



Village of Lincolnwood Zoning Board of Appeals

Special Meeting
Monday, November 4, 2024
7:00 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 Allegiances**
3. **Approval of Minutes**
September 18, 2024 Meeting Minutes
4. **Case #ZB-09-24: 7125 North Kilbourn Avenue – Special Fence for Natural Screening in the Public Right-of-Way and a Variation Related to a Required Setback from the Public Sidewalk**
The hearing regarding this matter was continued on September 18, October 14, 2024, and October 22, 2024.
Request: Consideration of a request by Salman Khan, property owner, for approval of 1) a Special Fence to allow the installation of natural screening in the public right-of-way along Kilbourn Avenue pursuant to Section 3.13(8) of the Zoning Ordinance, and b) a Zoning Variation from Section 3.13(8)a.vi to waive the required three-foot setback between the proposed natural screening and the public sidewalk, at the property commonly known as 7125 North Kilbourn Avenue. The Petitioner's intent is to supplement existing legal non-conforming natural screening with new natural screening installed in the same general location. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.
5. **Case #ZB-10-24: 6503 North Le Mai Avenue – Special Fence for Natural Screening in the Public Right-of-Way**
The hearing regarding this matter was continued on October 22, 2024 and is requested to be continued to November 20, 2024 by the petitioner.
Request: Consideration of a request by Cong Li, property owner, for approval of a Special Fence to allow natural screening in the public right-of-way pursuant to Section 3.13(8) of the Zoning Ordinance. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.
6. **Case #ZB-11-24: 7215 North District Avenue – Amendment to the Unified Sign Plan and Further Zoning Variations Pertaining to Signage Throughout the Property**
The hearing regarding this matter was continued on October 22, 2024.
Request: Consideration of a request by ACEF-TD 1860 LLC, property owner, for approval of the following modifications to the previously approved Unified Sign Plan that do not require zoning relief; a) an increase in the maximum permitted height of tenant wall signs from 36 inches to 48 inches, b) the removal of tables on pages 8-11 establishing maximum permitted areas for tenant wall signs, c) clarification that the content of light banner pole signs can be

changed at the discretion of the petitioner, and d) clarification that awnings and awning signs are permitted subject to currently applicable zoning regulations. Additionally, the Petitioner seeks the following Zoning Variations related to the Unified Sign Plan; e) Variation from Section 11.04(1)i.3 to allow a multi-tenant monument sign with tenant information that includes text that is more than two inches in height, f) Variation from Section 11.04(2)i to allow a third wall sign for the tenant located at the corner of Lincoln Avenue and Touhy Avenue; g) Variation from Section 11.04(2)i to allow wall signs at the entrances to the parking garage, without otherwise applicable limitations to sign height or sign area; h) Variation from Section 11.04(2)i to allow an additional wall sign on the grocery building to identify a pickup location; i) Variation from Section 11.04(6) to allow window signs on spaces that are vacant or under construction to cover up to 100% of the area of the window, j) Variation from Section 11.04(8) to allow “now leasing” signs that are not subject to otherwise applicable limitations related to number, elevation above grade, location, mounting, duration, or frequency, k) Variation from Section 11.04(6) to allow individual tenants to benefit from temporary sign regulations (rather than the regulations applying to the overall development), that those signs are not subject to otherwise applicable limitations related to mounting, and that such signs be permitted to be installed for up to 60 days, and l) that the requested Variation described in item (k) above be applied so that the Village Green is considered its own individual space separate from the overall property or individual tenants. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.

7. Case #ZB-12-24: 3332 West Columbia Avenue – Variations Regarding Permitted Obstructions in the Front Yard

The hearing regarding this matter was continued on October 22, 2024.

Request: Consideration of a request by Suad Hoxha, property owner, for approval of Zoning Variations from a) Section 3.10(1) to allow unique freestanding objects (decorative masonry columns) to encroach into the interior side yard, and b) Section 3.10(2) to allow those objects with a reduced minimum setback from side lot lines (seven inches instead of three feet), and a height of five feet (instead of four feet) when having a width of more than one foot. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.

8. Next Meeting: Wednesday, November 20, 2024

9. Public Comment

10. Adjournment

Posted: October 30, 2024



***Draft* MEETING MINUTES
OF THE
September 18, 2024
ZONING BOARD OF APPEALS

LINCOLNWOOD VILLAGE HALL
Gerald C. Turry Village Board Room**

Zoning Board of Appeals Members Present: Chairman Bruce Heller, Commissioners Martin Youkhanna, Rizwan Hussain, and Meldina Dervisevic

Absent: Commissioners Anna Velasquez and Aida Cantic

Staff Present: Planning and Economic Development Manager Doug Hammel

I. Call to Order/Roll Call

Chairman Heller noted a quorum of four members and called the meeting to order at 7:06 p.m.

II. Pledge of Allegiance

III. Approval of July 17, 2024, ZBA Meeting Minutes

Motion: Commissioner Dervisevic made a motion to accept the minutes as presented.

The motion was seconded by Commissioner Youkhanna.

Aye: Chairman Heller and Commissioners Hussain, Youkhanna and Dervisevic

Nay: None

Abstain: None

Motion Approved: 4-0

IV. Case #ZB-08-24: 7100 North Kedvale Avenue – Variation to Reduce the Required Rear Yard Setback for an Attached Accessory Structure

Planning and Economic Development Manager Doug Hammel presented information regarding the case. The petitioner is looking for relief to reduce the required rear yard setback for the construction of a pergola attached to the west side of the home.

This property is located at the corner of Kedvale and Estes, due to the orientation of the property the front of the property is considered the side facing Kedvale, the proposed pergola to the west of the main building is considered to be in the rear yard of the property.

Per Village code there is a minimum 30-foot setback required in the rear yard. Without the pergola the home meets this requirement, however, the attached pergola extends 16 feet from the home so the proposed rear setback has been reduced to 14 feet. As a mitigating factor, there is an alley directly to the west of the property between the subject property and the adjacent neighbor to the west.

Mr. Hammel also noted that the pergola was already installed without a permit but that the ZBA is not under any obligation to recommend approval of the requested relief based on the structure already being installed. The Petitioner will be held to whatever determination is made regarding the requested Variation. If approved, the structure will be subject to all relevant building regulations. If not approved the structure would need to be removed

Mr. Hammel spoke about the challenges that some corner side lots must meet regarding zoning regulations throughout the village. He also spoke about how the subject property has existing natural screening that should block some of the visibility of the proposed pergola.

Mr. Hammel noted the zoning variation standards that the ZBA should consider when reviewing this case. He also noted a few recent similar cases that were reviewed by the ZBA.

Public comment was received from a neighbor at 7109 N Kedvale stating that they supported the requested relief.

The Petitioner seeks approval of a Zoning Variation from Section 4.11 to reduce the required rear yard setback for an attached accessory structure from 30 feet to 14 feet

Petitioner:

Ioan Tom Bura

Mr. Bura addressed the ZBA to speak about why looking for this variation. He noted when he bought the property there was water damage along the west wall. He also installed the pergola to make better use of the back yard while shielding it from the elements more effectively.

Commissioner Hussein noted that if you take the alley into account that the setback from the nearest neighbor is still 30 feet. He also noted that accessory structures like this tend to be an enhancement for property owners and offer better utilization of the back yard space.

There was a question from the public who asked if a permit was required prior to construction. She also asked the impact similar lots that have garages in the rear.

There was discussion about any potential impacts to the house to the west from performing a similar renovation. Mr. Hammel noted that for the home to the west there is a garage adjacent to the alley so it is unlikely that they would look to build an accessory structure off the garage going towards the alley.

The commissioners took a moment to review the Variation Standards before moving forward with a vote.

Motion: Commissioner Hussein made a motion to recommend approval of the variation as presented by staff, noting the fact that the alley provided additional separation from the property to the west and his opinion that the proposed improvement serves as an amenity to the rear yard rather than a more robust addition to the home.

The motion was seconded by Commissioner Youkhanna.

Aye: Chairman Heller and Commissioners Hussain, Youkhanna and Dervisevic

Nay: None

Abstain: None

Motion Approved: 4-0

This item will go to the Village Board on October 1, 2024.

V. Case # ZB-09-24: 7125 North Kilbourn Avenue – Special Fence for Natural Screening in the Public Right-of-Way and a Variation Related to a Required Setback from the Public Sidewalk

Planning and Economic Development Manager Doug Hammel introduced information for the case, along with correcting the address misprint in meeting packet to clarify 7125 North Kilbourn Avenue as the address of the subject property.

The property is in the R-3 zoning district. Immediately to the West of the property is the Barclay Condominium building and immediately North of it is the multi-story bank with its parking lot across the street from the subject property, with relative proximity to District 1860. Mr. Hammel discusses how these surroundings create a few challenges for the petitioner's application.

Mr. Hammel introduces the proposed improvement. The petitioner seeks to install additional natural screening along the west lot line. Mr. Hammel clarified that despite the property's primary entrance being on Kilbourn Avenue, the front lot line is on Fitch. This corner side yard and lot line are the areas of discussion. A row of tall hedges and trees along the sidewalk, in the public right away on the west lot line of the property provide some screening but not the preferred amount of the petitioner.

Mr. Hammel notes that the petitioner installed a 6ft tall solid fence along the west lot line in the public right-of-way. He clarified that the petitioner is seeking to remove this fence and reinforce the current natural screening with more bushes and trees.

Mr. Hammel discusses two required approvals. Per village zoning provisions (section 3.13(8)) the current landscape does not require approval, however, new natural screenings in the public right-of-way does (special fence approval). A zoning variation is also required as setback at all times must not be less than 3 feet from sidewalks and 5 feet from the curb. The current natural screening is

adjacent to the street and the petitioner is seeking to install new natural screening in the same location. Mr. Hammel clarified that this would not meet the setback requirements.

Considerations for the property were discussed. The Petitioner built the non-compliant fence to provide security and privacy, hoping the new natural screening will provide the same benefit. Petitioner seeks leniency from code enforcement to allow the fence to remain while this case is approved. The three non-single family home developments have increased traffic and visibility on Kilbourn Avenue, increasing the need for more privacy measures, as stated by the petitioner. More context given by the petitioner included an increase in street parking along Kilbourn (supported by staff observations) and public safety risks as cars parked on their property have been broken into.

Mr. Hammel showed variation and special fence standards listed in the code stating that the ZBA shall not recommend to the Board of Trustees a special fence permit unless the listed findings are presented at the hearing;

- i. The special fence will serve the public convenience at the location of the subject fence; or that the establishment, maintenance or operation of the special fence will not be detrimental to or endanger the visibility, public safety, comfort or general welfare
- ii. The special fence will be in harmony and scale with the architecture of the building in this development and with other fences in the neighborhood
- iii. The special fence will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purpose already permitted; nor substantially diminish and impair the visibility of adjacent property
- iv. The nature, location, and size of the special fence will not impede, substantially hinder, or discourage the installation of fences on adjacent property in accordance with the Fence Ordinance
- v. The special fence shall in all other respects conform to the regulations of this Section 3.13 except as modified as provided herein

In addition to previously listed required findings for recommendation, Mr. Hammel introduced nuanced fence variation standards and how these standards can be used to guide the board's decision as well but are not required to be met at the hearing. Mr. Hammel added that fence variations in the public right-of-way are not permitted unless contemplated through the lens of natural screening.

There was one prior similar request (7356 North Lockwood Avenue) in 2022 where the petitioners requested a special fence approval for the installation of natural screening in a public right-of-way along Pratt Avenue. The special fence permit was approved as long as petitioners remained compliant with required setbacks.

Mr. Hammel introduced public comments from four residents of Barclay condo building. The collective concerns are as follows:

- i. The sidewalk on the east side of Kilbourn is narrow, making it difficult to navigate under ideal circumstances
- ii. The subject property currently allows its landscaping to encroach into the sidewalk, requiring pedestrians to go into the street

- iii. Traffic and parking on Kilbourn Avenue have increased since the opening of businesses in District 1860, and this should be expected to get worse as the businesses and residences become more occupied and active

Mr. Hammel opened the floor for questions from the Board. Commissioner Hussein asked a question to understand the process for an individual if the legal non-conforming natural screening dies. Mr. Hammel clarifies that an individual can replace up to 50% of the “fence”, but there are no specific provisions covering natural screening in the public right-of-way. Commissioner Hussein asked about the benefit of the provision for three feet from the sidewalk setback and five feet from the curb setback. Mr. Hammel discussed the potential of natural screening to encroach on public areas due to growth and the setback allows for the greenery to not be trimmed as often. Chairman Heller asked a question in regards to the authority of the ZBA to provide a variation for the public right-of-way. Mr. Hammel clarified that the provision exists in the zoning ordinance and the board has the discretion to provide the variation. He also provided insight into discussions at the Village Board level regarding permitted obstructions in the public right-of-way. Mr. Hammel asked the Board to make their recommendation based on whether the request is appropriate and meets the standards. Commissioner Hussein asked for clarification about an image provided by the petitioner in the packet. Clarification given.

Petitioner seeks approval of the following relative to Section 3.13(8)a.vi of the Zoning Ordinance:

- i. A Special Fence to allow the installation of natural screening in the public right-of-way along Kilbourn Avenue and adjacent to the rear yard of the subject property
- ii. A Variation to waive the required three-foot setback from a public sidewalk and five-foot setback from the curb of a street that would otherwise be applicable to the proposed natural screening

Petitioner:
Salman Khan

Mr. Khan addressed the ZBA to explain why he is seeking a variation. He discussed the privacy issue and his willingness to remove the non-permitted fence; however, without the fence, there is a space due to the trimming of the once standing landscaping which he deems as unsafe. Mr. Khan provided insight into recent struggles he and his property are facing: such as increased car and foot traffic, parking, trash buildup, and cars being broken into. He claimed his neighbor is also experiencing the same problems yet has more natural screening. Mr. Khan provided more pictures of his property and surroundings during his testimony.

Commissioner Youkhanna noted that the petitioner already has shrubbery blocking the sidewalk and asked for clarification in regard to who is responsible for the maintenance of landscaping adjacent to the street. Mr. Hammel clarified that it is the responsibility of the homeowner. Commissioner Youkhanna also sought clarification about the words “natural screening” in this case, to further understand the details of the petitioner’s plan. Mr. Hammel stated that there are no limitations on what can be planted for natural screening as it is at the homeowner’s discretion. Mr. Khan also clarified he is not seeking to encroach on the sidewalk, just to reinforce the already existing landscaping. Commissioner Dervisevic sought more information about the petitioners’ options. Mr. Hammel utilized the petitioner’s plat of survey to explain two options:

flush with the façade of the home or he can encroach into the corner side yard with the five feet setback from the lot line if landscape screening is provided on private property.

Commissioner Dervisevic asked petitioner why he is seeking to build outside of the current landscaping, which requires permission, instead of inside his property line, where setback would be met. Mr. Khan clarified that before he built the solid fence, there was natural screening present and that in order to build the fence he removed it. He is seeking permission to install the natural screening back in its original position, which was already existing in the public right-of-way. Mr. Hammel provided information about the current position of hedges adjacent to the sidewalk and with the assumption the variance is given, the new natural screening would also be adjacent to the sidewalk, not within setback standards. Commissioner Hussein sought information in regard to the petitioner's feelings about installing the natural screening three feet from the sidewalk within his property line instead of having to meet both setback regulations. Before petitioner responded to the initial question, Commissioner Youkhanna asked a question for clarification about the natural screening the petitioner "removed". Petitioner clarified no greenery was uprooted or removed, just trimmed. Commissioner Hussein then asked about the opinion to grant special approval for natural screening but not in the same place that the non-permitted fence is currently in. He further discussed that building the natural screening three feet from the sidewalk would offer privacy, allow for more space in the petitioner's yard than is available with the current fence, and remove one necessary variation.

Mr. Khan responded still inquiring about a two-foot setback to replace the natural screening that was already there and provide screening for privacy. He believed with the screening closer to the sidewalk, there will be more depth and coverage. Commissioner Hussein clarified with the petitioner that building at three feet would provide another row of coverage behind the already existing hedges, then recommending that the petitioner create two new rows starting at the three feet setback, replacing the old and providing another layer. He also introduced the problem that community residents would be unable to use the public sidewalk due to encroachment resulting in them having to walk in the street. Mr. Hammel suggested the board to set a clear expectation in their motion in regard to whether the petitioner must rebuild within the existing landscaping or if the petitioner has permission to remove current landscaping to start new.

Commissioner Hussein sought clarification from Mr. Khan to specify which setback he is seeking the special variation, curb or sidewalk. Mr. Khan stated he is seeking a five-foot setback from the sidewalk which contradicts his original appeal, creating some confusion. Mr. Hammel intervened to get everyone on the same page and restated that the five-foot setback from the curb would put the natural screening at two feet from the sidewalk but three-foot setback from the sidewalk would require the natural screening to be three feet. The Board asked Mr. Khan to specify exactly how many feet away from the sidewalk he wants to plant, and he responded with the same location as his current fence, which is setback about six to eight feet from the sidewalk.

Mr. Hammel and Commissioner Hussein discussed that the fence may not be setback eight feet, but closer to a setback of four feet from the sidewalk. Mr. Hammel stated that if the natural screening is built in the place of the current fence, that it would meet setback requirements and there would be no need for a variance. Chairman Heller still wanted to understand how the natural screening would be built in the tree line and if old landscaping would be removed. Mr. Khan stated that he does not

want to remove the old, just create a new line. The Board discussed that the removal of old greenery would make the most sense.

Chairman Heller asked if any members of the public wish to address the board. One resident living in a single-family home in the vicinity of the subject property raised concerns about his responsibility of cutting down trees and the potential impacts of this process.

Commissioner Hussein asked Mr. Khan if he would be opposed to a recommendation that the special fence variation is permitted as long as the current landscaping is removed. Mr. Khan stated he does not support this recommendation. Chairman Heller asked why the original greenery was removed to make the fence. Mr. Khan stated to make space for the fence. Mr. Hammel showed the Board what the natural screening looked like before the fence. Chairman Heller proposed to the petitioner to table his request in order to have time to meet with landscapers or other sources to determine cost of the project before a decision is made. Mr. Khan was stated his desire to maintain privacy and does not want to remove his fence without permission to build natural screening within his desired area. Chairman Heller and Mr. Hammel discussed that the petitioner has the right to build natural screening on his own property following the provisions in the zoning ordinance that had been previously discussed. The Board asked Mr. Khan if he would like a continuation until next meeting, and Mr. Khan agreed.

Motion: Commissioner Youkhanna made a motion that this case be continued to the next scheduled meeting on Monday, October 14, 2024.

The motion was seconded by Commissioner Hussain.

Aye: Chairman Heller and Commissioners Hussain, Youkhanna and Dervisevic

Nay: None

Abstain: None

Motion Approved: 4-0

VI. Public Comment

The public was asked if anyone participating in the meeting would like to address the Zoning Board of Appeals. Let the record state that no one came forward.

VI. Next Meeting

The next meeting of the Zoning Board of Appeals is scheduled for October 14th, 2024.

VII. Adjournment

Motion to adjourn was made by Chairman Heller

The motion was seconded by Commissioner Hussein.

Aye: Chairman Heller and Commissioners Hussain, Youkhanna and Dervisevic

Nay: None

Abstain: None

Motion Approved: 4-0

The meeting was adjourned at 8:54pm.

Respectfully submitted,

Marcos Classen

Community Development Coordinator



Zoning Board of Appeals Staff Report

Case #ZB-09-24

November 4, 2024

Subject Property:

7125 North Kilbourn Avenue

Zoning District: R-3 Residential

Petitioner: Salman Khan, property owners

Requested Action: Approval of Special Fence and Zoning Variation related to natural screening in the public right-of-way



Notification: Notice was published in the Lincolnwood Review on August 29, 2024, a public hearing sign was installed at the subject property at 7125 North Kilbourn Avenue, and mailed notices dated August 28, 2024, were sent to properties within 250 Feet.

The hearing regarding this matter was initially held during the September 18, 2024, meeting of the Zoning Board of Appeals. The hearing was continued to October 14, 2024, and then automatically continued without discussion to October 22, 2024, and later to November 4, 2024 because those meetings were canceled due to a lack of quorum.

Summary of Request

Salman Khan, property owner, seeks approval of a Special Fence and Zoning Variation to allow the installation of natural screening in the public right-of-way adjacent to his property commonly known as 7125 North Kilbourn Avenue. The property is located at the southeast corner of Kilbourn Avenue and Fitch Avenue and lies within the R-3 Residential zoning district. It abuts other single-family properties in the R-3 district to the east and south. However, a Planned Unit Development (PUD) for the Barclay (4545 West Touhy Avenue) is on the west side of Kilbourn Avenue, and the parking lot of a bank located in the B-3 Village Center PD district is on the north side of Fitch Avenue.

The Petitioner seeks approval to install additional natural screening in the public right-of-way adjacent to the corner side yard along the Kilbourn Avenue lot line. The proposed natural screening would supplement existing hedges that provide privacy above a certain height but lack foliage closer to the ground.

The hearing regarding this matter was initially held on September 18, 2024. However, it was continued to allow the Petitioner an opportunity to consider revising his landscape screening plan. This report presents information regarding the Petitioner's response, and is structured to include the following:

- A summary of the Zoning Board of Appeals (ZBA) discussion from September 18, 2024;
- New information regarding the Petitioner's intended plan; and
- A description of the required approvals needed to accommodate the petitioner's intent; and
- Considerations previously presented regarding this request, revised to reflect the current intent of the Petitioner.

