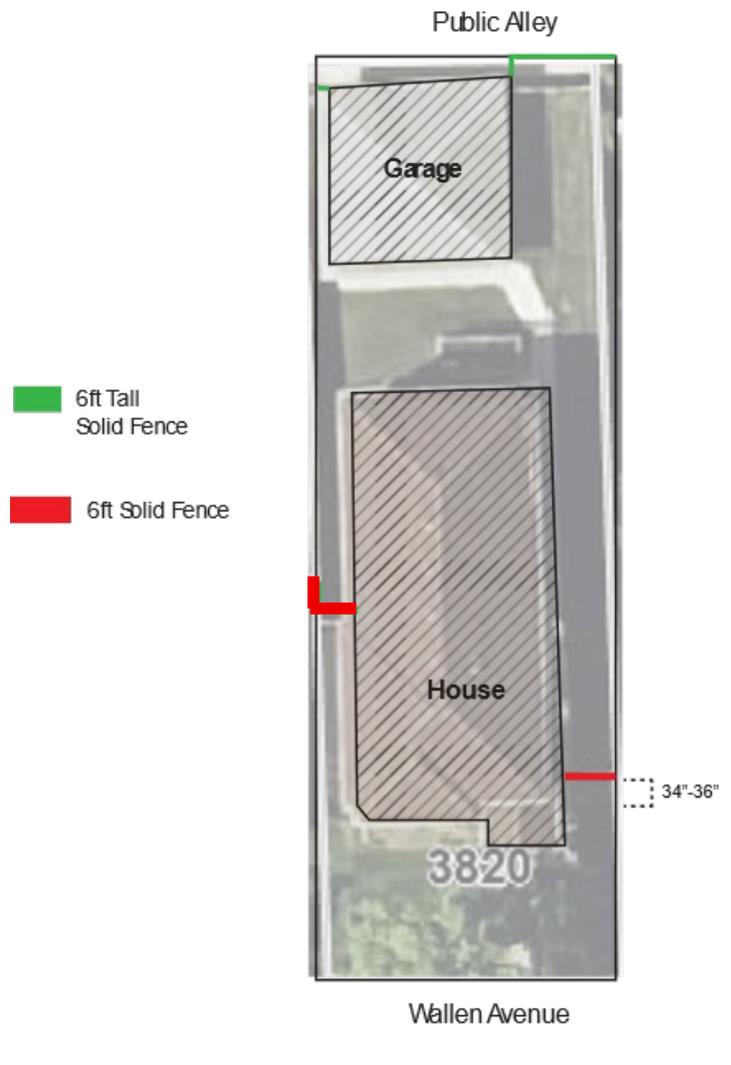


Figure 3 – Site Plan

Variation Required

1. **Variation** from Section 3.13(11)c for a 6ft tall solid vinyl fence in the interior side yard

Section 3.13(11)c states that “open fences of all types allowed by this regulation not more than four feet in height are allowed in side yards.” The zoning ordinance defines an “open fence” as “a fence including gates, which has, over its entirety, no less than 50% of the surface area in open space as viewed from an angle of 90°, from the fence line.”

Considerations

The Plan Commission/Zoning Board of Appeals (PC/ZBA) may consider the following when determining the appropriateness of the requested variation:

Variation Standards

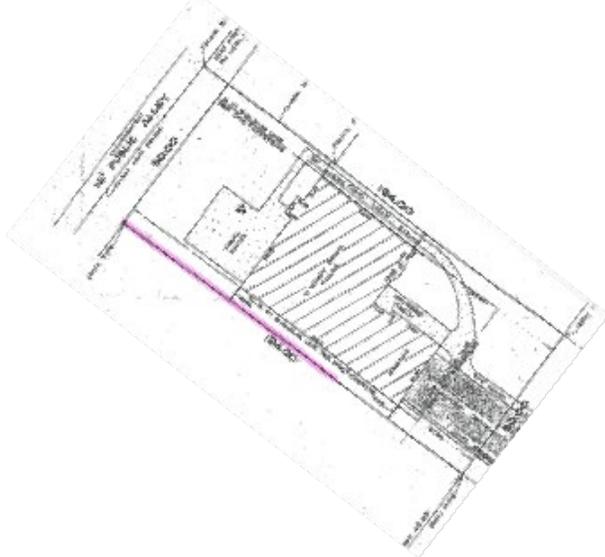
Section 5.15 (7) of the Zoning Ordinance establishes standards specifically related to the review of a Variation request. That section states that, “In determining whether, in a specific case, there are practical difficulties or particular hardships in the way of carrying out the strict letter of this Zoning Ordinance, there shall be taken into consideration the extent to which the following facts are established:

The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;

- a) The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced;*
- b) The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;*
- c) The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property*
- d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
- e) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;*
- f) The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;*
- g) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood*

Prior Similar Requests

Address and Year	Request	PC/ZBA Decision	VB Decision
<p>6450 and 6454 North Kimball Avenue; 2017</p>	<p>A six foot tall solid fence in the interior side yard of 6454 North Kimball Avenue, which is non-compliant because it is taller than four feet and less than 50% open; and</p> <p>A six-foot tall solid fence in the interior side yard of 6450 North Kimball Avenue, which is non-compliant because it is taller than four feet and less than 50% open.</p>  <p>The fence in the figure above is shared between both properties</p>	<p>By a vote of 6-0, ZBA recommended that the requested variation be denied due to the lack of finding of hardship</p>	<p>VB concurred with the ZBA and voted to deny the requested variation</p>
<p>6638 North Ramona Avenue; 2017</p>	<p>Variation to install a “semi-private” fence in the side yard and to install a six-foot tall fence in the side yard</p>	<p>By a vote of 4-0, ZBA recommended that the request for the fence variation be granted</p>	<p>By a vote of 6-0, VB recommended that the request fence variation be granted.</p>

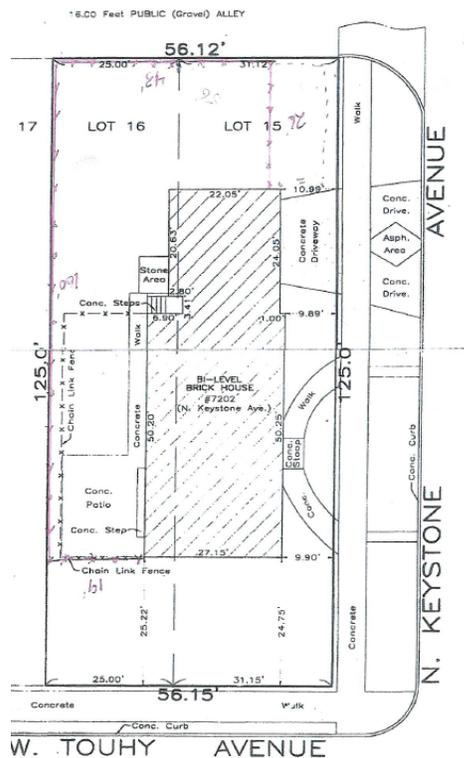


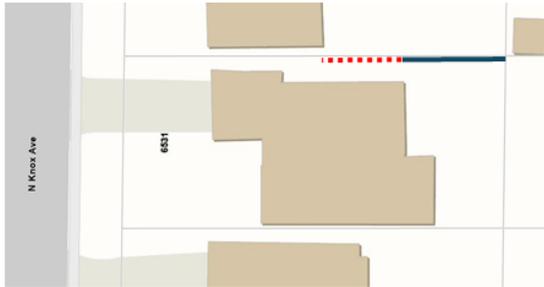
7202 North
Keystone
Avenue:
2022

Zoning Variations from 1) Section 3.13(11)h to permit a fence that would encroach into the corner side yard up to the corner side lot line and be six feet in height, and 2) Section 3.13(9)d to waive the required three-foot setback from the front façade of the home.