Previous Zoning Board of Appeals Discussion

The ZBA initially held a hearing on this matter during its September 18, 2024, meeting. That discussion resulted in the following conclusions:

- The Petitioner clarified that he intends to comply with the required setback from the public sidewalk and curblane, eliminating the need for a Variation that was described in his initial request;
- The ZBA sought clarification regarding the existing location of the fence that is to be removed, noting that the fence is immediately behind the existing row of landscape screening;
- The Petitioner stated that he intends to install any new landscaping in the same general alignment as the existing fence;
- ZBA members generally agreed that any new landscaping planted in that alignment would result in an inconsistent aesthetic and may not thrive due to the root system of the existing landscape screening; and
- ZBA members asked the Petitioner to consider removal of the existing landscape screening in order to allow for the planting of entirely new screening with a compliant setback.

At the end of the discussion, the matter was continued to allow the Petitioner an opportunity to explore the viability of removing all the existing natural screening in order to plant new screening. The ZBA stated that this would address their concerns regarding aesthetics and the viability of new landscape screening.



Photo showing the existing hedges along Kilbourn Avenue and the location of the existing fence (to be removed)

Petitioner's Planned Improvement

Following the September 18 discussion, staff has maintained regular communication with the Petitioner. The Petitioner has stated that during the October 22 hearing, he intends to seek approval of his original request, which includes the maintenance of the existing hedges and the addition of new natural screening in the same location as the existing fence. His preference is based on the extensive privacy that is provided by the existing hedges, especially given the height of the condominium building immediately to the west.

Required Approvals

The proposed improvement requires the approval of a Special Fence pursuant to Section 3.13(8) of the Zoning Ordinance. That section establishes certain types of fences or natural screening that require Special Fence approval. Specially, subsection a.vi identifies "*natural screening on public rights-of-way, utility easements, or Village property installed and maintained by private individuals at their expense....*" Because the proposed improvement meets the zoning definition of "natural screening" and is located in the public right-of-way, a Special Fence approval is required pursuant to Section 3.13(8)a.vi. (The existing hedges are considered legal non-conforming because they were installed prior to the adoption of this provision. However, and new natural screening in the public right-of-way is subject to Special Fence approval.)

The Petitioner's initial request would have required a Variation from that same section to waive the required setback of the natural screening from the sidewalk and curb. However, the Petitioner testified that he intends to comply with setback requirements. Therefore, that Variation is no longer needed.

Considerations

The Zoning Board of Appeals (ZBA) may consider the following when determining the appropriateness of the requested approvals.

Removal of the Non-compliant Fence

As noted earlier in this report, the petitioner installed a non-compliant fence along the Kilbourn Avenue lot line. (The fence was installed without a permit, is too opaque, and is located in the public right-of-way.) The Petitioner has indicated to staff that he is prepared to remove the non-compliant fence, but is awaiting the outcome of this hearing process so that he can install the natural screening immediately prior to removing the fence.

Proximity to Non-residential Uses

The subject property is in close proximity to the Barclay (4545 West Touhy Avenue), a multi-story office building at 4433 West Touhy, and the mixed-use building at District 1860 (4436-4540 West Touhy). The Petitioner claims that as a result the subject property needs the level of privacy he had hoped to achieve by installing the non-compliant fence. The proposed natural screening would be an alternative means of achieving a similar benefit.



Context map showing the proximity of the subject property and surrounding non-residential uses

Public Parking on Kilbourn Avenue

The Petitioner claims that the east side of Kilbourn Avenue immediately adjacent to his property is often filled to capacity with vehicles parked to provide close access to District 1860 and other non-residential uses. (Staff has observed cars parked in this area during field visits to the property.) The Petitioner argues that the presence of these vehicles, and the people coming and going from them, reinforces his need for privacy that the proposed natural screening would provide.

Public Safety Concerns

The Petitioner claims that vehicles parked on his property have been vandalized or broken into in the recent past. While his residential driveway would not be enclosed by the proposed natural screening, he claims that the screening would provide a greater sense of security for his family in the rear yard of the property where they spend time outside.

Special Fence Standards

Section 3.13(25)b of the Zoning Ordinance establishes standards specifically related to the review of a Special Fence request. That section states that “*the Zoning Board of Appeals shall not recommend to the Board of Trustees that a special fence permit be granted unless it makes findings of fact based upon evidence presented at the hearing in any given case that:*

- i. The special fence will serve the public convenience at the location of the subject fence; or that the establishment, maintenance or operation of the special fence will not be detrimental to or endanger the visibility, public safety, comfort or general welfare.*

- ii. *The special fence will be in harmony and scale with the architecture of the building in this development and with other fences in the neighborhood.*
- iii. *The special fence will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purpose already permitted; nor substantially diminish and impair the visibility of adjacent property.*
- iv. *The nature, location and size of the special fence will not impede, substantially hinder, or discourage the installation of fences on adjacent property in accordance with the Fence Ordinance.*
- v. *The special fence shall in all other respects conform to the regulations of this Section 3.13 except as modified as provided herein.”*

It is worth noting that, unlike Variation standards that are to be considered, the Special Fence standards specifically state that such a request shall not be recommended for approval unless it is found that all standards are satisfied.

Similar Prior Requests

Due to the relatively recent enactment of Section 3.13(8)a.vi (allowing natural screening in the public right-of-way pursuant to a Special Fence approval), there is only one prior similar request to point to. In 2022, the owner of 7356 North Lockwood Avenue requested Special Fence approval for the installation of natural screening in the public right-of-way along Pratt Avenue. Pratt Avenue is adjacent to that property's corner side yard, and the owner was seeking to create privacy from the traffic along that corridor. The ZBA and Village Board supported the owner's request, and required that the natural screening be planted and maintained in a manner that is compliant with required setbacks.

Staff is not aware of any requests related to the waiving of setback requirements from sidewalk or curbs for natural screening.

Public Comment

Staff received comments from four residents prior to the initial discussion on September 18. A summary of those comments is provided in this section for the benefit of the ZBA. (Any additional comments received after the public posting of this report will be provided to the ZBA during the hearing.)

All of the public comments were submitted by residents that live in the Barclay condominium building at 4545 West Touhy Avenue. Their comments are provided in full as an attachment to this report. In summary, they object to the Petitioner's request and refer to the following concerns or issues:

- The sidewalk on the east side of Kilbourn is narrow, making it difficult to navigate under ideal circumstances;
- The subject property currently allows its landscaping to encroach into the sidewalk, requiring pedestrians to go into the street; and
- Traffic and parking on Kilbourn Avenue have increased since the opening of businesses in District 1860, and this should be expected to get worse as the businesses and residences become more occupied and active.

Conclusion

The Petitioner seeks approval of a Special Fence to allow the installation of natural screening in the public right-of-way along Kilbourn Avenue and adjacent to the rear yard of the subject property.

Documents Attached

1. Public Hearing Application
2. Petitioner Responses to Special Fence Standards
3. Plat of Survey
4. Photo of the Subject Property Submitted by the Petitioner
5. Public Comment
6. Relevant Regulations



VILLAGE OF LINCOLNWOOD

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

www.lincolnwoodil.org | commdev@lwd.org

Public Hearing Application - Variations

SUBJECT PROPERTY

Property Address: 7125 N. KILBOURN AVE. LINCOLNWOOD.

Permanent Real Estate Index Number(s): 10-34-105-040-0000

* Zoning District: _____ * Lot Area: 5940 sq/ft

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

fence

Are there existing development restrictions affecting the property? Yes ☒ No ☐
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: Variation

REQUESTED ACTION

- | | |
|---|--|
| ☒ Variation - Residential | ☐ Variation - Signs/Special Signs |
| ☐ Variation - Non-Residential | ☐ Minor Variation |
| ☐ Variation - Off-Street Parking | ☐ Other |
| ☐ Variation - Design Standards | |

PROJECT DESCRIPTION

Describe the Request and Project: landscaping in public right of way.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): (List all Beneficiaries if Trust)

Name: SALMAN KHAN.

Address: 7125 N. KILBOURN AVE. LINCOLNWOOD, IL 60712.

Telephone: (847) 715 6180 Fax: () E-mail: Salmank1@aol.com

Petitioner: (if Different from Owner)

Name: _____ Relationship to Property: _____

Address: _____

Telephone: () Fax: () E-mail: _____

NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.

REQUIRED ATTACHMENTS *

Check all Applicable Documents:

Plat of Survey

☒

Site Plan

☐

Proof of Ownership

☒

Floor Plans

☐

Applicable Zoning Worksheet

☐

Photos of the Property

☒

PDF Files of all Drawings

☐

Elevations

☐

*The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the Petitioner and the Property Owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name:

SALMAN KHAN.

Address:

7125 N. KILBOURN AVE.

City, State, Zip:

LINCOLNWOOD, IL 60712.

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

PETITIONER: (if Different than Property Owner)

Signature

Salman Khan

Signature

Print Name

SALMAN KHAN.

Print Name

Date

09/09/2024.

Date



Special Fence Standards

LANDSCAPING IN PUBLIC

RIGHT-OF-WAY

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

Project Address	7125 N. KILBOURN AVE. LINCOLNWOOD, IL 60712.
-----------------	--

1. Please explain how the Special Fence is necessary for the public convenience at this location. (Please explain in detail)

Remove of the fence we would like to have landscaping in public right of way, before we do have landscaping in many years now once we will be removed the fence after we do need to fill the open spaces with the landscaping (existing landscaping) just like before the fence. The landscaping give some safety and privacy.

2. Please explain how the Special Fence is so designed, located, and proposed to be in harmony and scale with the architecture of the building in this development and with other fences in the neighborhood.

In our case we will not be installing special fence in that case architecture of the building and development not be comparing with neighborhood.
We would like to have landscaping 5 ft. variation set back in public right of way.

3. Please explain how this Special Fence would not cause substantial injury to the value of other properties in the neighborhood in which it is located nor substantially diminish and impair the visibility of adjacent property .

We do not have special fence which would not cause substantial injury to the value of other property in the neighborhood.

4. Explain how the nature, location and size of the special fence will not impede, substantially hinder, or discourage the installation of fences on adjacent property in accordance with the Fence Ordinance.

We do not have special fence that ~~can~~ can impede the hinder the nature and location.

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

1425 Brummel St.
Elk Grove Village, IL 60007



Scale - 1 inch = 20 feet

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 734-0530
Fax: (847) 734-0533

Jens K. Doe
Professional Land Surveyors, P.C.

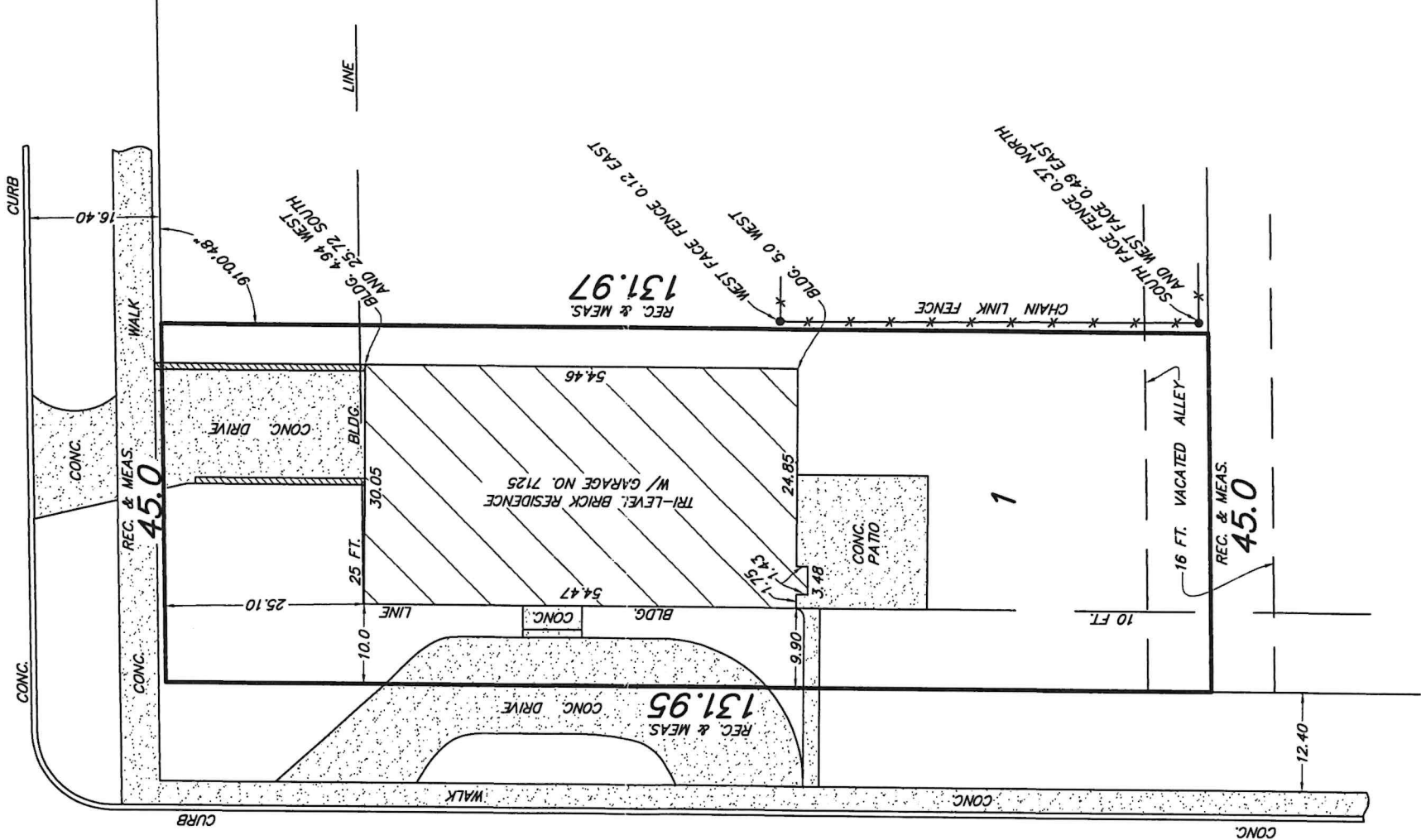
ORDER NO.
08-0261

PLAT OF SURVEY

of
LOT 1 AND THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOT 1 IN
B.J. FELBINGER SUBDIVISION, A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 7125 KILBOURN AVE., LINCOLNWOOD, IL.

FITCH AVE.



NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : May 19, 2008.

ORDERED BY:
CATHERINE L. HWA

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 20th Day of May, 2008.

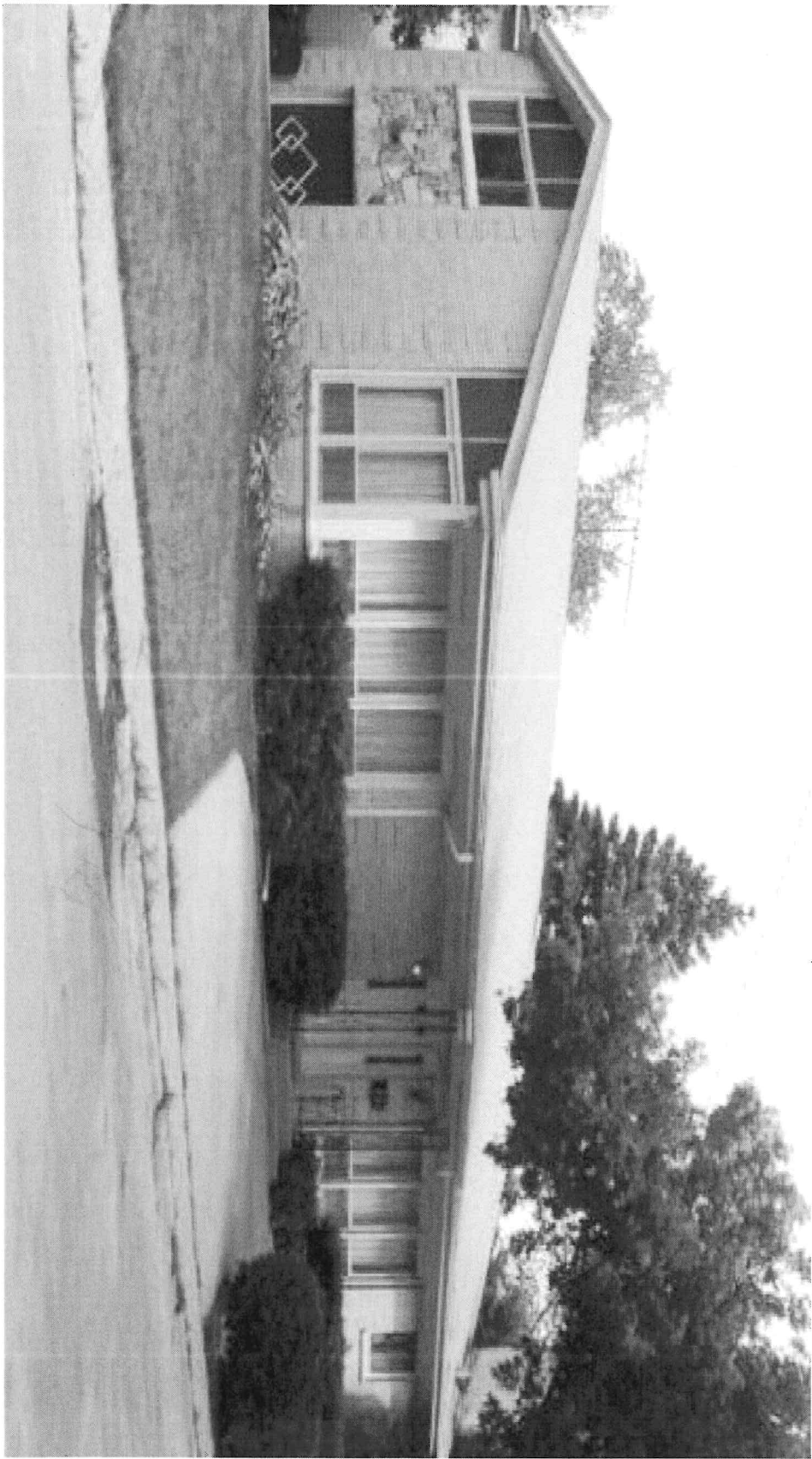
This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

DOMINICK M. BETZNICK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390
LICENSE EXPIRATION : 11 - 30 - 08

7125 N. Kilbourn Ave. Lincolnwood, IL 60712









4554 N. EAST AVE

Neighbour's House





4554 N. EAST AVE.
Neighbors House







From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Zoning Board Case No. ZB-09-24, 7125 N. Kilbourn Ave. Special Fence
Date: Monday, September 2, 2024 4:51:18 PM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mr. Hammel,

I am writing this email because a standing prior commitment prevents me from appearing on Wednesday hearing dates to submit my comments and questions.

1) The standard wording of this intentionally vague notice does not give any hint of what this "new natural screening" to "supplement the existing ... natural screening" will look like. A description is needed to protect the rights of others to receive adequate notice of what is intended.

2) The last few feet of the property owner's current "natural screening" consists of tree branches and shrubbery growing out of land just beyond a wooden fence on the property owner's land.

A number of those branches and bits of shrubbery are large and long enough to block pedestrian access to the sidewalk. This has gone on for years, forcing people (including me) into the street, into the path of oncoming cars.

3). My walk on N. Kilbourn this afternoon confirmed that this is still the case.

4). Parking on N. Kilbourn has increased considerably since the restaurants and related businesses in Project 1860 opened, and traffic on that street can only be expected to increase in the future as more tenants occupy the Project.

5). Tree branches and shrubbery which block access to the sidewalk CANNOT, AND MUST NOT BE DEEMED TO BE a form of "legal, non-conforming natural screening." Such a definition is nonsense.

6). The "Special Fence" and new supplemental natural screening is not described at all, leaving open the possibility of new growth that will simply repeat the existing problem with the tacit approval of the Village. NO. ABSOLUTELY NOT. Endangering others by allowing shrubs and trees growing on property under one's control to block the sidewalk is not a permissible use. Do not encourage this with a zoning variance.

Neil Siegel

From: Neil Y. Siegel, Esq.
4545 W. Touhy, Unit 102

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Case #ZB-09-24 Please Do Not Waive Zoning Rules re: Special Fence and Required Setback from Public Sidewalk - An Issue of Pedestrian Safety
Date: Wednesday, September 11, 2024 8:27:52 PM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Subject: 7124 N. Kilbourn Ave – Special Fence for Natural Screening in the Public Right-of-Way and a Variation Related to a Required Setback from the Public Sidewalk.

Please do **not** allow the compounding of a current safety issue by granting more non-conforming fencing to be built at 7125 N. Kilbourn Ave. The sidewalk at this location is especially narrow. The fencing and natural screening there now encroaches on the sidewalk and compromises pedestrian safety. Allowing additional zoning variations at this location will exacerbate the current problem.

As evidenced by the attached two photos, this especially narrow sidewalk on Kilbourn is impassable to pedestrians due to the *current* non-conforming fencing and overhanging vegetation. This makes it unsafe to walk there. Pedestrians are forced to walk in the street which is increasingly unsafe due to increased traffic and parked cars from District 1860.

Thank you.

Sincerely,

Leslie Wurman
4545 W. Touhy





From: [REDACTED]
To: [REDACTED]
Subject: Case#ZB-09-24 Please Do Not Waive Zoning Rules re: Special Fence & Required Setback from Public Sidewalk - An Issue of Pedestrian Safety
Date: Thursday, September 12, 2024 12:27:30 PM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I am writing this email as a resident who lives across the street from 7124 N. Kilbourn Ave. in Lincolnwood. As a dog owner, I occasionally will walk my dog on that sidewalk. It already has a narrow sidewalk which makes it difficult to safely walk on it without going onto the street. It's even more difficult to walk on this existing sidewalk with all the overgrown tree branches, shrubs, & current fencing. I end up walking on the street to avoid getting scratched by the vegetation, which is definitely a safety issue for myself & my dog. Therefore, I am asking that the Zoning Rules not be waived.

Thank you for your consideration pertaining to this serious matter.

Sincerely,
Anne Levy
4545 W. Touhy Ave. - #603
Lincolnwood, Il. 60712

From: [REDACTED]
To: [REDACTED]
Subject: 7124 N. Kilbourn - Variation related to required setback from public sidewalk
Date: Thursday, September 12, 2024 11:05:56 AM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I oppose the granting of a variation to the zoning requirements at 7124 N. Kilbourn. It is already difficult, if not impossible, to walk on the sidewalk along the property, due to the improper fencing and the overhanging bushes. With more traffic and more parking on the street, resulting from the large numbers of visitors to District 1960 (a factor that will only increase as the apartments fill up and more shops and the hotel are opened), the problem will only become more acute.

One wonders why the non-conforming fence was allowed in the first place and if it should not, actually, be replaced by a proper pedestrian-friendly solution.

Thank you.

Marcia Banzuly
4545 West Touhy

Attachment #6. Relevant Regulations

2.02 Definitions.

NATURAL SCREENING: The use of deciduous trees, deciduous bushes, evergreen trees, evergreen bushes or other live plantings which are planted or grown in a manner that creates a hedge which acts as a barrier or boundary.

3.13 Fences and natural screening.

(8) Special fences; preexisting masonry fences: landscape terrace walls; decorative wrought iron fences, through lot fences. Special fences are those which have a greater potential than permitted fences to have an adverse impact upon the surrounding neighborhood. Special fences may be appropriate in some locations and inappropriate in other locations. The following fences may be allowed by special fence authorization in accordance with this Section 3.13 where the Zoning Board of Appeals finds that a special fence is appropriate at the location requested. The Zoning Board of Appeals may recommend, and the Board of Trustees may impose conditions, terms and restrictions in addition to those set forth herein as a condition of granting special fence authorization.

a. The following types of fences shall be special fences:

vi. Natural screening on public rights-of-way, utility easements, or Village property installed and maintained by private individuals at their expense, but only if the natural screening is set back at all times not less than: five feet from all hydrants, utility poles, and similar installations; three feet from all sidewalks; and five feet from the curbline of a street.

(25) Special fence procedures.

b. The Zoning Board of Appeals shall not recommend to the Board of Trustees that a special fence permit be granted unless it makes findings of fact based upon evidence presented at the hearing in any given case that:

i. The special fence will serve the public convenience at the location of the subject fence; or that the establishment, maintenance or operation of the special fence will not be detrimental to or endanger the visibility, public safety, comfort or general welfare.

ii. The special fence will be in harmony and scale with the architecture of the building in this development and with other fences in the neighborhood.

iii. The special fence will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purpose already permitted; nor substantially diminish and impair the visibility of adjacent property.

iv. The nature, location and size of the special fence will not impede, substantially hinder, or discourage the installation of fences on adjacent property in accordance with the Fence Ordinance.

v. The special fence shall in all other respects conform to the regulations of this Section 3.13 except as modified as provided herein.

c. The Zoning Board of Appeals may recommend the imposition of such conditions and restrictions upon a special fence, the location, the construction, design, time duration, and use of the property or premises benefited by the special fence as may be deemed necessary to assure compliance with the standards set forth in this article, to reduce or minimize the effect of such special fence upon other property in the neighborhood, or to implement the general purpose and intent of this Fence Ordinance. A special fence will not be permitted where any portion of such special fence encroaches in, on, over, under or above the public right-of-way.



Zoning Board of Appeals Staff Report

Case #ZB-11-24

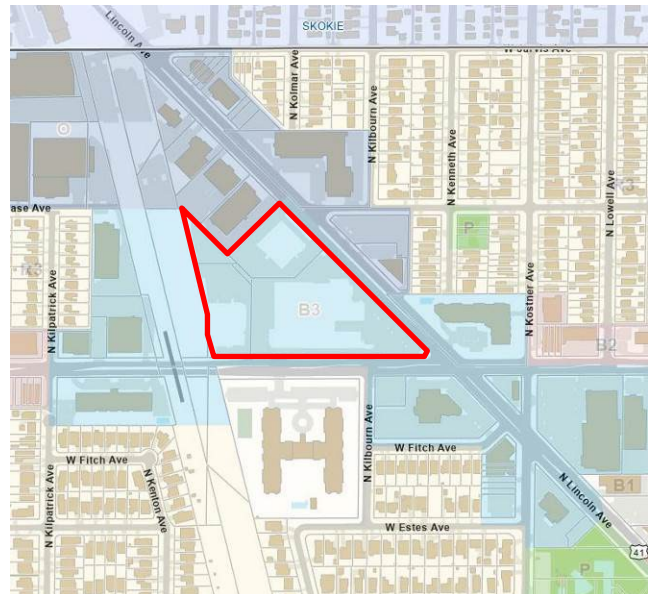
November 4, 2024

Subject Property:
7215 North District Avenue

Zoning District: B-3 Village Center
PD, subject to a Planned Unit
Development

Petitioner: ACEF-TD 1860 LLC,
property owner

Requested Action: Revisions to the
previously approved unified center sign
plan, including additional Variations



Nature of Request: The Petitioner seeks approval of revisions to the unified center sign plan currently governing signage at the subject property, including additional Zoning Variations related to the number of permitted wall signs, the size of permitted window signs, the allowance for temporary banner signs, and other proposed signage at the development commonly known as District 1860.

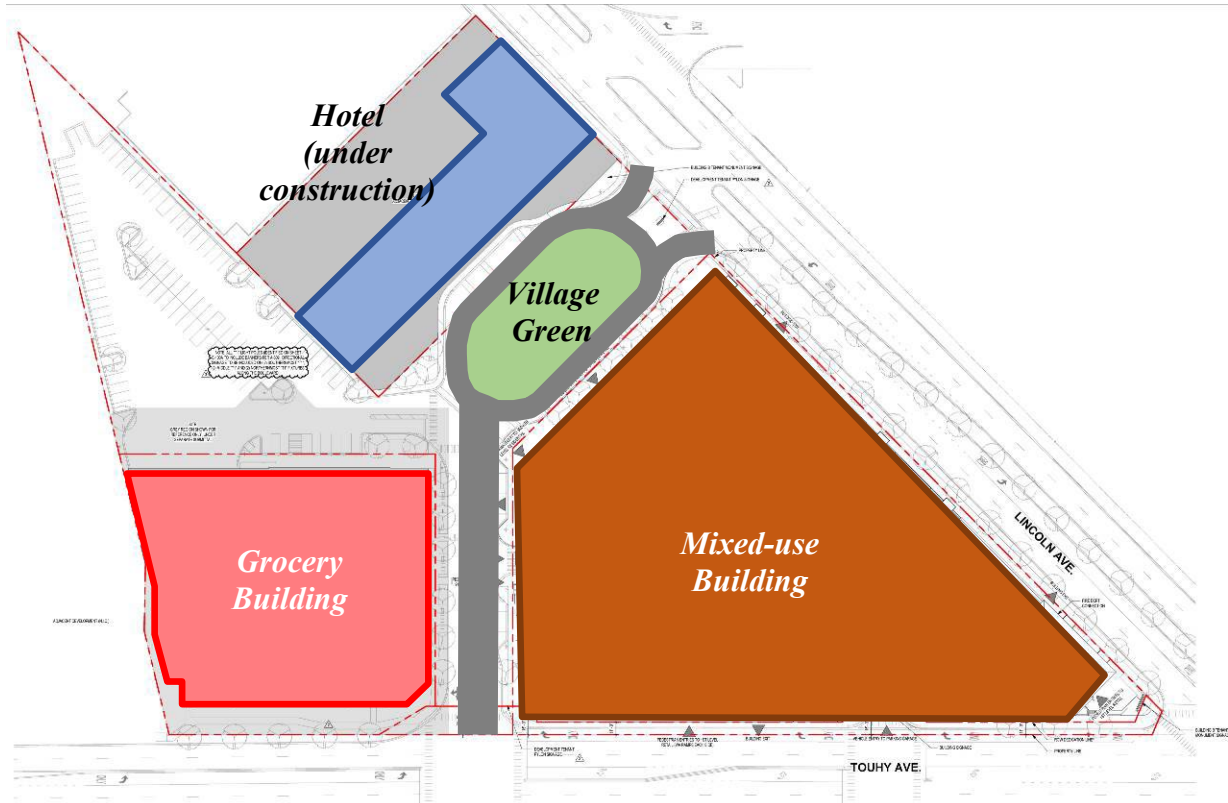
Notification: Notice was published in the Lincolnwood Review on October 3, 2024, a Public Hearing Sign Installed at the subject property, and mailed notices dated September 30, 2024, were sent to properties within 250 Feet.

The hearing regarding this matter was originally scheduled for the October 22, 2024, special meeting of the Zoning Board of Appeals and then automatically continued without discussion to November 4, 2024 because that meeting was canceled due to a lack of quorum.

Summary of Request

ACEF-TD 1860 LLC, property owner, seeks approval of a variety of relief related to a unified center sign plan for the property commonly known as District 1860 (7215 North District Avenue). The property is located in the B-3 Village Center PD zoning district and is governed by a Planned Unit Development (PUD) that was originally approved in 2019. Since that time, and in addition to certain amendments to that initial PUD approval, the Village approved a unified center sign plan that governs signage for the mixed-use building at the corner of

Lincoln Avenue and Touhy Avenue and the grocery building located along Touhy Avenue just west of the mixed-use building. (Signage for the hotel that is currently under construction is governed by the PUD and its subsequent amendments.)



Site Plan Showing the Locations of Buildings and Village Green



As occupancy within the development has increased, the owner has sought to accommodate the signage needs of its tenants. This has included short-term allowances, granted by the

Village Board, related to certain signs that can be observed at the property. As the expiration for those temporary allowances approaches, and as the need for other permanent deviations from the unified center sign plan has become apparent, the Petitioner recently submitted an application seeking revisions to the unified center sign plan and additional Zoning Variations.

Regulatory Context

This section provides context regarding regulations related to unified center sign plans and the previously approved unified center sign plan and Variations for this development. Subsequent sections will describe the newly requested approvals related to deviations from the approved unified center sign plan and variations from the Zoning Ordinance.

Unified Center Sign Plan Requirements

Section 11.07(8) of the Zoning Code establishes the requirement for a unified center sign plan for all unified business centers. The intent of a unified center sign plan is to *“create a unified or harmonious appearance among all signs placed upon the property.”* Unified center sign plans are required to indicate the following as a minimum:

- A uniform location for wall signs;
- The location of any permanent window signs;
- The allowed sign type(s) for the property;
- The location and attributes of any freestanding sign located on the property;
- The maximum sign area and sign location permitted for each business tenant or leased space;
- The allowed number of lines of copy for a sign; and
- The allowed lettering styles, colors, illumination or other sign attributes.

Assuming a unified center sign plan complies with all relevant zoning standards for the types of signs it includes, it can be approved administratively by the Zoning Officer. However, if it in any way does not comply with the Zoning Ordinance, Variations may be requested and considered through the public hearing process.

In addition to the applicability of all zoning regulations related to various types of signage, unified center sign plans are subject to the following standards established in Section 11.08(16):

- i. *“Harmony and unity of signs. There shall be an architectural harmony and unity of signs within a unified business center. Sign type, color scheme, lettering, size, placement of signs, number of lines of copy and illumination shall be coordinated among all signs and shall be compatible with the architecture of the center.*
- ii. *Freestanding signs. Freestanding signs identifying shopping centers and other unified business centers may identify the name of the center or complex and shall have no more than eight separate tenants per sign face within the complex or center.*
- iii. *Building signs. Building signs in a unified business center shall be in harmony with the overall architectural style for the site, and compatible with each other and with the building facades. Separate business signs shall be located uniformly on a sign frieze, canopy or other appropriate architectural element consistent with the architectural style for the center as a whole, and shall be adequately separated from one another.”*

In 2022, at the time of the submittal of the original unified center sign plan for the subject property, the Zoning Officer made the determination that the general characteristics of the

signage met the standards noted above. However, several of the proposed signs did not comply with standards of the Zoning Code for certain types of signs. Therefore, Zoning Variations were required in order for the unified center sign plan to be fully approved.

Current Unified Center Sign Plan

As noted earlier in this report, the Petitioner in 2022 initially submitted an application for the approval of a unified center sign plan and related Variations. In early 2023, those approvals were officially granted by the Village Board. Attached to this report is a table summarizing the full list of the Zoning Variations granted at that time.

While the current unified center sign plan was approved after the granting of some zoning relief, it also includes standards that are more restrictive than the Village's Zoning Ordinance. This is the result of the Petitioner's preferences regarding the design and character of signage for the property. As an example, the Zoning Ordinance would allow wall signs up to a height of six feet, assuming standards related to maximum permitted sign area can be met. The current unified center sign plan restricts tenant wall signs to a height of three feet. This limitation was proposed by the Petitioner and governs wall signs by virtue of being in the unified center sign plan.

The Petitioner's newly filed request includes deviations from the current unified center sign plan that can be categorized as one of the following:

- Deviations that require relief from the Zoning Ordinance and revisions to the unified sign plan because the proposed signs do not comply with Village standards for various types of signs; or
- Deviations that do not require relief from the Zoning Ordinance but require revisions to the unified center sign plan to loosen restrictions currently imposed by that plan.

Proposed Revisions to the Unified Center Sign Plan

This section enumerates the proposed deviations to the current unified center sign plan and identifies the approvals necessary to accommodate them.

Deviations Requiring Zoning Relief

This section summarizes the proposed deviations to the unified center sign plan that require Variations from the Village's Zoning Ordinance. They include the following:

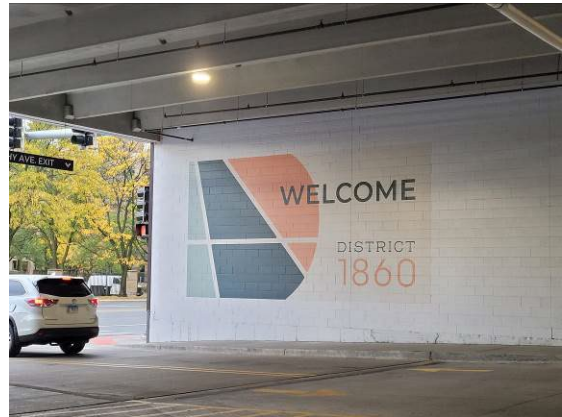
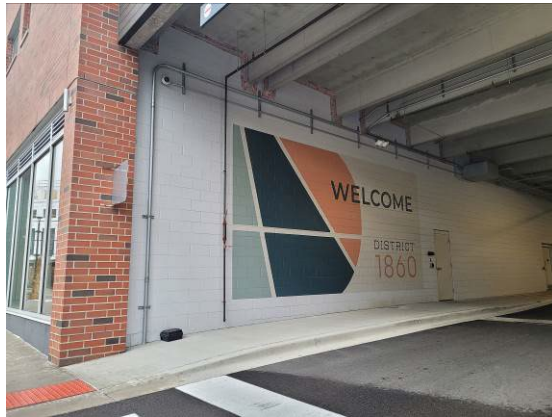
Variations Related to Wall Signs

Section 11.4(02)i allows for one wall sign per tenant per street frontage. The following requested signs require relief from that provision:

- Additional wall sign on the north façade of the mixed-use building near Lincoln Avenue and Touhy Avenue: The corner tenant located near the intersection of Lincoln Avenue and Touhy Avenue currently is entitled to two wall signs. A wall sign has been installed on the corner façade and another compliant wall sign approved for the Touhy Avenue façade.
- Additional wall sign on the north façade of the grocery building: A Zoning Variation was previously granted to allow two wall signs on the north façade of the grocery building; one for the grocery tenant name and one to that building advertising the "Just Walk Out" characteristic of the grocery's operation. The Petitioner is proposing an additional wall sign on the north façade identifying the location of the "pickup"

service. That sign would be 42 inches in height and is being requested by the grocery tenant.

- Painted murals at parking garage entrances: Around the time that the mixed-use building was granted its certificate of Occupancy, the owner had “Welcome to District 1860” murals painted at each of the parking garage entrances. Because these are signs, a Variation from Section 11.4(02)i is required to allow these two additional signs. Additionally, wall signs are limited to a maximum height of six feet based on Section 11.04(2)ii. The signs are approximately twelve feet in height. Therefore, a Variation from that section is also required.

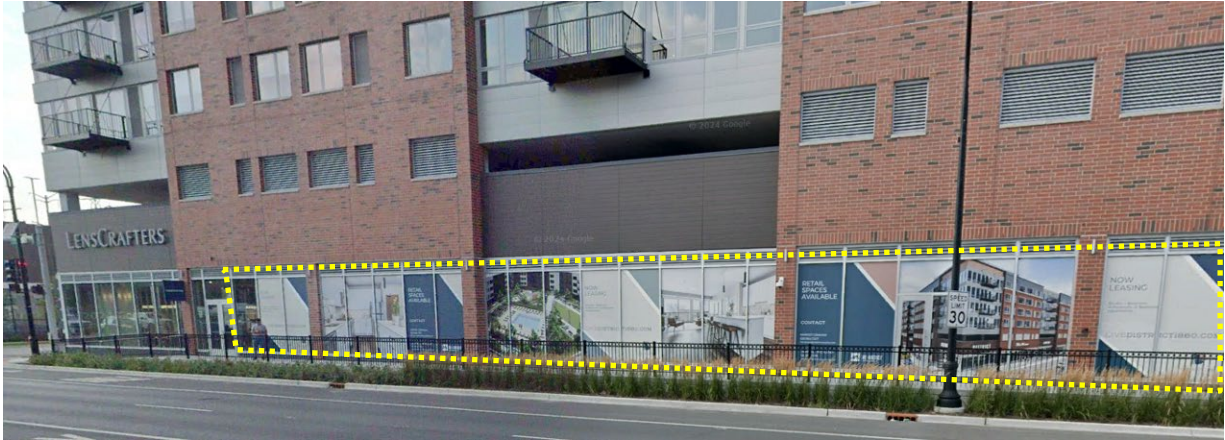


Variations Related to Monument Signs

- Text and logo height on the District 1860 monument signs: A Zoning Variation was previously granted to allow the installation of District 1860 monument signs with a total height of 19 feet. Those signs include places to identify individual tenants. Section 11.04(1)i.3 states that “*sign copy for a multi-tenant monument sign shall contain a maximum of a combination of 24 words and graphic elements no greater than two inches in height.*” The Petitioner seeks approval for text and logos with a height of nine inches for the identification of individual tenants.

Variations Related to Window Signs

- Window wraps for tenant spaces that are vacant or under interior build-out: Section 11.04(6) states that “*permanent window signs may be affixed or applied to window glass, provided that the area of permanent window signs does not exceed 20% of the window surface area.*” The Petitioner has been temporarily granted approval to install window wraps that cover the entirety of windows for tenant spaces that are either vacant or under interior build-out. That temporary allowance expires on December 6, 2024. The Petitioner is seeking a Variation from that provision to essentially make permanent the temporary allowance previously granted. If approved, that Variation would apply only to spaces that are vacant or under interior build-out. Once a space is granted a Certificate of Occupancy, the window wraps would have to be removed and the tenant would be subject to the generally applicable regulations pertaining to window signs.



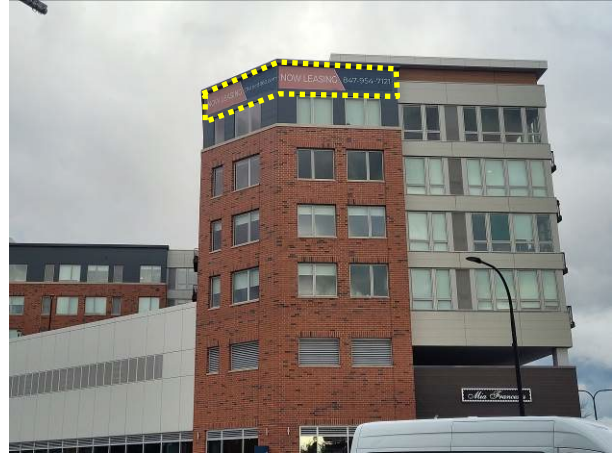
Variations Related to Temporary Signs and Banners

Section 11.04(8) establishes regulations related to temporary signs. (That section states that signs can only be considered temporary if they are displayed for no more than 20 days, except for signs advertising a grand opening or anniversary, which can be displayed for up to 30 days.) That section establishes the following regulations that relate to Variation requests brought forth by the Petitioner:

- Subsection (i) states that a multi-user property may have either “(a) up to two temporary signs, separated by a distance of at least 50 feet; or (b) three or more temporary signs, but only if each temporary sign is separated by a distance of at least 500 feet from all other temporary signs on the property.”
- Subsection (iii) states that “the maximum area of a temporary sign is 16 square feet for properties of one acre or greater, and nine square feet for all other properties.”
- Subsection (iv) states that “the maximum height of a temporary sign is six feet above finished grade.”
- Subsection (v) states that “no temporary sign may be displayed for a period longer than 20 days, except that temporary signs advertising a grand opening or anniversary date may be displayed for a period of up to 30 days,” “no property may display temporary signs for more than 45 days during any calendar year,” and “no property may display temporary signs for more than nine special events during any calendar year.”
- Subsection (vi) states that “temporary signs must be freestanding, except that temporary signs advertising a grand opening may be secured to a building wall.”

The following requested signs require relief from those provisions:

- “Now Leasing” banners: The Petitioner recently installed “Now Leasing” signs toward the top of the mixed-use building facing west and southeast. The intent appears to be to take advantage of the high level of visibility offered from westbound Touhy Avenue, eastbound Touhy Avenue, and northbound Lincoln Avenue. The petitioner’s application does not specify the number, locations, or sizes for these signs.