[By a vote of 3-2, the ZBA recommended approval of the request as proposed by the Petitioner.](#)

[By a vote of 5-0, the VB amended to allow the fence fronting on the Touhy Avenue property line to be flush with the facade of the home facing south and along Keystone Avenue frontage. The fence will be permitted to encroach into the corner side yard but must be setback from the corner side lot line at least 3 ft](#)



<p>6850 North Lowell Avenue; 2017</p>	<p>Variation to allow an existing non-conforming fence to remain in the north and south side yards. The fence requires a variation in order to be compliant because it is located too close to the front façade of the home and is considered “semi-private” in a location where an “open” fence is required.</p>  <p>Existing fence set back approximately 13” from front facing façade.</p>	<p>By a vote of 3-1, ZBA recommended and approved a revised variation request.</p> <p>- Required to modify the fence parallel to the front of the façade to be at least fifty percent "open" but the location of the fence could remain.</p>	<p>By a vote of 6-0, VB recommended that the request variation be granted.</p>
<p>6531 North Knox; 2024</p>	<p>Approval of a Zoning Variation to allow the installation of a six-foot tall semi-private fence in the interior side yard of the property in the R-2 Residential district.</p>  <p><i>Diagram showing where the proposed six-foot tall semi-private fence is permitted (blue solid line) and where a Variation is required to allow it (red dashed line)</i></p>	<p>By a vote 4-0, ZBA recommended approval of the variation as presented by staff</p>	<p>By a vote 7-0, VB approved variation</p>

Public Comment

Staff has not received any public comments.

Recommendation

Staff requests that the PC-ZBA make a recommendation to either approve or deny the requested variations. The PC-ZBA’s recommendation will be forwarded to the Village Board for final consideration and action.

Documents Attached

1. Stop Work Order
2. Plat of Survey
3. Property Photos
4. Petitioner's Response to Variation Standards



LEGAL NOTICE

DATE: 5/16/25

WHEREAS, violations of Article _____, Section _____ of the Zoning Ordinance Chapter _____, Section 105.1 of the Building Code have been found

on these premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, and

STOP WORK

immediately pertaining to construction, alterations, or repairs on these premises known as:

3820 Wauken Ave.

All persons acting contrary to this STOP WORK order or by removing or mutilating this notice are subject to penalties as prescribed by law unless such action is authorized by the Building Official. For legal removal of this STOP WORK order, a permit must be applied for within the next 5 days. The base price of the permit will be calculated at twice the regular permit fee rate. Continuing to perform work shall result in an additional fine of \$375 for a single-family residence, \$750 for multiple family or commercial property for each infraction and the resulting fees shall also be added to the permit fees prior to then restarting work. Article 14, Section 14-6 and Section 15-8 of the Village of Lincolnwood Code or Ordinances.

Per Section 105.2 of the IBC and 105.1.2 of the IRC, failure to submit a permit (including an application with all required supporting documents) within 30 days of this notice and/or failure to pay for and be issued a permit (including all contractor's having a valid Contractor's License with the Village) within 60 days of this notice shall result in additional fines or penalties. \$100 for failure to submit for a permit and \$250 for failure to obtain a permit.

Any person who is served with a STOP WORK order shall have the right to appeal the issuance of the STOP WORK order to the Village Manager, by filing a written appeal within seven (7) days after the issuance of the STOP WORK order. The Village Manager shall, within seven (7) days after receipt of the properly filed appeal, either (a) affirm the issuance of the STOP WORK order, or (b) rescind or modify the STOP WORK order. The failure of the Village Manager to render a decision within seven (7) days shall be deemed as an affirmation by the Village Manager of the issuance of the STOP WORK order.

Village of Lincolnwood

6900 Lincoln Ave.
Lincolnwood, IL 60712
Phone: 847-673-7402

Alyssa Kissan
Code Official or Village Inspector



Apply online by using the QR code or by going to lincolnwood.onlma.com

DO NOT REMOVE



5/16/2025 12:38:00 PM









Variation Standards

To be approved, each Variation request must meet certain specific standards. These standards are listed below. After each listed standard, explain how your Variation request satisfies the listed standard.

Project Address	3820 West Wallen Avenue, Lincolnwood, IL, 60712
-----------------	---

1. The requested Variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

Our request for a variance to maintain the 6-foot solid fence is consistent with the intent and purpose of the Zoning Ordinance and the Comprehensive Plan because it supports privacy, safety, and compatibility with the surrounding neighborhood.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

The physical surroundings of our property — a side yard that is more exposed to the public way and adjacent properties — would create undue hardship if the strict letter of the zoning requirement were enforced without variation.

3. The conditions upon which the petition for the Variation is based would not be applicable generally to other property within the same Zoning District.

The specific side-yard location and visibility conditions of this property are not typical for most homes in the zoning district. The level of exposure to passersby and adjacent lots creates unique privacy concerns not generally shared by other properties.

4. The Variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

The request is not for financial or aesthetic gain. It is strictly to preserve privacy, comfort, and practical use of the property.

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The hardship arises from the property's location and visibility, not from any intentional action by the owners. The fence was installed to address a legitimate privacy concern rather than to create a non-conforming condition.

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The existing fence is well-constructed, safe, and maintained. It does not interfere with sight lines, utilities, or neighboring properties. Allowing the fence to remain will not negatively affect the neighborhood.

7. The Variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

The request is limited to allowing the current 6-foot solid fence in the side yard. No other changes are being sought, making this the minimum relief needed to maintain privacy.

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The fence is standard in design and does not obstruct light, air, or emergency access. It poses no safety concerns and does not diminish nearby property values.



Plan Commission / Zoning Board of Appeals

Staff Report

Case #VAR-03-26

February 19th, 2026

Subject Property

7120 N Ridgeway

Zoning District

MB Light Industrial and Business District

Petitioner

Signarama Northbrook on behalf of
Upward Community

Nature of Request

Variation from Section 11.04(2)(i) to allow
two wall signs to be on the same street
frontage



Figure 1 – Location

Notification

Notice was published in the Lincolnwood Review on Thursday, January 29, 2026. Public hearing signs were installed at the subject property, and legal notices dated Monday, January 27, 2026, were mailed to properties within 250 Feet.

Background

The subject property is located in the Light Manufacturing and Business District (MB) and is improved with a one-story commercial building. In recent years, the building has undergone extensive interior and exterior renovations. The building is currently occupied by Upward Community, a Jewish mental health organization.

The Petitioner initially submitted a sign permit application proposing two wall signs on the Ridgeway Avenue façade of the building:

- (1) an “UPWARD” sign and
- (2) an “Ohr L’Nefesh Campus” sign.

Upon review, staff informed the Petitioner that the proposed signage configuration would require a variation, as the Zoning Ordinance permits a maximum of one wall sign per street frontage per business establishment. Following staff review, the Petitioner withdrew the original two-sign application and instead submitted a revised sign permit application for only the UPWARD sign. That sign was subsequently approved and a sign permit has been issued.

The Petitioner is now seeking approval to install the second wall sign, Ohr L’Nefesh Campus, on the same Ridgeway Avenue façade, which requires a variation from the Sign Regulations of the Zoning Ordinance.

Summary of the Request

The Petitioner is requesting approval to install an additional wall sign identifying **Ohr L’Nefesh Campus** on the Ridgeway Avenue façade of the building located at 7120 North Ridgeway Avenue.

The proposed sign is intended to provide wall sign for the campus to recognize a significant donor and associated services operated by Upward Community. While one wall sign on this street frontage has already been approved and permitted (the UPWARD sign), the proposed Ohr L’Nefesh Campus sign would result in two wall signs on the same street frontage for the same business establishment.

Accordingly, the Petitioner is requesting a variation from Section 11.04 of the Zoning Ordinance to permit the additional wall sign on the Ridgeway Avenue façade.