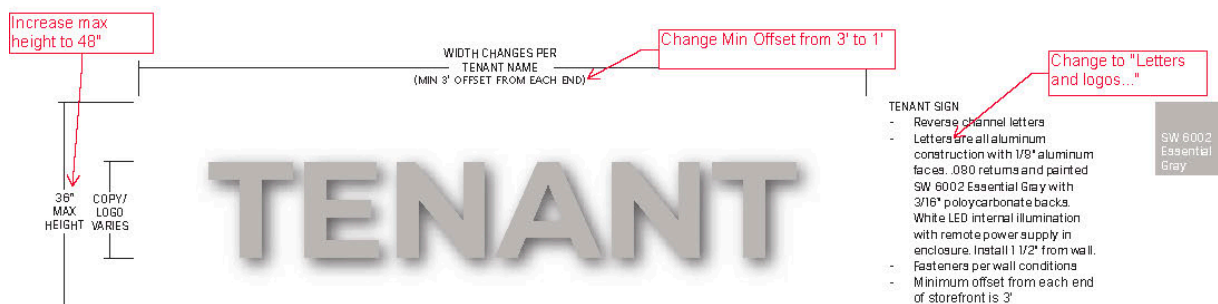


- Retail tenant advertising signs: The Petitioner is proposing signs for individual tenants that could identify businesses coming soon, now open, or special offers. The request specifies that these signs could be installed for a period of up to 90 days. The petitioner's application does not specify the number, locations, or sizes for these signs.
- Village Green temporary signs and banners: The Petitioner is proposing banners and temporary signs for events being held in the Village Green located between the mixed-use building and the hotel that is currently under construction. The petitioner's application does not specify the number, locations, sizes, or means of installation for these signs.

Deviations to the Unified Center Sign Plan

This section summarizes the proposed deviations to the unified center sign plan that do not require Variations from the Village's Zoning Ordinance. Rather, they require revisions to the unified center sign plan in order to loosen restrictions initially established by the Petitioner through the approval of the initial unified center sign plan. They include the following:

- Maximum permitted height of tenant wall signs: The current unified center sign plan establishes a maximum tenant wall sign height of three feet for tenants in the mixed-use building. The Petitioner is proposing to increase that permitted height to four feet. If approved, this revision would be made throughout the document where maximum permitted height for tenant signs is referenced.
- Tenant sign offset from adjacent architectural elements: The current unified center sign plan includes a specification that tenant wall signs are to be at least three feet from an architectural element (typically a decorative column on the exterior façade) that frames a given signable wall area. The Petitioner is proposing to reduce that offset to one foot, providing more flexibility for the placement of tenant signs within a given signable wall area.



- Deletion of reference tables on pages 8-11: Pages eight through eleven of the current unified center sign plan include tables that enumerate the maximum permitted sign area of each potential location for a tenant wall sign on the mixed-use building. The Petitioner is proposing to strike those tables from the unified center sign plan. From a practical standpoint, these tables do not restrict maximum sign area above and beyond other regulations that will remain in effect if these tables are removed. Maximum wall sign area is based on a percentage of the signable wall area for a given sign location. Therefore, in staff's opinion, striking these tables from the unified center sign plan will have little to no effect regarding the maximum permitted area of tenant signs on the mixed-use building.

Remove Table

TENANT	TENANT SF	PROJECTING SIGN	TOTAL
A	24	9	33
B	52	9	61
C	54	9	63
D	55	9	64
E	96	9	105
F	51	9	60
G	54	9	63
H	83	9	92
I	112	9	121
J	57	9	66
K	64	9	73
L	34	9	43
M	54	9	63
N	54	9	63
O	96	9	105
P	55	9	64
Q	51	9	60
R	55	9	64
S	9	9	18
T	9	9	18
U	106	9	115
V	34.74	9	43.74

Projecting wall signs will maintain 9 SF.
Wall signs can have a maximum of the
square footage shown with a maximum
height of 3'-0"

Change Max height
from 3' to 4'

PAGE
08

POLLOCK
2000 LEXINGTON AVENUE, SUITE 1000
NEW YORK, NY 10017
(212) 778-7800 • www.pollock.com

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DISTRICT 1860

Tenant Sign Plan
4500 W. TOWNE AVE.
LINCOLN PARK, IL 60712

Scale: AS NOTED
Original Page Size: 11"x17"

NOTES:
1. Please refer to the District 1860 Sign Contract for all details.

ALL ELECTRICAL COMPONENTS SHALL BE UL LISTED AND APPROVED FOR USE IN THE DISTRICT 1860 SIGNAGE. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE DISTRICT 1860 SIGNAGE SPECIFICATIONS. ALL SIGNAGE SHALL BE MAINTAINED AND MONITORED FOR THE LIFE OF THE SIGNAGE. ALL SIGNAGE SHALL BE REMOVED AND REPLACED BY THE PETITIONER AT THE PETITIONER'S EXPENSE. ALL SIGNAGE SHALL BE REMOVED AND REPLACED BY THE PETITIONER AT THE PETITIONER'S EXPENSE. ALL SIGNAGE SHALL BE REMOVED AND REPLACED BY THE PETITIONER AT THE PETITIONER'S EXPENSE.

REVISIONS
REV. DESCRIPTION BY DATE
1. adjusted table m 10-7-22

Map: 08
Sheet No: 08

Sheet No: 08

Sheet No: 08

Sheet No: 08

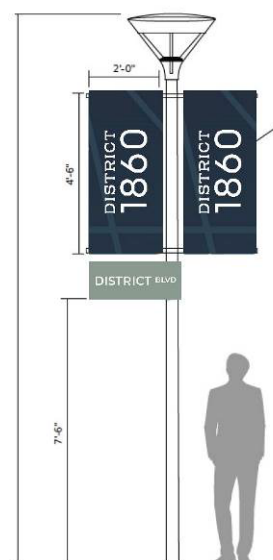
Sheet No: 08

Sheet No: 08



SOUTH ELEVATION

- Pole banner sign content: The current unified center sign plan allows pole banner signs of a certain size and clearance above grade. The current plan shows those banners as generally advertising the overall development. The Petitioner is proposing to acknowledge in the unified center sign plan that the pole banner signs can be changed to seasonally. The Petitioner's proposal does not specify what themes or events would be represented on the pole banner signs.
- Wayfinding signage inside the parking garage: Staff has observed painted signs inside the parking garage providing information for customers can find individual tenant spaces after parking their vehicles. These are not contemplated in the current unified center sign plan. However, staff has



DISTRICT BLVD

FILL IN ARROW
TYPE: MONTERPAT SEMI-BOLD
COLOR: PMS 443 C

Banner content can be
changed at Owner's
discretion.

concluded that these are not subject to the sign regulations in the Zoning Ordinance as long as they are not generally visible from the exterior of the structure. The Petitioner is proposing to revise the unified center sign plan to acknowledge that these signs are not subject to Village regulations or approval.



- Awnings and awning signs: The initial PUD plans for this development did not contemplate awnings or awning signs for individual tenant spaces. The Petitioner is now proposing to allow awnings and awning signs. Staff is prepared to approve the use of awnings as a minor change to the approved PUD. If approved, those awnings, and any signage on them, would be subject to the generally applicable regulations for awning signs. They would also be subject to the standards of a unified center sign plan, including consistency in appearance and size and compatibility with the overall character of the development.

Considerations

The ZBA may consider the following when discussing the appropriateness of the requested relief:

Other Relevant Regulations Related to Signage

It should be noted that there are several other provisions included in Article XI Signs that will be applicable to the development. Some include:

- Levels of illuminations for different types of signage;
- Glare reduction for illuminated signs adjacent to residential uses;
- Hours of illumination; and
- Compliance with sight triangle requirements.

Should the Village approve the relief requested, all other provisions and standards in the Zoning Code will still be applicable.

Character and Scale of the Development

When considering the requested relief, the ZBA may consider the following factors as they relate to each type of sign described in this report:

- The size of the overall development;

- The context for individual tenants within the overall development;
- The visibility of various proposed signs relative to the interior street and public streets adjacent to the development;
- The viability of meeting zoning requirements based on the specific setting and intent of each sign; and
- The realistic impacts on uses on the subject property and on adjacent properties.

Parameters Regarding Temporary Signs

As noted earlier in this report, the petitioner is seeking approval of Variations related to several types of temporary signs. However, minimal information is provided regarding any parameters or constraints regarding the installation of those signs. Staff recommends that the ZBA seek to include parameters regarding temporary signs that may best accommodate the needs of the Petitioner while ensuring the signs do not proliferate or negatively impact the character of the development.

Public Comment

Prior to the public posting of this report, staff received no written public comment. Staff did receive two inquiries regarding the mailed notice and met with one resident of the Barclay condominium building. That meeting was informational and did not result in any written comments prior to the drafting of this report. Any written comments received by staff after the public posting of this report will be provided to the ZBA in advance of or during the public hearing.

Zoning Variation Standards

When considering the appropriateness of a Variation request, the ZBA should refer to Section 5.15(7) of the Zoning Code. That section establishes standards generally applicable to all Zoning Variation requests. That section states that “*there shall be taken into consideration the extent to which the following facts are established:*”

- a) The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;*
- b) 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;*
- c) The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;*
- d) The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;*
- e) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
- f) 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;*
- g) The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property; and*
- h) 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.”

i) For variations from Article XI of this Zoning Ordinance:

- 1) The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of this Zoning Ordinance;*
- 2) The proposed sign complies with any additional standards or conditions set forth in Article XI of this ordinance;*
- 3) The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any; and*
- 4) The proposed sign conforms with the design and appearance of nearby structures and signs.*

Summary of Required Relief

The following table summarizes the required approvals requested by the Petitioner. The intent of this table is to serve as the basis for a motion of the ZBA is inclined to recommend approval of some or all of the relief requested by the Petitioner. The ZBA may propose revisions based on deliberations during the public hearing.

Sign Description Type	Relevant Zoning Ordinance Code Section or Unified Center Sign Plan Page Number	Summary of Requested Approval
<i>Zoning Variations</i>		
Individual tenant wall signs	11.4(02)i, pages 3 and 8	Variation to allow an additional wall sign for the tenant in the mixed-use building at the corner of Lincoln Avenue and Touhy Avenue
		Variation to allow as additional wall sign on the north façade of the grocery building
Parking garage murals	11.4(02)i, 11.4(02)ii	Variation to allow additional wall signs in the garage entrances on the mixed-use building
Individual tenant names on monument sign	11.04(1)i.3, page 19	Variation to allow tenant information with a height of nine inches
Window wraps	11.04(6), page 3	Variation to allow window signs covering an area of greater than 20% for tenant spaces that are vacant or under interior build-out in the mixed-use building
Temporary signs and banners	11.04(8)i-vi	Variation to allow “Now Leasing” banners near the top cornice of the mixed-use building
		Variation to allow temporary advertising banners for retail tenants in the mixed-use building
		Variation to allow temporary advertising banners in the Village Green
<i>Revisions to the Unified Center Sign Plan</i>		
Tenant wall signs	Page 5, and in other references through the unified center sign plan	Increase the maximum permitted wall sign height for tenants in the mixed-use building from 36 inches to 48 inches
		Decrease in the required offset between tenant wall signs and architectural elements on the mixed-use building from three feet to one foot
	Pages 8-11	Deletion of reference tables related to maximum tenant wall sign area on pages 8-11 of the current unified center sign plan
Pole banner signs	Page 20	
Internal wayfinding signs	Page 21	Clarification that tenant wayfinding signs in the interior of the parking garage in the mixed-use building are not subject to Village regulations or approval
Awnings and awning signs	Page 3	Clarification that awnings and awning signs are permitted, subject to generally applicable regulations in the Zoning Ordinance

Documents Attached

1. Petitioner Response to Variation Application
2. Proposed Revised Unified Center Sign Plan
3. List of Requested Approvals Submitted by the Petitioner
4. Summary Table of Previously Granted Zoning Relief
5. Relevant Regulations



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	7215 N District Avenue, Lincolnwood, IL 60712
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1. The requested Variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

No, the requested Variation is to make a change to the District 1860 Unified Sign Plan.

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.

Yes, the visibility of the tenants in the development is limited due to the shape of the building and juxtaposition to the main street and creates hardship for business owners.

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.

Unknown, these variations are requested for District 1860.

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

Correct.

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

Correct.

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.

Correct.

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

Correct.

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.

Correct.

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.

Unknown.

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

Unknown.

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

Correct.

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

Correct.

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



Building A & B Unified Sign Plan

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Project



Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

Scale: AS NOTED

Original Page Size: 11" x 17"

Notes

 **Florida State Certified
Electrical Sign Contractor
ES 12000915**

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Revisions

REV	DESCRIPTION	BY	DATE
1	adjusted sf table	rm	10-7-22

Rep.: DR
Drawn By: RM

Orig. Date: 09/19/22

Sign Type

■ ■

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PAGE 01	Cover	PAGE 11	Tenant Signs Northeast	PAGE 21	District 1860 Parking	PAGE 31	Monument D/S
PAGE 02	Table of Contents	PAGE 12	Volta Charging Station	PAGE 22	District 1860 Entry	PAGE 32	Monument S/S
PAGE 03	Building A Sign Location Plan	PAGE 13	Volta Charging Station	PAGE 23	District 1860 vinyl		
PAGE 04	Building B Sign Location Plan	PAGE 14	Volta Charging Station	PAGE 24	Building B Elevations		
PAGE 05	Tenant Sign	PAGE 15	Volta Charging Station	PAGE 25	Building B Elevations		
PAGE 06	Tenant Sign Examples	PAGE 16	Volta Charging Station	PAGE 26	Building B Channel Letters		
PAGE 07	Projecting Tenant Sign	PAGE 17	Volta Charging Station	PAGE 27	Building B Channel Letters		
PAGE 08	Tenant Signs South	PAGE 18	District 1860 Sign Specs	PAGE 28	Building B Channel Letters		
PAGE 09	Tenant Signs West	PAGE 19	District 1860 Pylon	PAGE 29	Building B Channel Letters		
PAGE 10	Tenant Signs Northwest	PAGE 20	District 1860 flags	PAGE 30	Dimensional Letters		

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Sign Type

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Project

**DISTRICT
1860**

Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

Scale: AS NOTED
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Revisions		REV	DESCRIPTION	BY	DATE
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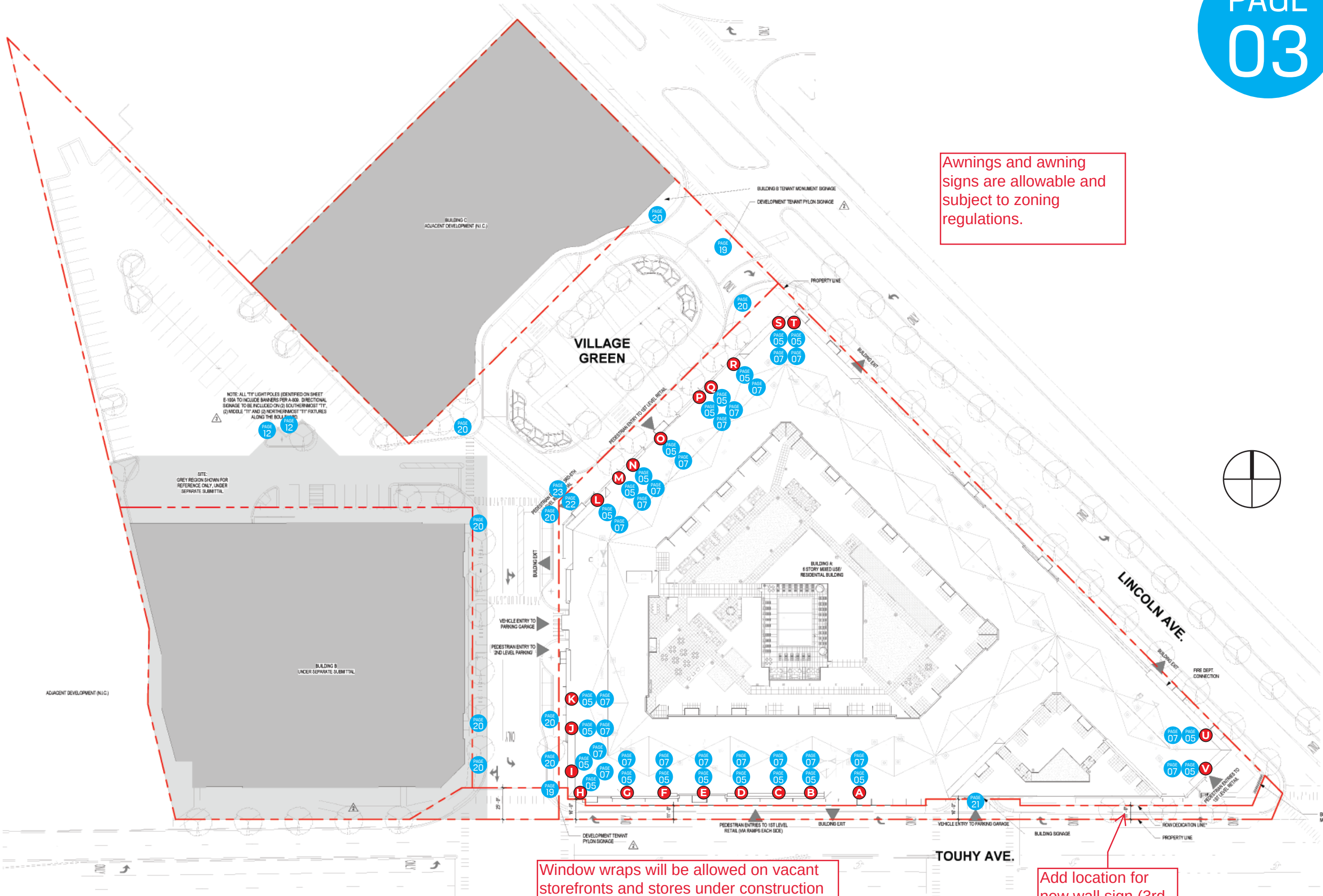
Rep.: DR
Drawn By: RM

Orig. Date: 09/19/22

Sign Type

BLDG A

LOCATION PLAN



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Revisions

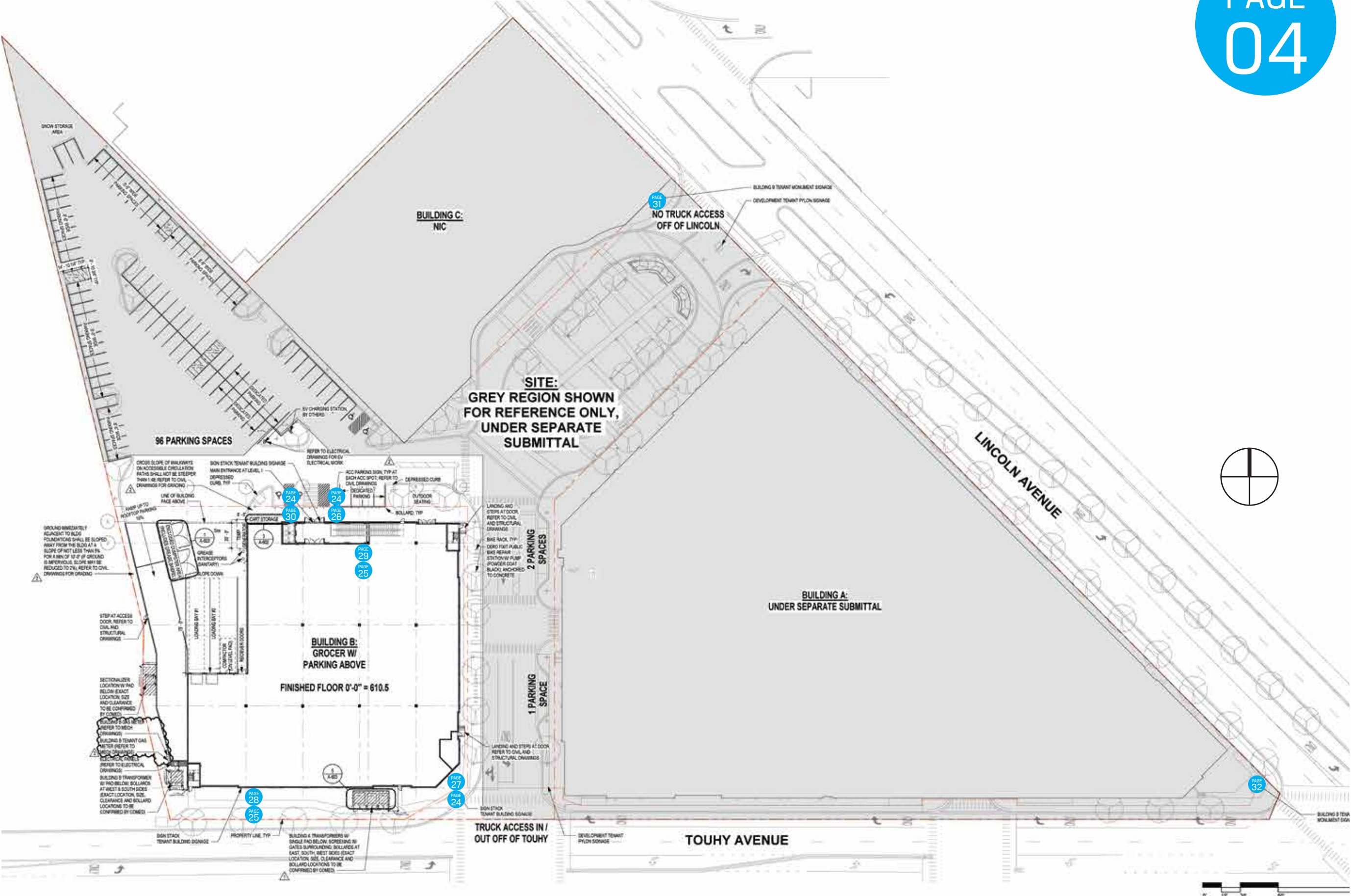
REV	DESCRIPTION	BY	DATE
1	adjusted sf table	rm	10-7-22

Rep.: DR Orig. Date: 09/19/22

Drawn By: RM

Sign Type

BLDG B
LOCATION PLAN



Increase max height to 48"

WIDTH CHANGES PER
TENANT NAME
(MIN 3' OFFSET FROM EACH END)

Change Min Offset from 3' to 1'

Change to "Letters
and logos..."

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LINCOLNWOOD, IL 60712

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Revisions

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1	adjusted sf table	rm	10-7-22

Rep.: DR

Orig. Date: 09/19/22

Drawn By: RM

Sign Type

CL

CHANNEL LETTER

36" MAX
HEIGHT

COPY/
LOGO
VARIES

TENANT

TENANT SIGN
SCALE: 3/4"=1'-0"

TENANT

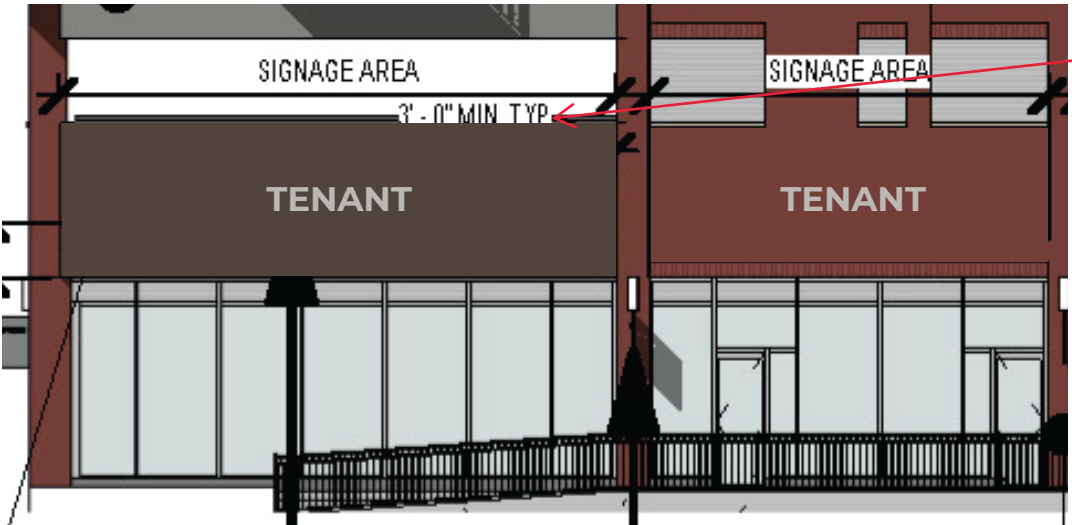
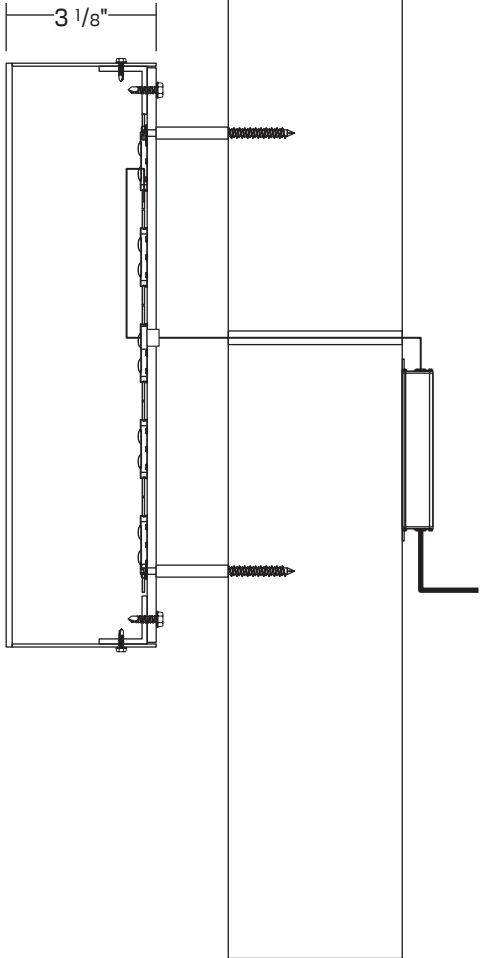
NIGHT VIEW
SCALE: 3/4"=1'-0"

TENANT SIGN

- Reverse channel letters
- Letters are all aluminum construction with 1/8" aluminum faces. .080 returns and painted SW 6002 Essential Gray with 3/16" polycarbonate backs. White LED internal illumination with remote power supply in enclosure. Install 1 1/2" from wall.
- Fasteners per wall conditions
- Minimum offset from each end of storefront is 3'

SW 6002
Essential
Gray

Change Min Offset
from 3' to 1'



Change Min Offset
from 3' to 1'

PAN ON ELEVATION WALLS
SCALE: 3/32"=1'-0"

PAN ON ELEVATION WALLS
SCALE: 3"=1"

EXAMPLES OF REVERSE CHANNEL LETTERS

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LINCOLNWOOD, IL 60712

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Revisions

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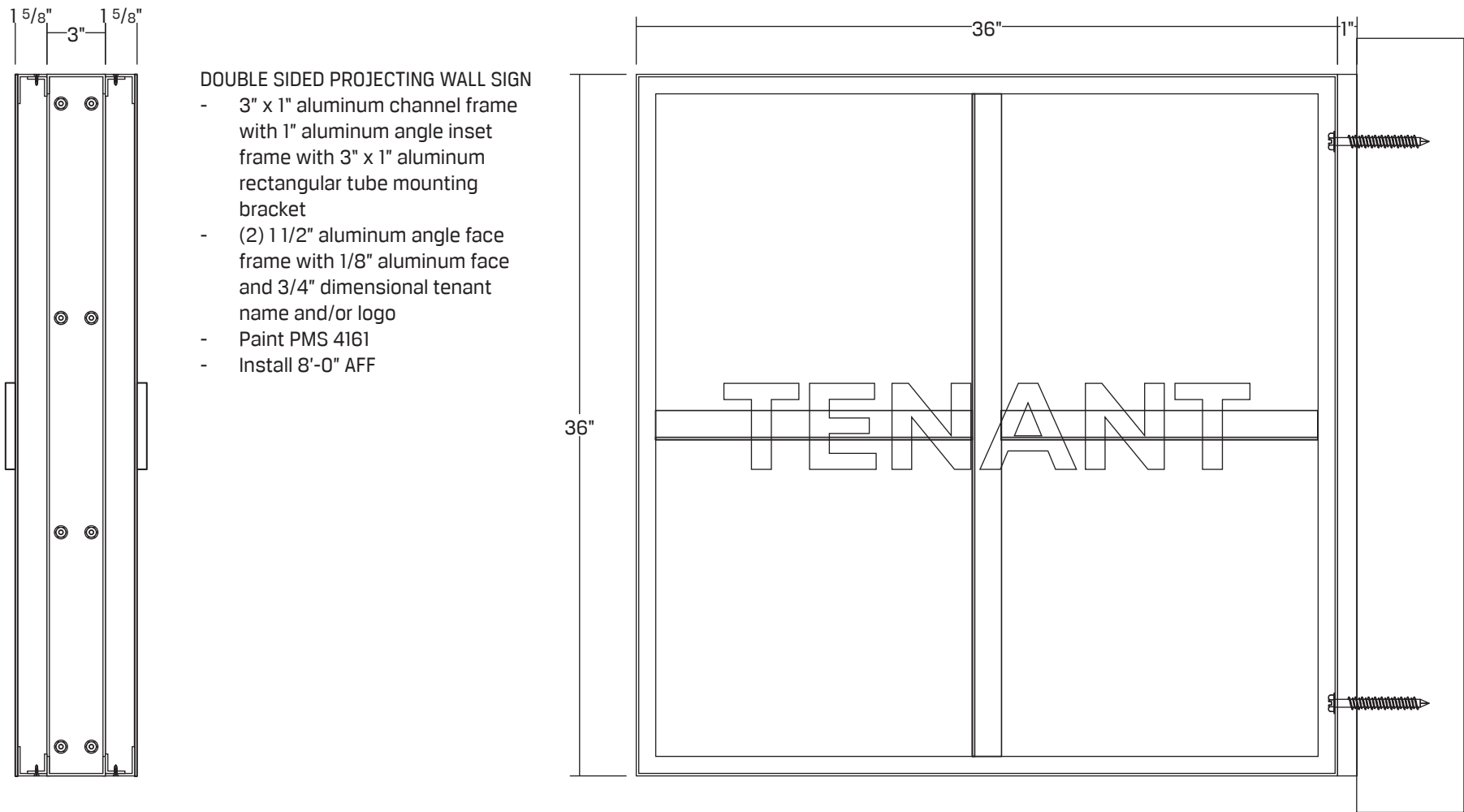
Orig. Date: 09/19/22

Sign Type

EX

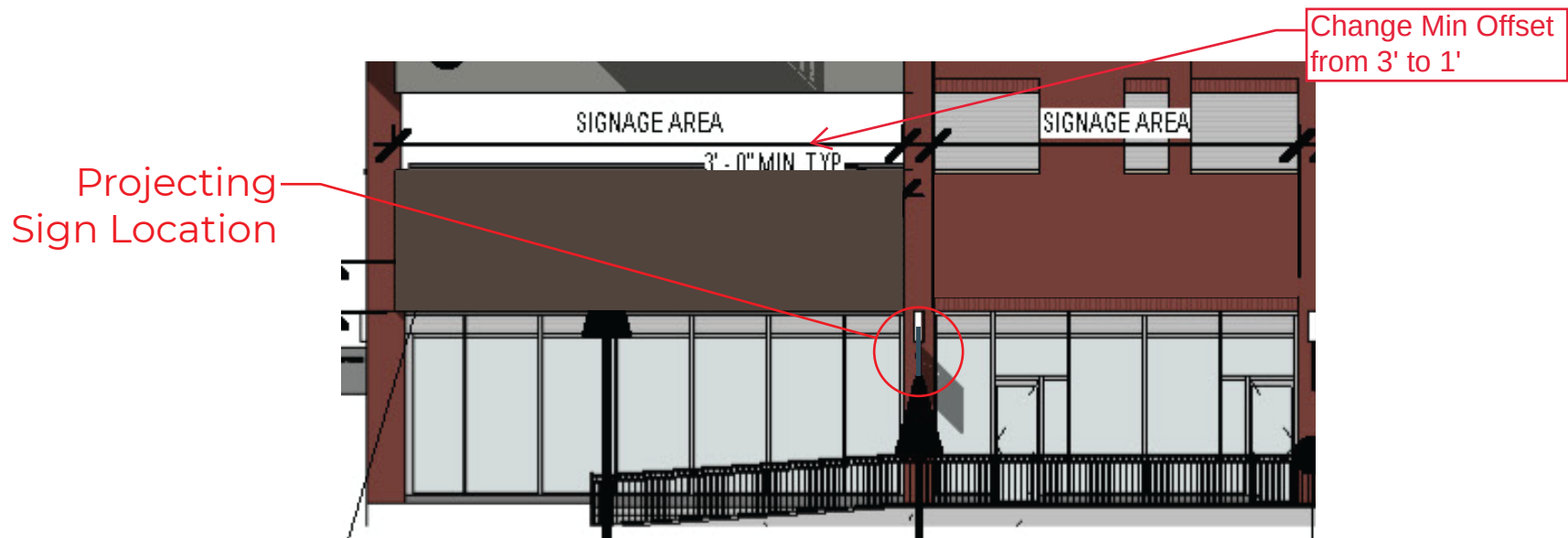
CHANNEL LETTER EXAMPLES





SECTION VIEW
SCALE: 1 1/2"=1'-0"

FRAMING
SCALE: 1 1/2"=1'-0"



PROJECTING SIGN
SCALE: 3/32"=1'-0"



PROJECTING DOUBLE SIDED TENANT SIGN
SCALE: 1"=1'-0"



NIGHT VIEW
SCALE: 1"=1'-0"

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Revisions

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Sign Type

PS

PROJECTING SIGN

Remove Table

TENANT SIGN SQUARE FOOTAGE TABLE			
TENANT	ELEV SF	PROJECTING SIGN	TOTAL
A	228	9	237
B	52	9	61
C	54	9	63
D	55	9	64
E	96	9	105
F	51	9	60
G	54	9	63
H	83	9	92
I	112	9	121
J	57	9	66
K	64	9	55
L	34	9	73
M	54	9	63
N	54	9	63
O	96	9	105
P	55	9	64
Q	51	9	60
R	55	9	64
S	113	9	122
T	165	9	174
U	166	9	175
V	34.74	9	43.74

Projecting wall signs will maintain 9 SF.
Wall signs can have a maximum of the
square footage shown with a maximum
height of 3'-0"

Change Max height
from 3' to 4'

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Project



Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

Scale: AS NOTED

Original Page Size: 11" x 17"

Notes

 **Florida State Certified
Electrical Sign Contractor
ES 12000915**

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Revisions

REV	DESCRIPTION	BY	DATE
1	adjusted sf table	rm	10-7-22

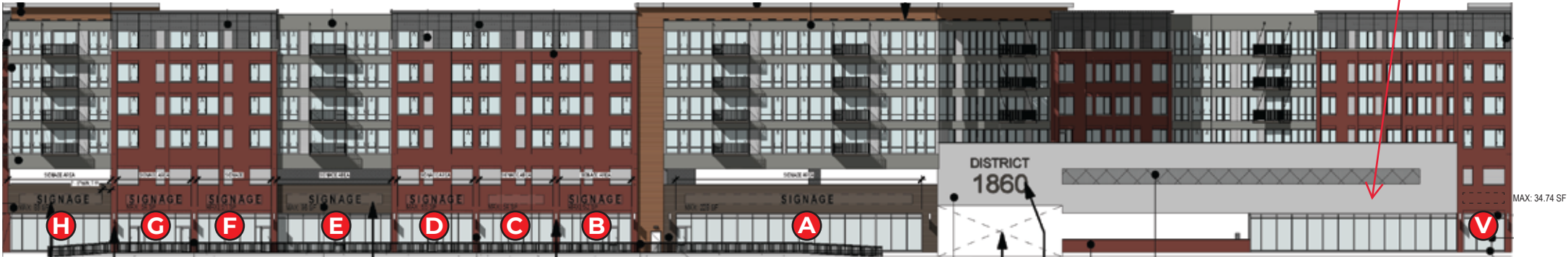
Rep.: DR
Drawn By: RM

Orig. Date: 09/19/22

Sign Type

SE

SOUTH ELEVATION



SOUTH ELEVATION

Remove Table

TENANT SIGN SQUARE FOOTAGE TABLE			
TENANT	ELEV SF	PROJECTING SIGN	TOTAL
A	228	9	237
B	52	9	61
C	54	9	63
D	55	9	64
E	96	9	105
F	51	9	60
G	54	9	63
H	83	9	92
I	112	9	121
J	57	9	66
K	64	9	55
L	34	9	73
M	54	9	63
N	54	9	63
O	96	9	105
P	55	9	64
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Revisions

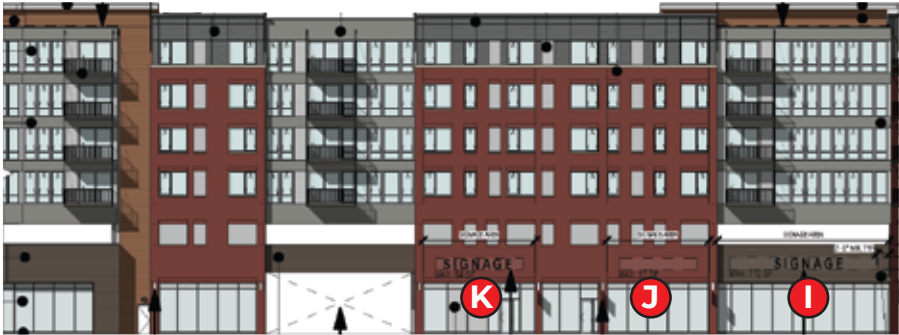
REV	DESCRIPTION	BY	DATE
1	adjusted sf table	rm	10-7-22

Rep.: DR
Drawn By: RM

Orig. Date: 09/19/22

Sign Type

WE
WEST ELEVATION



WEST ELEVATION

Remove Table

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B	52	9	61
C	54	9	63
D	55	9	64
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F	51	9	60
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J	57	9	66
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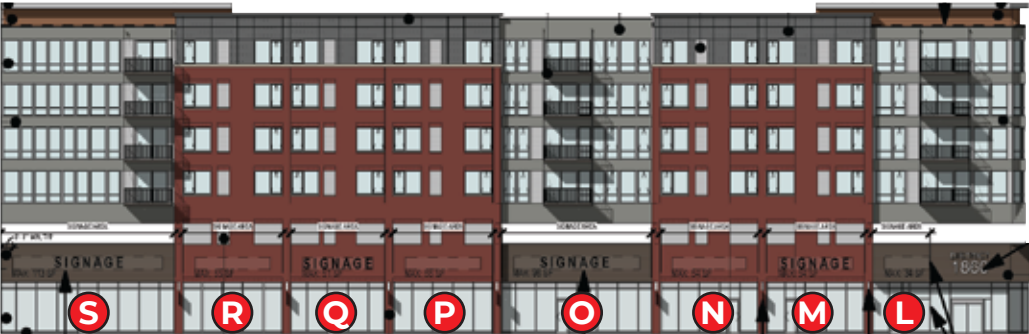
Orig. Date: 09/19/22

Drawn By: RM

Sign Type

NWE

NORTHWEST ELEVATION



NORTHWEST ELEVATION

Remove Table

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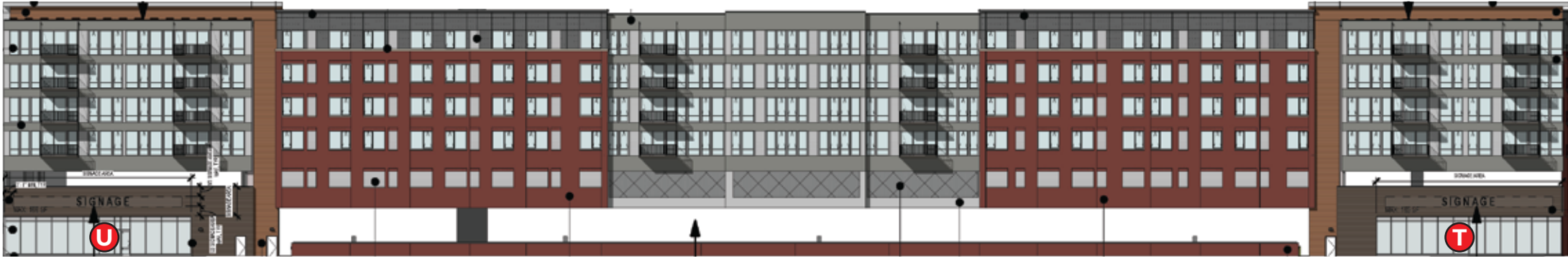
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Drawn By: RM

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Sign Type

NEE

NORTHEAST ELEVATION



NORTHEAST ELEVATION



Level 2 Media Station

Matching charging speed with business needs.
Charging Designed For You™

Volta Charging is driving the transition to clean electric transportation by transforming properties with electric vehicle charging. No longer will people drive to fuel, but fuel where they go.

Placing the right chargers for each property's businesses and customers.

Volta's turn-key electric vehicle charging is tailored to each location's needs and desired customer experience to increase traffic and customer engagement. Our fully integrated EV chargers include high-impact digital media screens that provide properties with branding and messaging as well as additional revenue opportunities.