Figure 2 – Rendering of Proposed Signage

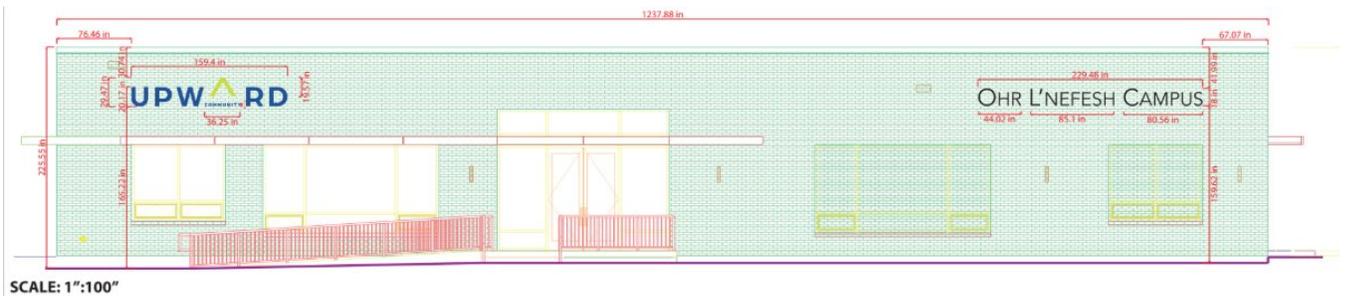


Figure 3 – Site Plan

Variation Required

Variation from Section 11.04(2)(i) of the Zoning Ordinance to permit an additional wall sign on the same street frontage.

“A maximum of one wall sign per street frontage per business establishment shall be permitted, and a maximum of one wall sign may be applied to each facade facing a frontage”

The proposed Ohr L’Nefesh Campus sign would exceed the maximum number of permitted wall signs on the Ridgeway Avenue frontage.

Considerations

The Plan Commission/Zoning Board of Appeals (PC/ZBA) may consider the following when determining the appropriateness of the requested variation:

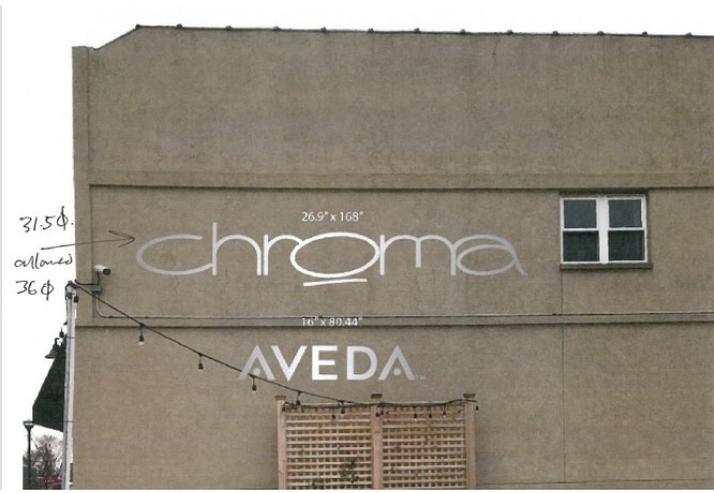
Variation Standards

Section 5.15 (7) of the Zoning Ordinance establishes standards specifically related to the review of a Variation request. That section states that, "In determining whether, in a specific case, there are practical difficulties or particular hardships in the way of carrying out the strict letter of this Zoning Ordinance, there shall be taken into consideration the extent to which the following facts are established:

The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;

- a) The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced;*
- b) The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;*
- c) The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property*
- d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
- e) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;*
- f) The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;*
- g) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood*