Key features

- Turn-Key Solution, White Glove Service**
 - All installation costs covered by Volta (chargers, engineering, permitting, construction services)
 - Ongoing networking, maintenance & monitoring
 - Over-the-air station software updates
 - 24/7 customer support
- Volta Media Advantage**
 - Dual 55" digital displays with dynamic media content
 - Curated brand & community messaging opportunities
 - Engagement opportunities & QR capabilities
- Cloud-Based Partner Portal**
 - Real-time station status
 - Accessible partner portal reporting utilization insights, data & ESG analytics

- Level 2 Charging**
 - Charges up to 10kW (up to 40 miles of range/hour)
 - Dwell times of ~2 hours
 - Universal J1772 connector
- Dedicated Mobile App**
 - Real-time station availability
 - Check-in & charging session details
 - Supports Apple Pay, Google Pay & credit card
- Flexible Payment Options (in development)**
 - Tap or Call
 - Volta app, Apple Pay, Google Wallet & credit card
- Patented & Award-Winning Station Design**
 - Weather-resistant enclosure
 - ETL listed and UL recognized
 - Designed for ADA compliance



Tech specs

Station Rating	10 kW
AC Input	
Input Voltage	208 VAC, 1-phase
Input Current	48 A
Input Wiring	3-wire (L1, L2, GND)
Input Frequency Range	60 Hz
Circuit Breaker	60 A, 2-pole
AC Input (Auxiliary)	
Input Voltage	120 VAC, 1-phase
Input Current	6 A
Input Wiring	3-wire (L1, N, GND)
Circuit Breaker	20 A
Protection	
Ground Fault Protection	Yes
Ground Monitor	Yes
Protection	Over-Voltage, Over-Current, Over-Temperature, Short-Circuit
Environment Conditions	
Operating Temperature	-30°C to +50°C
Operating Altitude	6500 ft.
Humidity	95% Non-Condensing
Physical Characteristics	
Station Dimension	42.5" W x 15.5" D x 85" H
Station Weight	700 lbs
Enclosure Rating	NEMA 3R
Compliance	
Safety	FCC, UL 2231/2, UL 2594, NEC Article 625, CSA C22.2 No. 280-16
ADA	Yes
Features	
Connector Type	J1772
Cable Length	15 feet
Cable Management System	Yes
Contactless Reader	Yes, NFC
Display	55-inch w/ Ambient Light Sensor
Network Interface	OCPP 1.6J
Network Connectivity	Cellular
Demand Response	Yes, OpenADR 2.0b

VOLTA SQUARE FOOTAGE IS 25 SF EACH X2 FOR A TOTAL OF 50 SF



Level 2 Media Station

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Project



Tenant Sign Plan

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Notes

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Revisions

REV	DESCRIPTION	BY	DATE
1	adjusted sf table	rm	10-7-22

Rep.: DR Orig. Date: 09/19/22
Drawn By: RM

Sign Type

VOLTA

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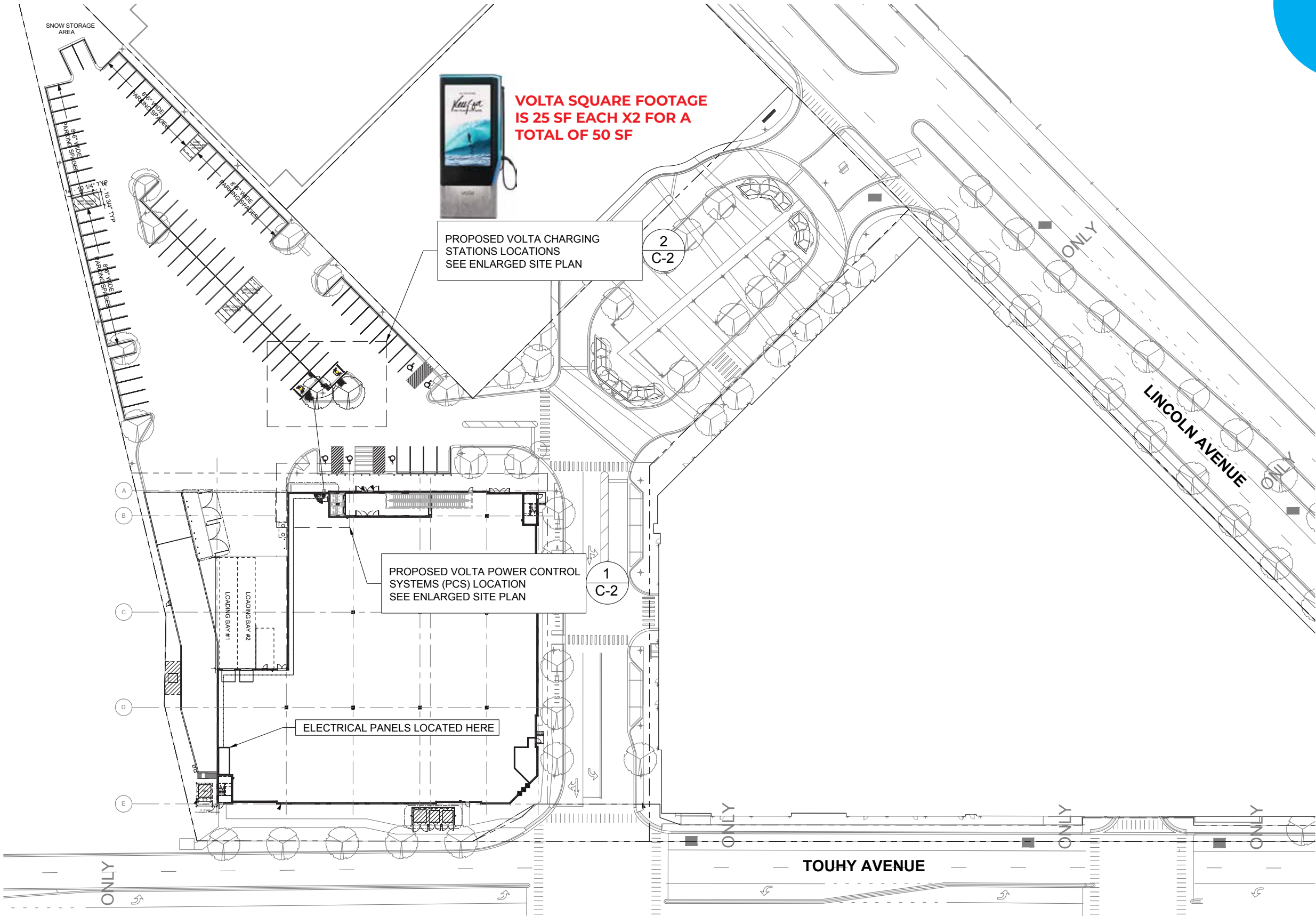
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Sign Type

VOLTA



1. CONTRACTOR RESPONSIBILITIES INCLUDE CHARGING STATION MOUNTING, OVERHEAD CONDUIT INSTALLATION, AND WIRING.
2. CONTRACTOR TO PAINT PROPOSED EV PARKING SPACES PER JURISDICTIONAL REQUIREMENTS.
3. CONTRACTOR TO FIELD SCAN/XYR EXISTING CONCRETE SLAB TO ENSURE NO REINFORCEMENT IS DAMAGED DURING EQUIPMENT OR CONDUIT ANCHORING, ENSURE 1" GAP MIN. BETWEEN REBAR AND ANCHORAGE.
4. EXACT STATION PLACEMENT AND ROTATION ANGLE MAY VARY SLIGHTLY UPON INSTALLATION DEPENDING ON SITE CONDITIONS
5. UNDERGROUND CONDUIT PATH TO BE VERIFIED BY GPR PRIOR TO INSTALLATION.
6. OVERALL CONDUIT ROUTE TO BE VERIFIED IN FIELD BY CONTRACTOR AND PROPERTY OWNER.
7. 3/4" MINIMUM FOR ALL CONDUIT
8. ROOFTOP CONDUIT UTILIZING NON-PENETRATING SUPPORTS MAY BE USED IN ADDITION IF APPROVED BY PROPERTY OWNER



SCALE: 3/16" = 1'-0" (24x36)

1



SCALE: 3/16" = 1'-0" (24x36)

2

— — — —

Volta Charging
STRIPING GUIDELINES

1. Sign dimensions: 12' x 18' (minimum). 2. Sign dimensions: 12' x 18' (minimum).

ABSOLUTELY DO NOT

- Paint only a portion of the background (edge-to-edge or not at all)
- Paint the lightning bolt, any color but yellow or white
- Break EV CHARGING ONLY into 3 lines
- Only put 1 number in top right corner
- Paint the Volta logo any color other than white or Battleship Blue/Sealcoat

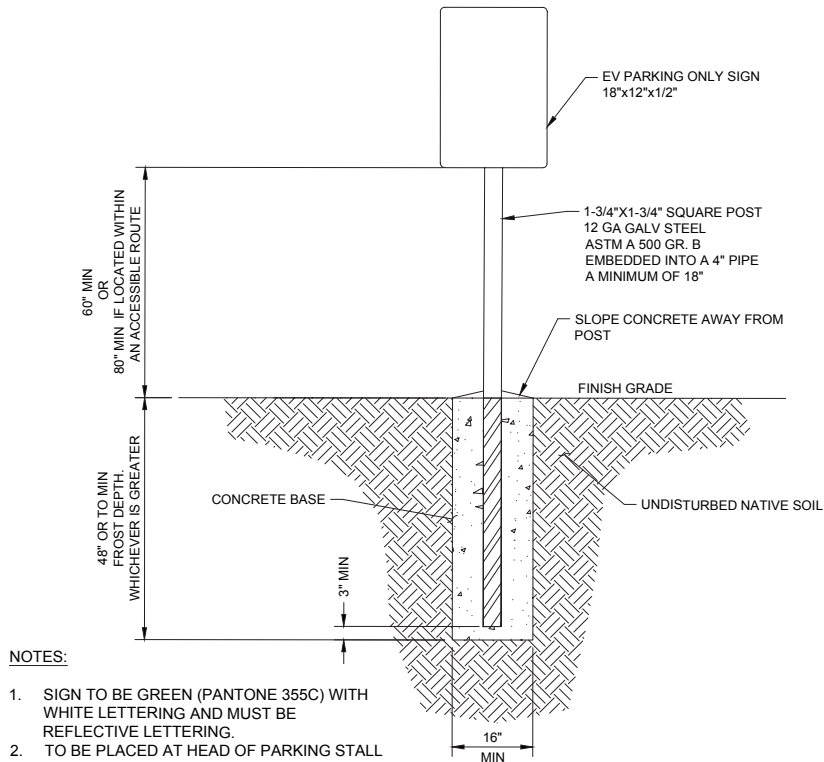
ACCESSORIES

6. WHEEL BLOCKS Place 8 inches above the Volta logo, centered within the stall. Wheel Blocks should be painted white.

7. ACCESS AISLE Should be painted white.

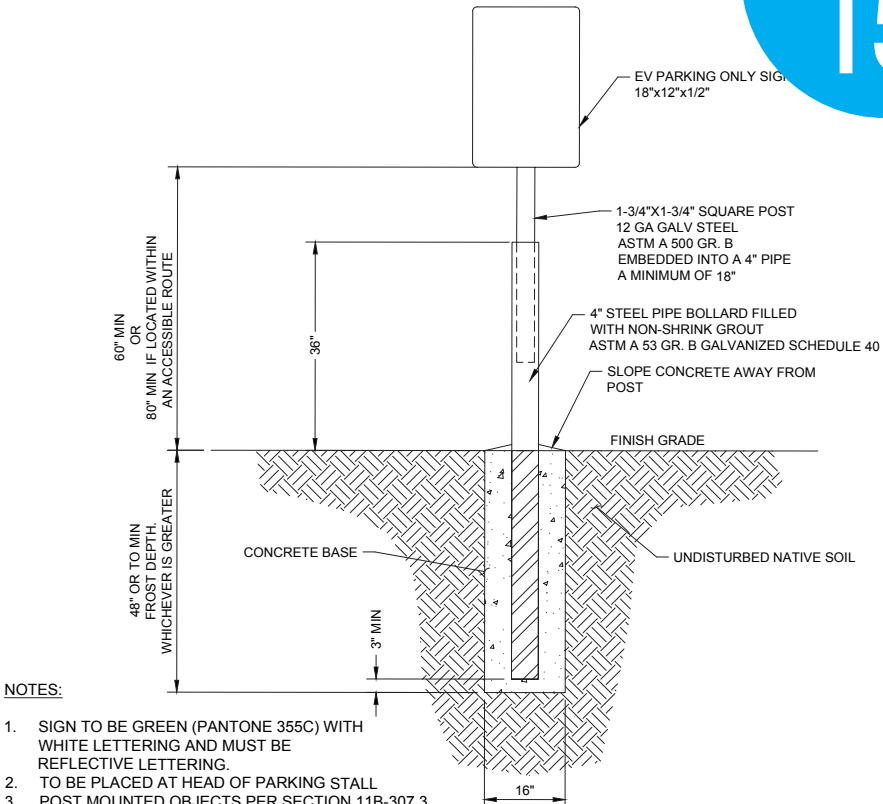
CURBS No need to paint the curbs unless they are painted an existing or conflicting color. If this is the case, paint the curb white.

2 of 3



NOTES:

1. SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL
3. POST MOUNTED OBJECTS PER SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE
5. REFER TO NOTES FOR ASSUMED GEOTECHNICAL PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED 115 MPH AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERTIES OR ASCE 7-10 WIND PARAMETERS DIFFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER.



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VOLTA STRIPING GUIDELINES

SCALE
N.T.S.

01

SIGN POST WITHOUT BOLLARD

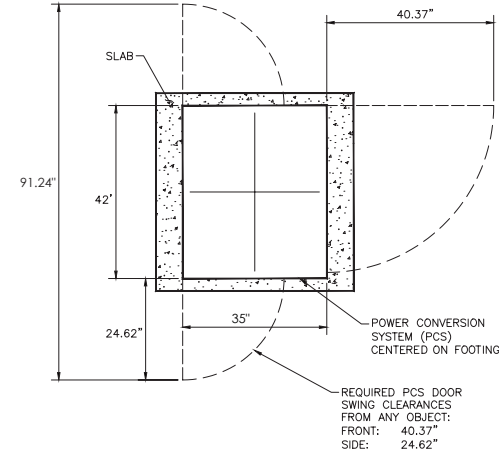
SCALE
N.T.S.

02

SIGN POST W/ BOLLARD

SCALE
N.T.S.

03



PCS CLEARANCES

SCALE
N.T.S.

04

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Revisions

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Sign Type

VOLTA

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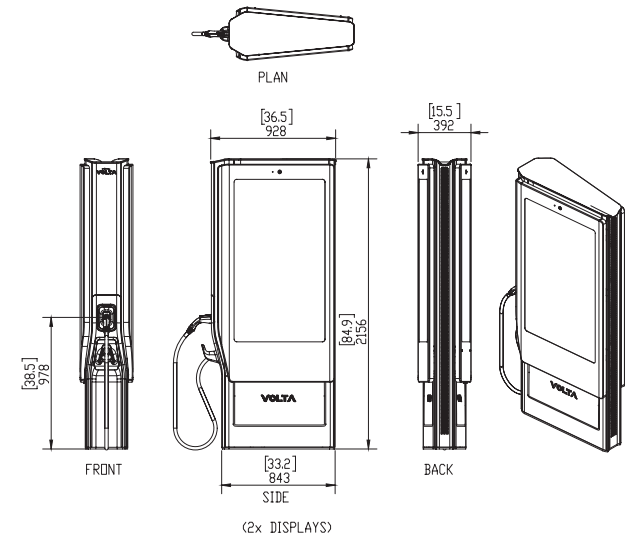
REV	DESCRIPTION	BY	DATE
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Drawn By: RM

Sign Type

VOLTA



CHARGER SPECIFICATIONS

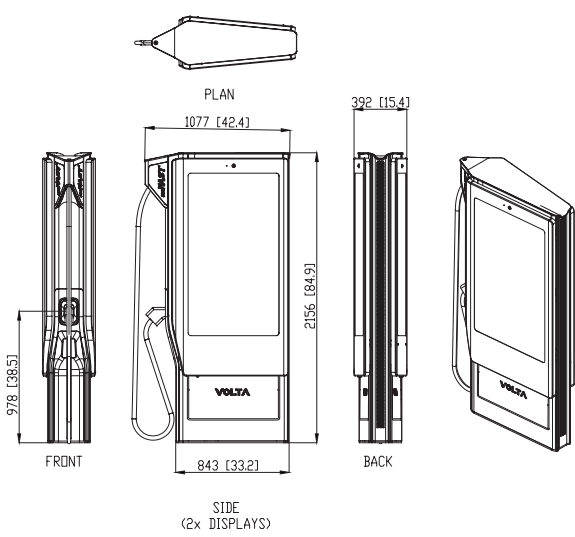
SIZE: H 85.0" X W 36.5" X D 15.5"
CORD LENGTH: 12.5'
POWER OUTPUT: 208-240VAC,
48A (MAX), 10 kW MAX
PLUG: SAE J1772 COMPLAINT
LISTINGS: UL E354307
MAX. EQUIPMENT WEIGHT: 700#

POWER REQUIREMENTS:

CHARGING UNIT: 60A/2P
208Y/240V BREAKER
STATION AUX POWER: 20A/1P
120V BREAKER

NOTES

THE GRIP RANGE FOR THE
CHARGE CABLE BEGINS AT 38.5"
ABOVE PARKING SURFACE



CHARGER SPECIFICATIONS

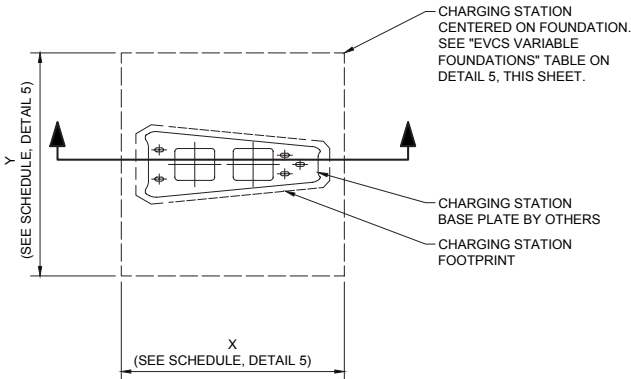
SIZE: H 85.0" X L 42.5" X W 15.5"
CORD LENGTH: 12.5'
POWER OUTPUT: 270-840VDC,
200A (MAX), 60 kW MAX
PLUG: CCS1 COMPLIANT
CONNECTOR
LISTINGS: UL 2202, 2231, 50E
MAX. EQUIPMENT WEIGHT: 700#

POWER REQUIREMENTS:

CHARGING UNIT: 90A/3P
480Y/277V BREAKER
STATION AUX POWER: 20A/1P 120V
BREAKER

NOTES

THE GRIP RANGE FOR THE
CHARGE CABLE BEGINS AT 38.5"
ABOVE PARKING SURFACE



NOTES:

- CHARGING STATION FOUNDATION TO EXTEND FROM BACK OF CURB TO BACK OF CURB WHEN PLACED IN LANDSCAPE ISLAND.

V4 L2 EVCS (60A/2P BREAKER)

SCALE
N.T.S.

01

V4 DC FAST CHARGER EVCS

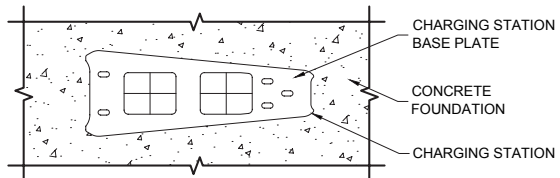
SCALE
N.T.S.

02

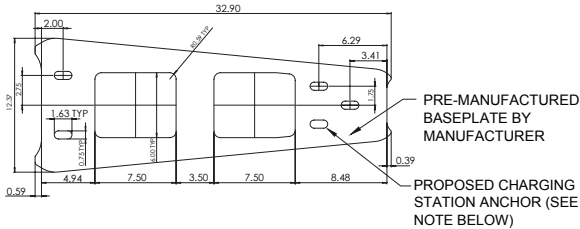
VOLTA V4 FOUNDATION

SCALE
N.T.S.

03



CHARGING STATION BASE PLAN VIEW



CHARGING STATION BASE PLATE PLAN VIEW

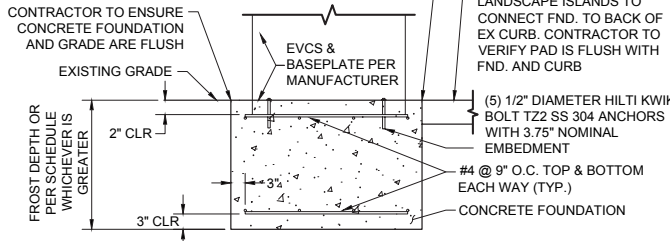
NOTES:

- CONTRACTOR TO VERIFY POST INSTALLATION OR CAST IN PLACE ANCHOR AS LISTED BELOW BASED ON FIELD MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.
- CONTRACTOR TO VERIFY EXISTING CONCRETE SLAB THICKNESS AND MAINTAIN 2" MINIMUM COVER OF CONCRETE BELOW EMBEDDED ANCHORS.
- CAST IN PLACE ANCHOR: MINIMUM EFFECTIVE EMBEDMENT OF 2" OR ENGINEER APPROVED EQUAL.
- POST INSTALLATION MECHANICAL ANCHOR: (4) 1/2" DIAMETER HILTI KWIK BOLT TZ-SS304 ANCHOR ROD WITH MINIMUM EFFECTIVE EMBEDMENT OF 3-1/4" OR ENGINEERING APPROVED EQUAL.

EVCS VARIABLE FOUNDATIONS		
DEPTH (D) (FT)	LENGTH (Y) (FT)	WIDTH (X) (FT)
1.00	4.00	4.00
2.00	3.50	3.50
3.00	3.25	3.25
4.00	3.00	3.25

NOTES:

* ASSUMES 1.5 KSF SOIL BEARING PRESSURES.



NOTE:

- EXISTING GRADE AROUND EVCS'S INSTALLED IN ISLANDS CAN BE GRASS OR FILLED WITH REINFORCED CONCRETE AT #4 @ 12" O.C. PROVIDE 1/2" COMPRESSIBLE JOINT FILLER AND POURED SEPARATELY.
- F/C CONCRETE SHALL BE 3,000 PSI, NO SI REQUIRED

VOLTA V4 BASEPLATE ANCHORAGE

SCALE
N.T.S.

04

V4 EVCS FOUNDATION SECTION A-A

SCALE
N.T.S.

05

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Project

DISTRICT
1860

Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

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Notes



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Revisions

REV	DESCRIPTION	BY	DATE
1	adjusted sf table	rm	10-7-20

Rep.: DR
Orig. Date: 09/19
Drawn By: RM

Sign Type

VOLTA

HCS SERIES

ELECTRICAL SPECIFICATIONS

- **Certifications** - to cTLL Limited
- **Service** - 208V to 240V - 20A to 80A, single phase, 2 wire w/ground
- **Charge Current Output Power** - 208V to 240V - 16A to 64A continuous (3 30W to 15.4kW)
- **Service Ground Monitor** - Constantly checks for presence of proper safety ground
- **Automatic Circuit Reclosure** - After sensor power faults
- **Charge Circuit Interruption Device** - Ground fault protection with fully automated self-test eliminates manual user testing

MATERIAL SPECIFICATIONS

- 25 foot charging cable
- Three year warranty
- Install hardwired or plug-in
- Indoor/outdoor rated fully sealed (NEMA 4) enclosure
- Operating temperatures: -22°F to 122°F (-30°C to 50°C)
- Wall mount holder included

ACCESS CONTROL OPTION AVAILABLE *78 additional

MULTIPLE CONFIGURATIONS

	1975-76	1976-77	1977-78	1978-79	1979-80	1980-81
CIRCUIT BOARDS (LAKHS)	300	300	300	300	300	300
MANUFACTURING	144	154	174	184	194	204
PRICE (STARTING AT)	150	150	150	150	150	150



STANDARD EV STATIONS



SIGNAGE AT EACH
EV STATIONS STALL

SIGN INSTALLATION HEIGHT
ALL SIGNS TO BE INSTALLED AT 60" ABOVE FINISH FLOOR. IF SIGNS ARE LOCATED WITHIN AN ACCESSIBLE ROUTE, THEY WILL BE INSTALLED AT 80" ABOVE FINISHED FLOOR. MEASUREMENTS ARE TAKEN FROM BOTTOM OF LOWEST SIGN

0000000000

3200W High Power DC Charger
INSTALLATION AND USER'S MANUAL

INSTALLATION

6.2 Mounting Procedures

6.2.1 Clearance Around the Unit

Clearance surrounding the unit must be maintained for proper ventilation and service accessibility. Refer to the installation drawings as illustrated below.

Figure 6-2 | Space Installation Drawing

For more information, please visit www.btc-power.com.
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BTC POWER

3200W High Power DC Charger

Page 10 of 10

[illegible]

CLIPPER CREEK SPECIFICATIONS

SCALE	01
N.T.S.	

SIGNAGE

SCALE	02
N.T.S.	

BTC PCS CLEARANCES & CUTSHEET

SCALE	03
N.T.S.	





50 kW DC Fast Media Station

Futurs-proof your property with DC Fast.
Charging Designed For You.™

Vista Charging is driving the transition to zero-emission transportation by transforming properties with electric vehicle charging. No longer will people drive to fuel, but fuel where they go.

Vista's specialized software customizes charging speed to match your property needs

Vista's 50 kW electric vehicle charging is tailored to each location's needs and designed to maximize throughput and customer engagement. Our fully managed system for your guests to plug in means Vista makes it so easy that you can promote properties with charging and messaging (as well as additional revenue opportunities).



Key features

Low time-to-market, zero-down formula

- All installation costs covered by Vista (cables, engineering, permitting, construction services)
- Ongoing monitoring, maintenance & monitoring
- On-site or off-site station options
- 24/7 customer support

More media advantage

- Dual 35" digital display with dynamic media content
- Content tailored to community messaging opportunities
- Engagement opportunities & 30+ capabilities

Control-based format: local

- Real-time station status
- Accessible partner portal reviewing utilization, insights, data & CTR analytics

Low charging capability

- Charges up to 10 EVs (40 miles of range in 30 min)
- Swift times of 20 minutes - 2 hours
- C2C compatible

Seamless mobile app

- Real-time station availability
- Check-in & charging session details
- Supports Apple Pay, Google Pay & credit card

Multiple payment options & payment

- Visa or Card
- Mobile app, Apple Pay, Google Wallet & credit card

Advanced & second-winding safety design

- Weather-resistant enclosure
- 17% steel-wire recognized
- Designed for AIA compliance



VOLTA V4 L2 EVCS

SCALE	04
N.T.S.	

VOLTA DC FAST CHARGER EVCS

SCALE	05
N.T.S.	

Sign Type

MONTSERRAT REGULAR

MONTSERRAT SEMI-BOLD

HEX: #304C5A
RGB: 48, 76, 90
CMYK: 83, 61, 48, 31
PMS: 4161 C

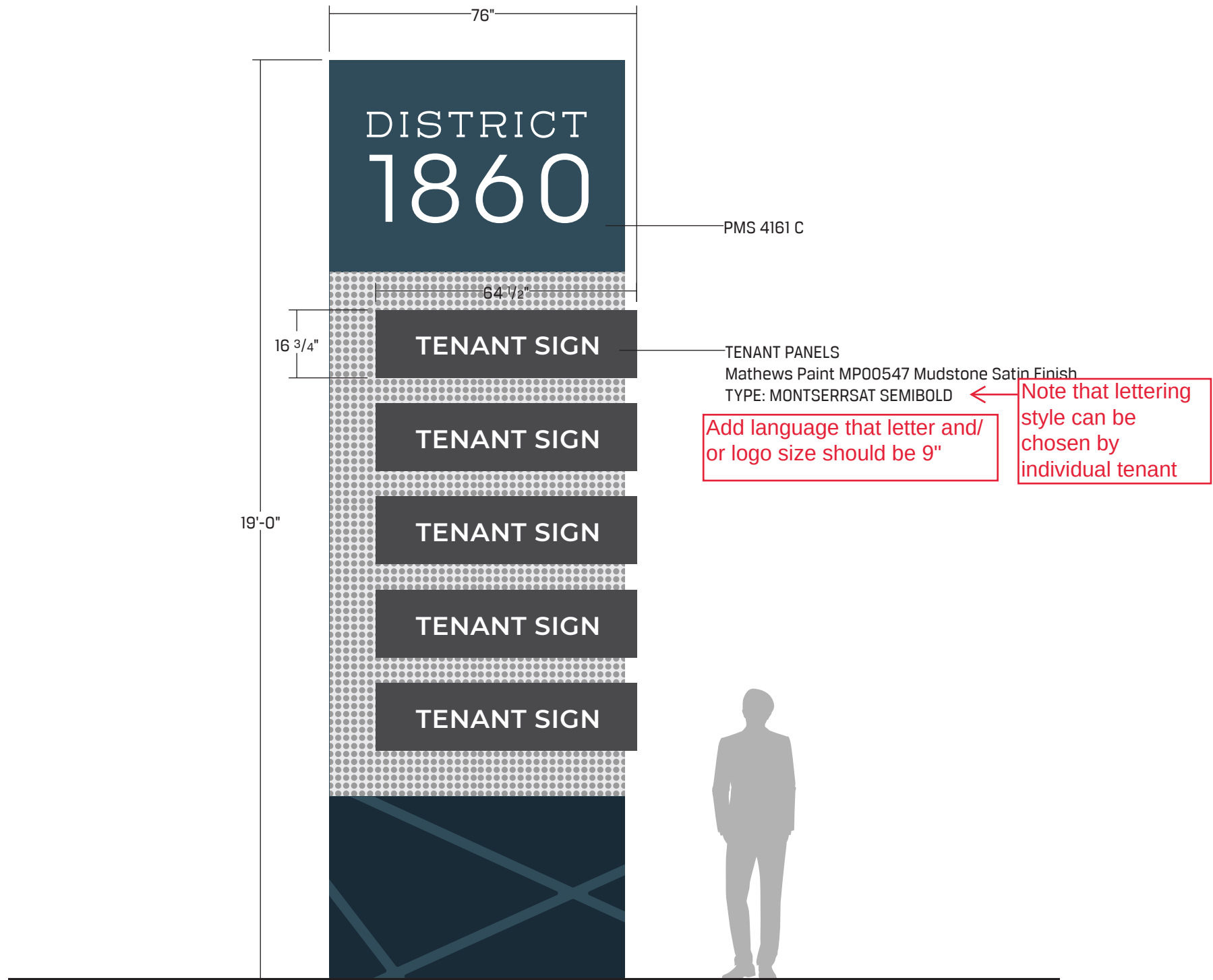
DISTRICT 1860

0 1 2 3 4 5 6 7 8 9

**METALLIC
NAVY**

PAGE
18





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Project



Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

Scale: AS NOTED

Original Page Size: 11" x 17"

Notes



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Revisions

REV	DESCRIPTION	BY	DATE
.			

Rep.: DR

Orig. Date: 09/19/22

Drawn By: RM

Sign Type

PYL
PYLON

REVISED POLE SIGNAGE



DISTRICT BLVD

FILL IN ARROW
TYPE: MONTSERRAT SEMI-BOLD
COLOR: PMS 443 C

Banner content can be changed at Owner's discretion.



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 **Florida State Certified**
Electrical Sign Contractor
ES 12000915

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Revisions

REV	DESCRIPTION	BY	DATE

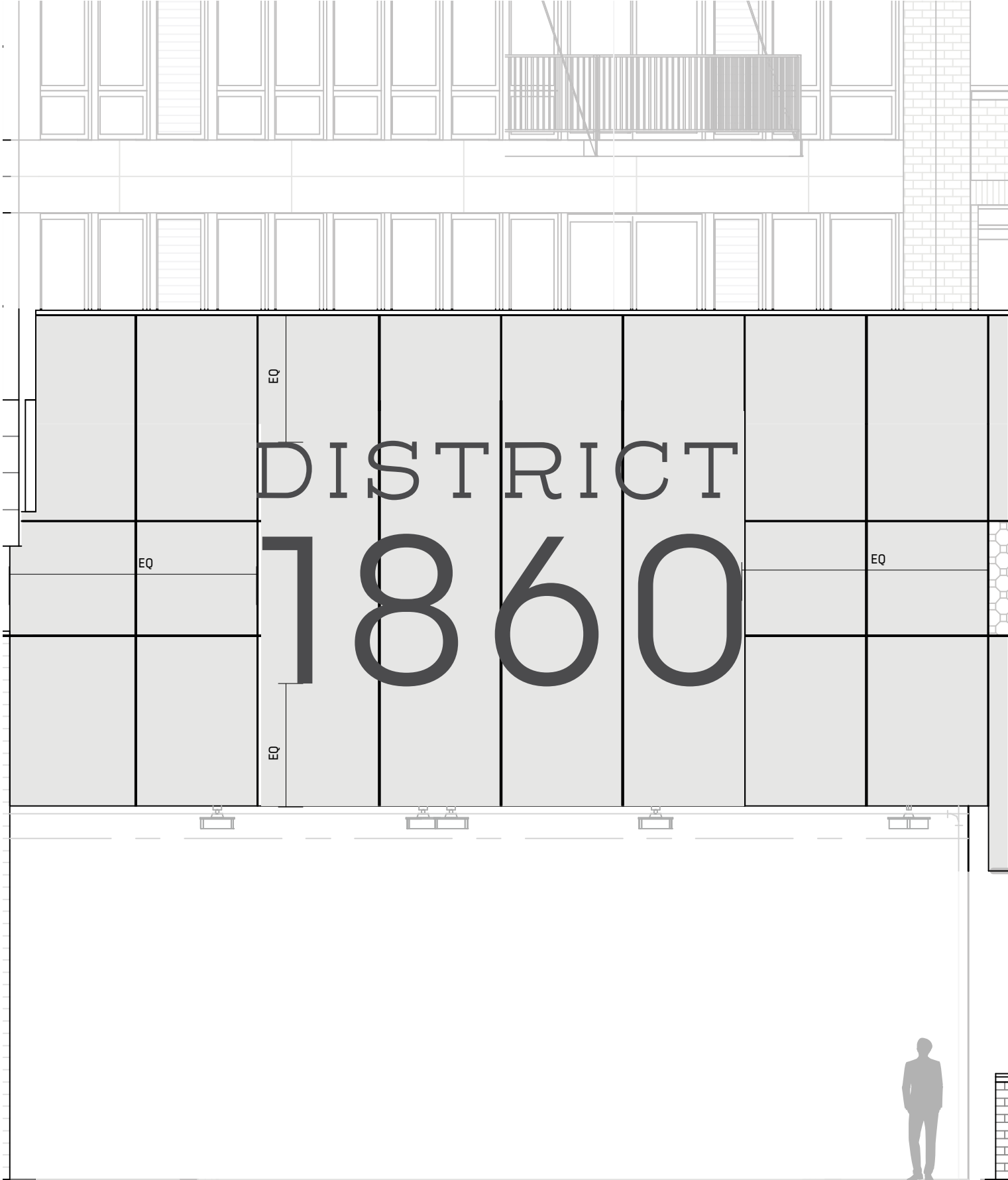
Rep.: DR
Drawn By: RM

Orig. Date: 09/19/22

Sign Type

FLAG

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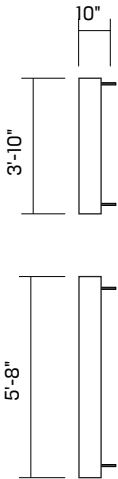
1 Context Elevation
Scale: 3/16"=1'-0"

All other garage wayfinding signs, including murals on walls and doors, will be installed at Owner's discretion.

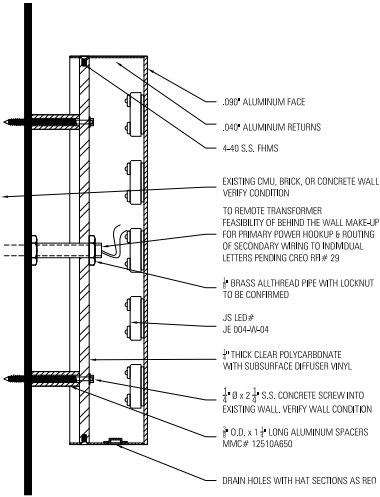
GENERAL NOTES:
1. Logo on Facade
Fabricated pin-mounted painted aluminum reverse channel letters (halo and internally illuminated).
Letters to be mounted to existing metal panel system.



4 Detailed Elevation
Scale: 3/16"=1'-0"



2 Side View
Scale: 3/16"=1'-0"



3 Typical Halo-Lit Letter Detail
NTS

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Revisions

REV	DESCRIPTION	BY	DATE
.			

Rep.: DR
Drawn By: RM

Orig. Date: 09/19/22

Sign Type

CL
CHANNEL LETTERS

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Revisions

Rep.	DESCRIPTION	BY	DATE
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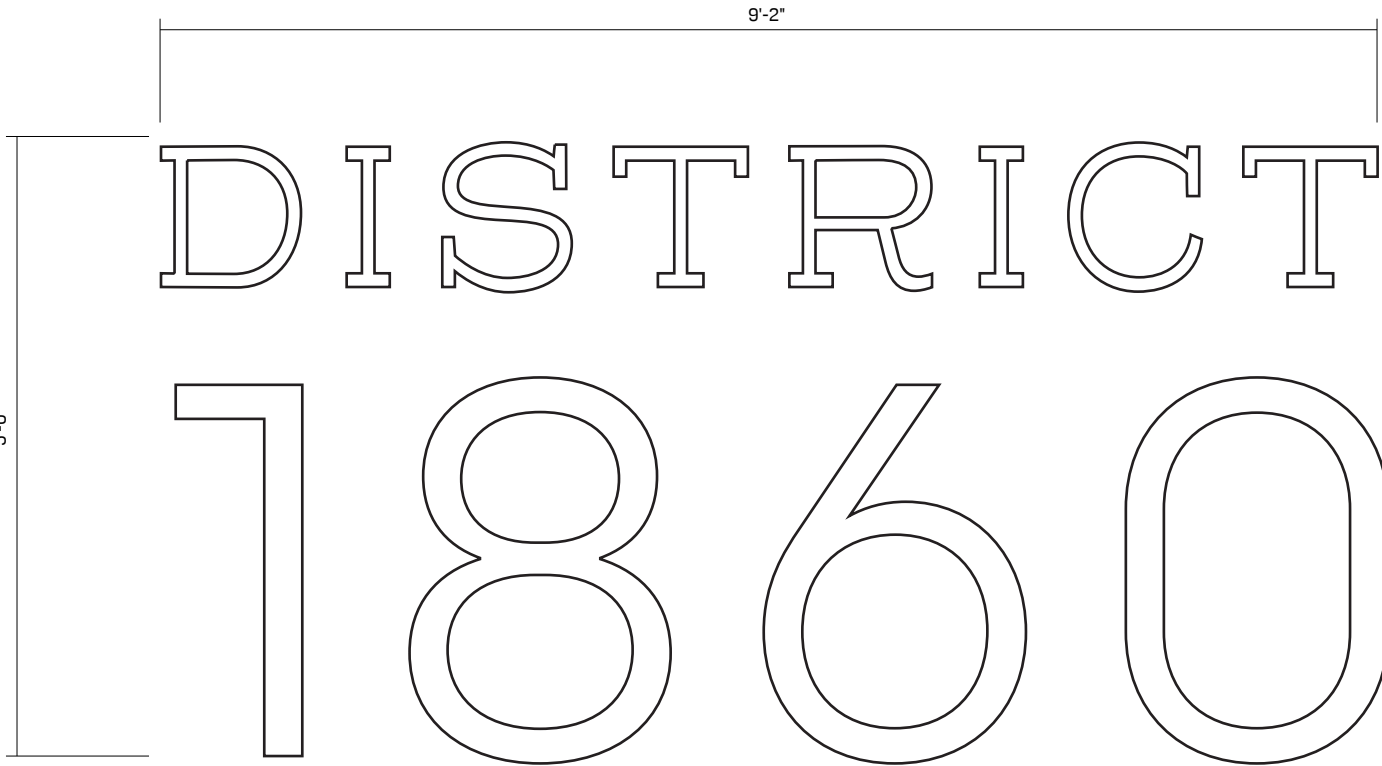
Rep.: DR Orig. Date: 09/19/22

Drawn By: RM

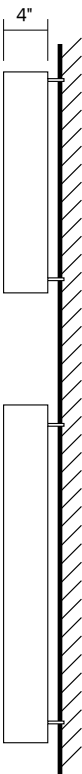
Sign Type

CL

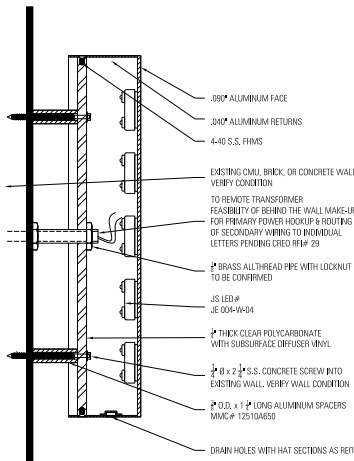
CHANNEL LETTERS



4 Detailed Elevation
Scale: 3/4"=1'-0"



2 Side View
Scale: 3/4"=1'-0"



3 Typical Halo-Lit Letter Detail
NTS

GENERAL NOTES:

1. Logo on Facade
Fabricated pin-mounted painted aluminum reverse channel letters (halo and internally illuminated).
Letters to be mounted to existing metal panel system.



DISTRICT
1860

7215 N District Ave

1 Context Elevation
Scale: 3/16"=1'-0"



1 Context Elevation
Scale: 3/16"=1'-0"



2 Detailed Elevation
Scale: 3/4"=1'-0"

GENERAL NOTES:

- Residents
Individual white vinyl letters applied
directly to glass
MONTSERRAT SEMI-BOLD

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Revisions

REV	DESCRIPTION	BY	DATE
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Rep.: DR Orig. Date: 09/19/22
Drawn By: RM

Sign Type

V

VINYL GRAPHICS

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Revisions

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Sign Type

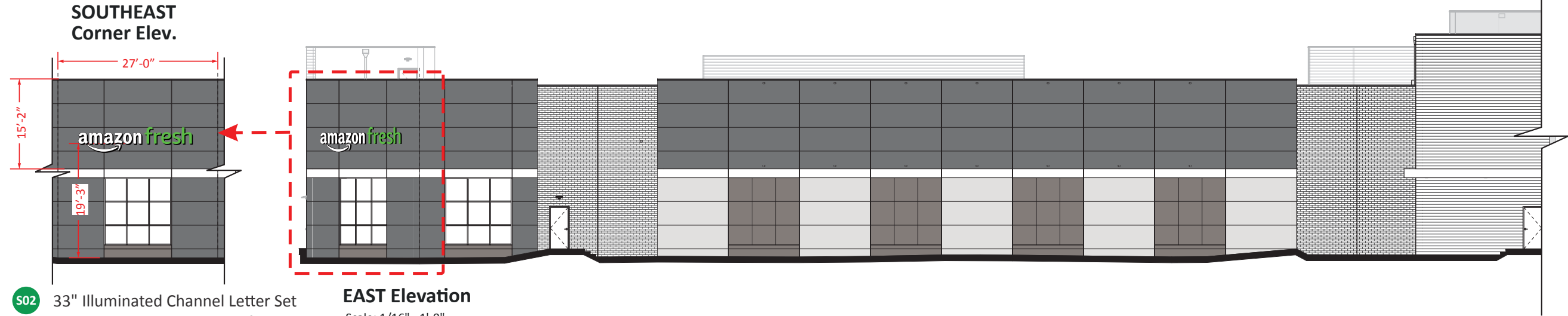
BLDG B
ELEVATIONS



NORTH Elevation

Scale: 1/16" =1'-0"

S01 60" Illuminated Channel Letter Set
installed above North entrance onto
existing wall.
261 Square Feet



SOUTHEAST
Corner Elev.