Prior Similar Requests

Address and Year	Request	PC/ZBA Decision	VB Decision
3944 West Touhy; 2017	<p>Variations to permit two new wall signs on the east façade of the building at 3944 West Touhy Avenue. The requested Variations are: 1) to allow two wall signs on a facade where a wall sign is not permitted and to exceed the maximum number of signs on one wall; 2) to allow a wall sign that is not located within a permitted signable wall area; and 3) to allow a wall sign that exceeds the maximum permissible height.</p> 	By a vote of 5-2, ZBA recommended that the requested variation be granted.	By a vote of 4-0, VB recommended that the requested variation be granted.
7100 McCormick Blvd; 2011	Variation to permit two wall signs on the premises, one each on the east and north elevations.	By a vote of 5 to 0, ZBA recommended that a variation be granted.	By a vote of 7-0, VB recommended the request be granted.
6825 N Lincoln; 2012	Variation to permit two signs on the west elevation facing Lincoln Avenue.	By a vote of 4 to 0, ZBA recommended that a variation be granted,	By a vote of 6 to 0, VB recommended that the requests be granted.

Public Comment

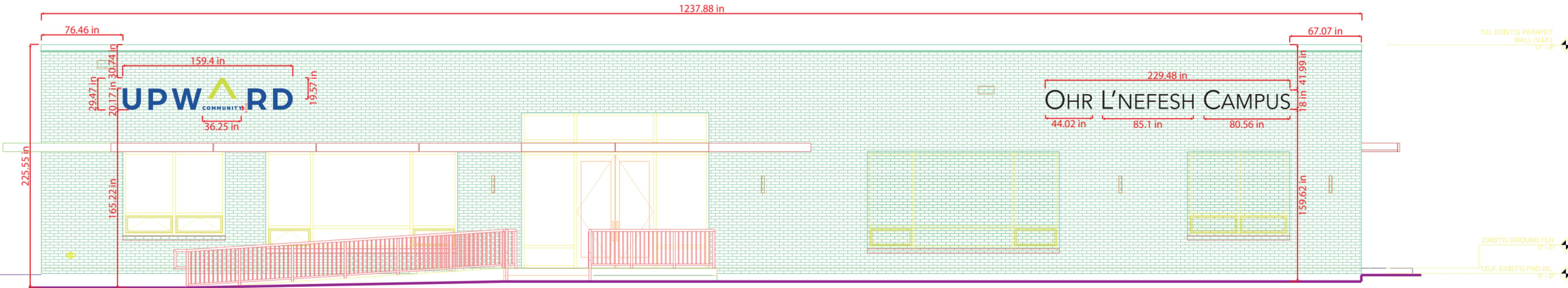
Staff has not received any public comments.

Recommendation

Staff requests that the PC-ZBA make a recommendation to either approve or deny the requested variations. The PC-ZBA's recommendation will be forwarded to the Village Board for final consideration and action.

Documents Attached

1. Plat of Survey
2. Proposed Site Plan
3. Property Photos
4. Petitioner's Response to Variation Standards



1237.88 in

76.46 in

67.07 in

159.4 in

229.48 in

29.47 in

20.17 in

UPWARD
COMMUNITY

19.57 in

36.25 in

OHR L'NEFESH CAMPUS

44.02 in

85.1 in

80.56 in

18 in

159.62 in

225.55 in

165.22 in

T.O. EXIST'G PARAPET
WALL (V.L.F.)
17'-8"

EXIST'G GROUND FLR
0'-5"

T.O.F. EXIST'G FND WL
0'-0"

SCALE: 1":100"



Qty. 1; Set of halo-lit channel letters with 3/8" acrylic FCO tagline (FCO would be nonilluminated)
Halo - "UPWARD", 20" tall, 2" deep, painted TBD, .15 clear poly backs, white LED, 1/2" standof
FCO - "COMMUNITY", 3-1/2" tall, 1/2" acrylic, paint TBD, 3/4" standoffs provided, stud mounted

229.48 in

OHR L'NEFESH CAMPUS

18 in

44.02 in 85.1 in 80.56 in

The image shows the text 'OHR L'NEFESH CAMPUS' in a bold, black, sans-serif font. Red dimension lines are overlaid on the text to indicate measurements. A long horizontal line above the text spans the entire width and is labeled '229.48 in'. A vertical line on the right side indicates the height of the letters as '18 in'. Below the text, three horizontal lines indicate the width of each word: 'OHR' is 44.02 in, 'L'NEFESH' is 85.1 in, and 'CAMPUS' is 80.56 in.

Qty. 1; set of FCOs 3/8" Acrylic with posts reading: "THE OHR L'NEFESH CAMPUS"









Variation Standards

To be approved, each Variation request must meet certain specific standards. These standards are listed below. After each listed standard, explain how your Variation request satisfies the listed standard.

Project Address	7120 N Ridgeway Ave., Lincolnwood, IL 60712
-----------------	---

1. The requested Variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;").

Buona/The Rainbow Cone utilize 2+ signs on their facade.
Jollibee utilizes 2+ signs on their facade.
Mobil Mart/Mobil Service utilize 2+ signs on their facade.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

This building has large trees along the street in front of the building that decrease the viewing window of the signage. Having the extra set of letters will increase safety by increasing visibility/decreasing the needed time to view the signage. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building).

Buona/The Rainbow Cone utilize 2+ signs on their facade.
Jollibee utilizes 2+ signs on their facade.
Mobil Mart/Mobil Service utilize 2+ signs on their facade.

3. The conditions upon which the petition for the Variation is based would not be applicable generally to other property within the same Zoning District.

Not every establishment/business has multiple locations/campuses, so there is no need for differentiating between the different locations, or in this case campuses. This would mean that the conditions are not generally applicable to other properties in the same zoning district.

4. The Variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

This variation is simply to increase visibility and to identify the particular campus/location. The signage is not being used to increase the value/revenue from the property. This is a very minimal set of letters.

Buona/The Rainbow Cone utilize 2+ signs on their facade.
Jollibee utilizes 2+ signs on their facade.
Mobil Mart/Mobil Service utilize 2+ signs on their facade.

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

This variation is simply to increase visibility and to identify the particular campus/location. The signage is not being used to increase the value/revenue from the property. This is a very minimal set of letters.

Buona/The Rainbow Cone utilize 2+ signs on their facade.
Jollibee utilizes 2+ signs on their facade.
Mobil Mart/Mobil Service utilize 2+ signs on their facade.

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Jollibee utilizes 2+ signs on their facade.

Mobil Mart/Mobil Service utilize 2+ signs on their facade.

7. The Variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Jollibee utilizes 2+ signs on their facade.

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8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. The building also contains several entryways, meaning that this building should be allowed more than one sign ("

The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Mobil Mart/Mobil Service utilize 2+ signs on their facade.

Sign Variation Standards

For all Sign Variation and/or Special Sign requests, the Applicant shall also complete Questions 9 through 12.

9. The proposed Variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Jollibee utilizes 2+ signs on their facade.
Mobil Mart/Mobil Service utilize 2+ signs on their facade.

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Mobil Mart/Mobil Service utilize 2+ signs on their facade.

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Jollibee utilizes 2+ signs on their facade.

Mobil Mart/Mobil Service utilize 2+ signs on their facade.

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

This signage "OHR L'NEFESH CAMPUS" is a minimal addition as far as signage goes. It is a set of simple sans-serif dimensional letters that would be non-illuminated. This signage is meant to be minimal, while also providing valuable information. We believe this signage increases the brand value of the company, and reinforces information that would make it easier for passing vehicles to recognize the location, without being visually overbearing. This lettering also adds an element of balance to the building. Without this lettering, there would be much more empty space on the facade. This signage would also be compliant (in terms of square footage) if added to the originally approved logo signage (the "UPWARD" section on left of building). The building also contains several entryways, meaning that this building should be allowed more than one sign ("The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided that there is a separate exterior entrance for each such use;".

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Mobil Mart/Mobil Service utilize 2+ signs on their facade.

Once you have completed the responses to the standards above, please return to your online application and upload this document to that application.