EAST Elevation

S02 33" Illuminated Channel Letter Set
installed on Southeast wall facing Corner.
80 Square Feet

Scale: 1/16" =1'-0"

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Revisions

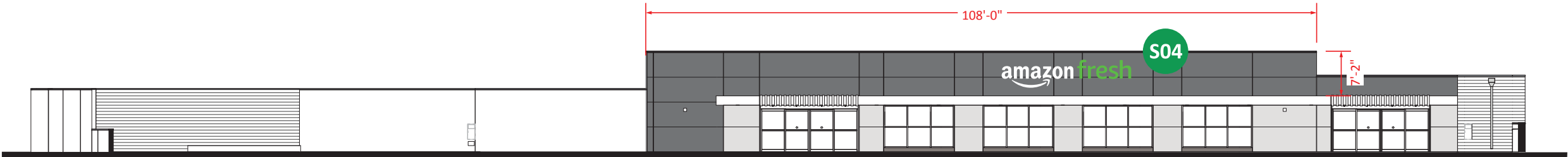
REV	DESCRIPTION	BY	DATE
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Rep.: DR Orig. Date: 09/19/22

Drawn By: RM

Sign Type

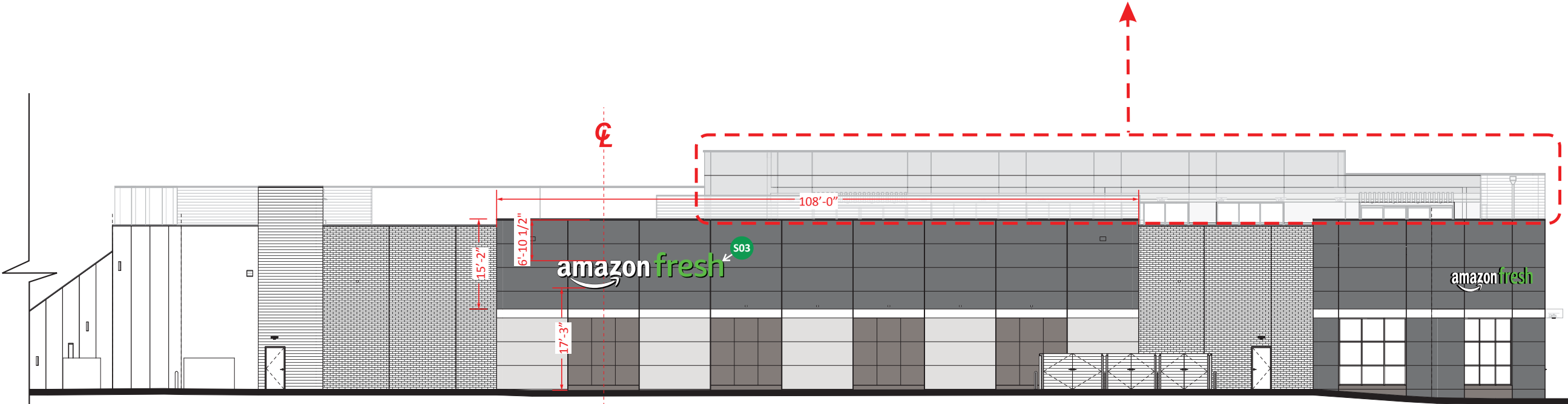
BLDG B
ELEVATIONS



SOUTH Upper Elevation

Scale: 1/16" = 1'-0"

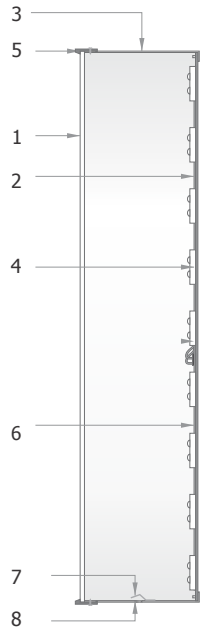
S04 This sign will be applied for in a future,
under a separate permit.
21.95 Square Feet



SOUTH Lower Elevation

Scale: 1/16" = 1'-0"

S03 48" Illuminated Channel Letter Set
installed above North entrance onto
existing wall.
168 Square Feet



- 1 3/16" polycarbonate face
- 2 letter backs to be .063" aluminum
- 3 3" returns to be .040" aluminum
- 4 illumination to be provided by (see below)
- 5 1" trim cap
- 6 mounting varies upon location and wall material
- 7 weep hole cover to be white pre-finished alum.
- 8 1/4" weep hole

AF-60-CLL-F-W

SCOPE

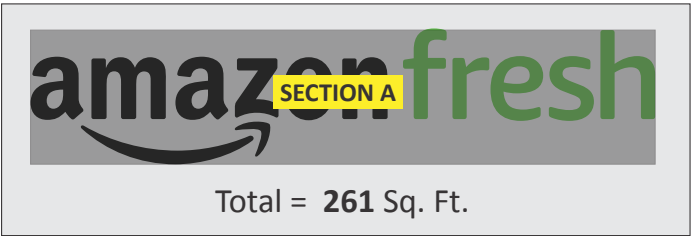
Manufacture and install (1) set of face-illuminated channel letters flush mount with remote power sources.

DESCRIPTION

- Channel letters constructed of aluminum: pre-finished black returns
- “amazon” and smile faces of .177" white (7328) polycarbonate
- “fresh” faces of .177" white (7328) polycarbonate with full-coverage, 1st surface application of translucent green vinyl (see color chart)
- Internal illumination of ALL components provided by white LED modules.
- Power supplies located remotely - behind fascia. All wiring UL approved.
- All components installed flush to exterior with non-corrosive fasteners (specific hardware TBD)

COLOR SCHEDULE

- “amazon” & “fresh” Faces: 7328 White Polycarbonate
- “fresh” Vinyl Application : 3M 3630-106 Brilliant Green
- All Trimcaps: Pre-finished Black
- All Returns: Pre-finished (black) Aluminum



LED SPECIFICATION:

All components are illuminated with white 12V GE Tetra MAX Modules (GEMX2471-W1) with a Kelvin Temperature of 7100K

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Project



Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

Scale: AS NOTED

Original Page Size: 11" x 17"

Notes

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Revisions

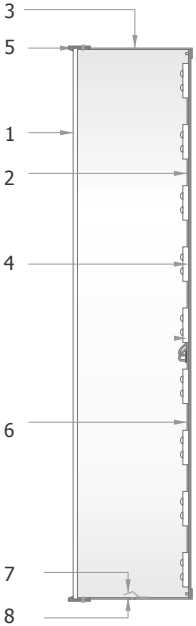
REV	DESCRIPTION	BY	DATE

Rep.: DR Orig. Date: 09/19/22
Drawn By: RM

Sign Type

CL

CHANNEL LETTERS



AF-33-CLL-F-W

SCOPE

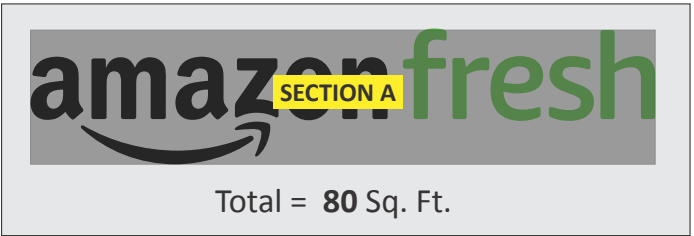
Manufacture and install (1) set of face-illuminated channel letters flush mount with remote power sources.

DESCRIPTION

- Channel letters constructed of aluminum: pre-finished black returns
- "amazon" and smile faces of .177" white (7328) polycarbonate
- "fresh" faces of .177" white (7328) polycarbonate with full-coverage, 1st surface application of translucent green vinyl (see color chart)
- Internal illumination of ALL components provided by white LED modules.
- Power supplies located remotely - behind fascia. All wiring UL approved.
- All components installed flush to exterior with non-corrosive fasteners (specific hardware TBD)

COLOR SCHEDULE

- | | |
|---|--|
|  | "amazon" & "fresh" Faces: 7328 White Polycarbonate |
|  | "fresh" Vinyl Application : 3M 3630-106 Brilliant Green |
|  | All Trimcaps: Pre-finished Black |
|  | All Returns: Pre-finished (black) Aluminum |



- 1 3/16" polycarbonate face
- 2 letter backs to be .063" aluminum
- 3 3" returns to be .040" aluminum
- 4 illumination to be provided by (see below)
- 5 1" trim cap
- 6 mounting varies upon location and wall material
- 7 weep hole cover to be white pre-finished alum.
- 8 1/4" weep hole

LED SPECIFICATION:

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Revisions

REV	DESCRIPTION	BY	DATE
1	AS BUILT	WJ	01/11/01

Rep.: DR

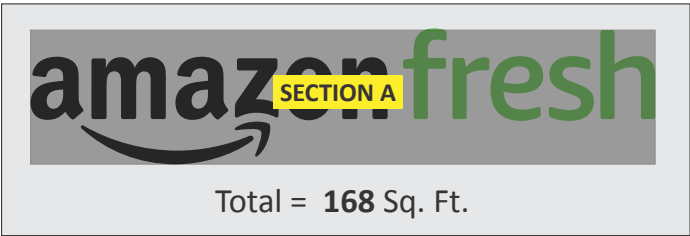
Orig. Date: 09/19/22

Drawn By: RM

Sign Type

CL

CHANNEL LETTERS



LED SPECIFICATION:
All components are illuminated with white
12V GE Tetra MAX Modules (GEMX2471-W1)
with a Kelvin Temperature of 7100K



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Project



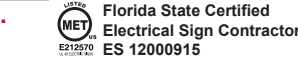
Tenant Sign Plan

4500 W. TOUHY AVE.
LINCOLNWOOD, IL 60712

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Revisions

REV	DESCRIPTION	BY	DATE
1	1.000		

Rep.: DR
Orig. Date: 09/19/22
Drawn By: RM

Sign Type

CL
CHANNEL LETTERS

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Project



Tenant Sign Plan

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LINCOLNWOOD, IL 60712

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 **Florida State Certified**
Electrical Sign Contractor
ES 12000915

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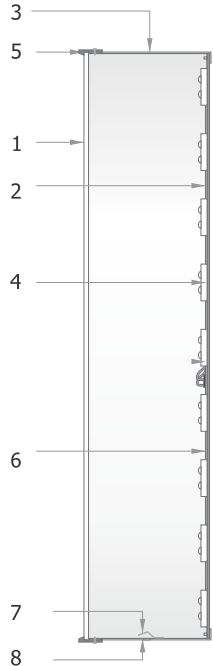
REV	DESCRIPTION	BY	DATE
.			

Rep.: DR Orig. Date: 09/19/22
Drawn By: RM

Sign Type

CL

CHANNEL LETTERS



- 3/16" polycarbonate face
- letter backs to be .063" aluminum
- 3" returns to be .040" aluminum
- illumination to be provided by (see below)
- 1" trim cap
- mounting varies upon location and wall material
- weep hole cover to be white pre-finished alum.
- 1/4" weep hole

LED SPECIFICATION:
All components are illuminated with white 12V GE Tetra MAX Modules (GEMX2471-W1) with a Kelvin Temperature of 7100K

AF-36-CLL-F-W

SCOPE

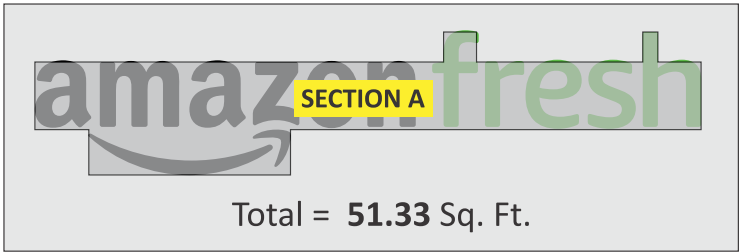
Manufacture and install (1) set of face-illuminated channel letters flush mount with remote power sources.

DESCRIPTION

- Channel letters constructed of aluminum: pre-finished black returns
- "amazon" and smile faces of .177" white (7328) polycarbonate
- "fresh" faces of .177" white (7328) polycarbonate with full-coverage, 1st surface application of translucent green vinyl (see color chart)
- Internal illumination of ALL components provided by white LED modules.
- Power supplies located remotely - behind fascia. All wiring UL approved.
- All components installed flush to exterior with non-corrosive fasteners (specific hardware TBD)

COLOR SCHEDULE

-  "amazon" & "fresh" Faces: 7328 White Polycarbonate
-  "fresh" Vinyl Application : 3M 3630-106 Brilliant Green
-  All Trimcaps: Pre-finished Black
-  All Returns: Pre-finished (black) Aluminum



Allowable Per Code, 1/3 of signable area. **NTE 110 SF**
Allowable S.F. 85.68
Proposed S.F. 51.33

Sign Area #1
1/3 of 108'-0" = 36.00
1/3 of 7'-2" = 2.38
36.00 x 2.38 = 85.68 ft²
Sq. Ft. Limit = 110.00
Allowed = 85.68

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Revisions

REV	DESCRIPTION	BY	DATE
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Rep.: DR Orig. Date: 09/19/22

Drawn By: RM

Sign Type

DG

DIMENSIONAL LETTERS

S05 (1) Flat Cut-Out Letters on Flat Cut-Out Backer



SCOPE

Clip Mount 96" x 48" Dual Dibond Panel sign with 1st Surface Copy installed Right of Main entrance onto existing wall.

COLOR SCHEDULE

Copy: Matthews White 3/8" F.C.O. letters

Background (MAP Satin Painted): Grey PMS #425C

Sign Area #2

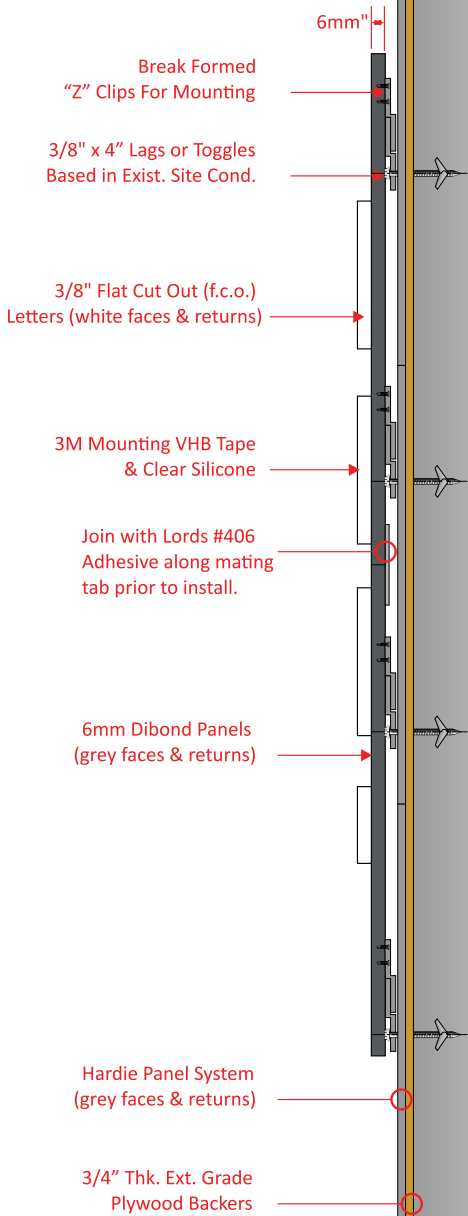
1/3 of 14'-4" = 4.77

1/3 of 16'-0" = 5.33

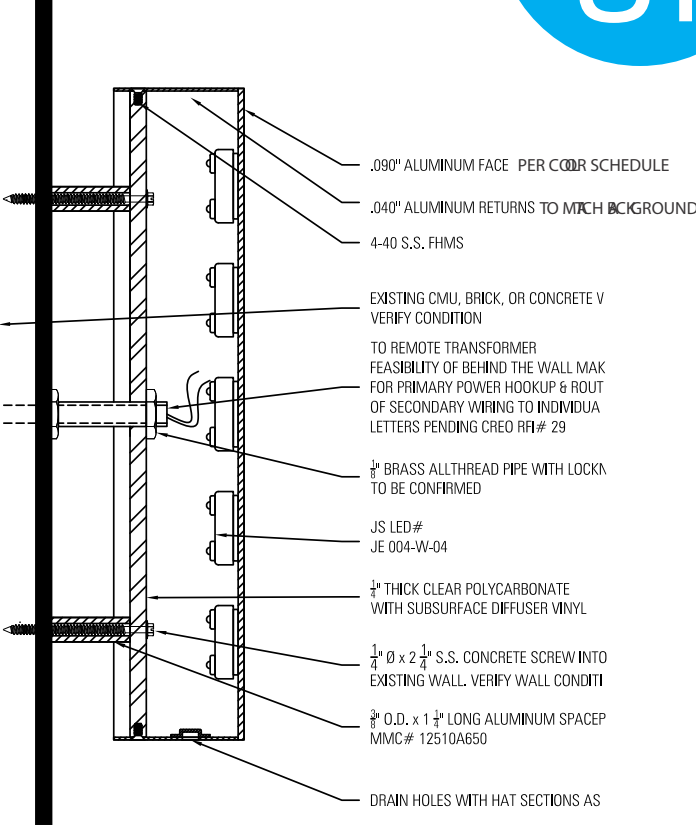
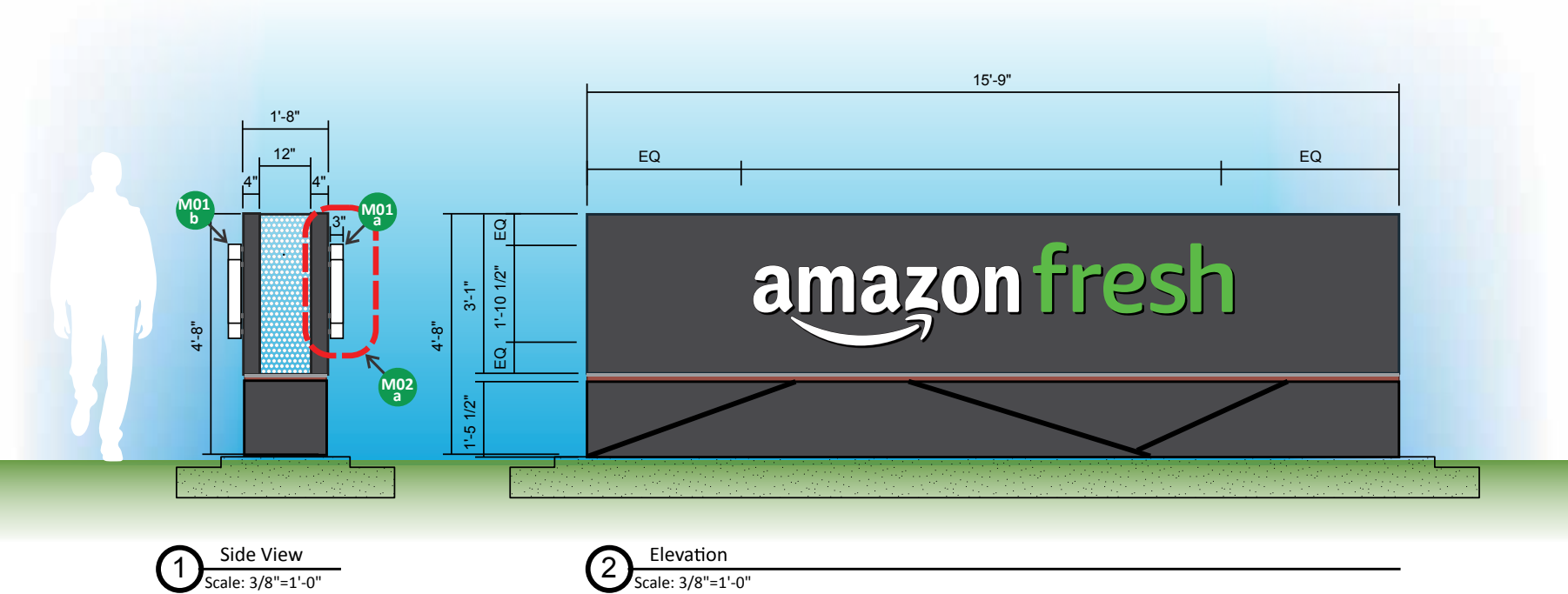
4.77 x 5.33 = 25.48 ft²

Sq. Ft. Limit = 110.00

Allowed = 25.48



M1 (3) Sets Of Halo Illuminated Channel Letters - For Existing Monument Faces
(3) letter sets total



SCOPE

Reface existing monument tenant panels with new copy & logo.

DESCRIPTION

- Manufacture & Install (3) sets of monument mounted, halo illuminated, reverse channel letter sets to match corporate branding

COLOR SCHEDULE

- “amazon” & smile: MAP White Satin Finish
- “fresh”: PMS #368 Green Satin Finish
- Matthews Paint MP00547 Mudstone Satin Finish

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Notes

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1			

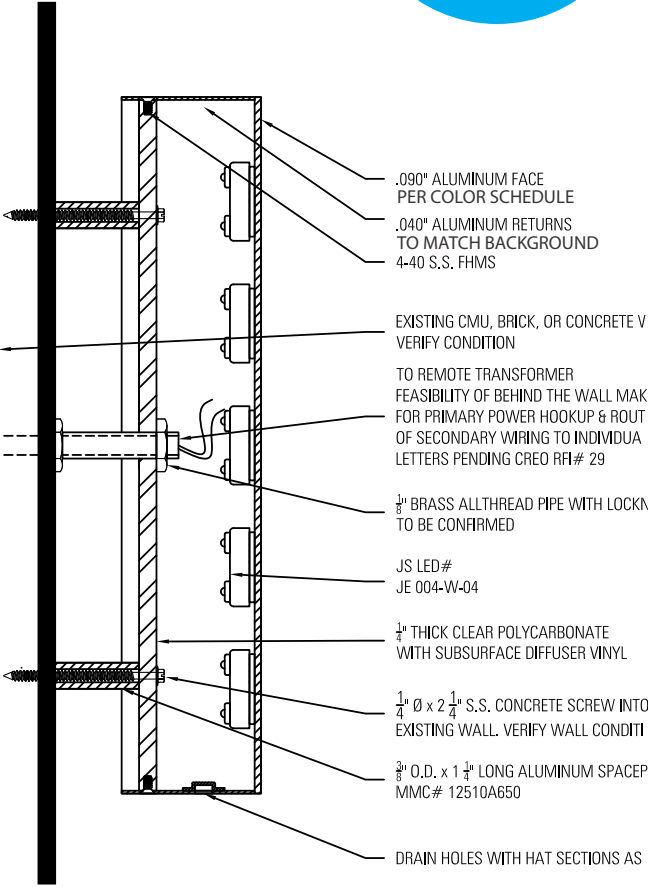
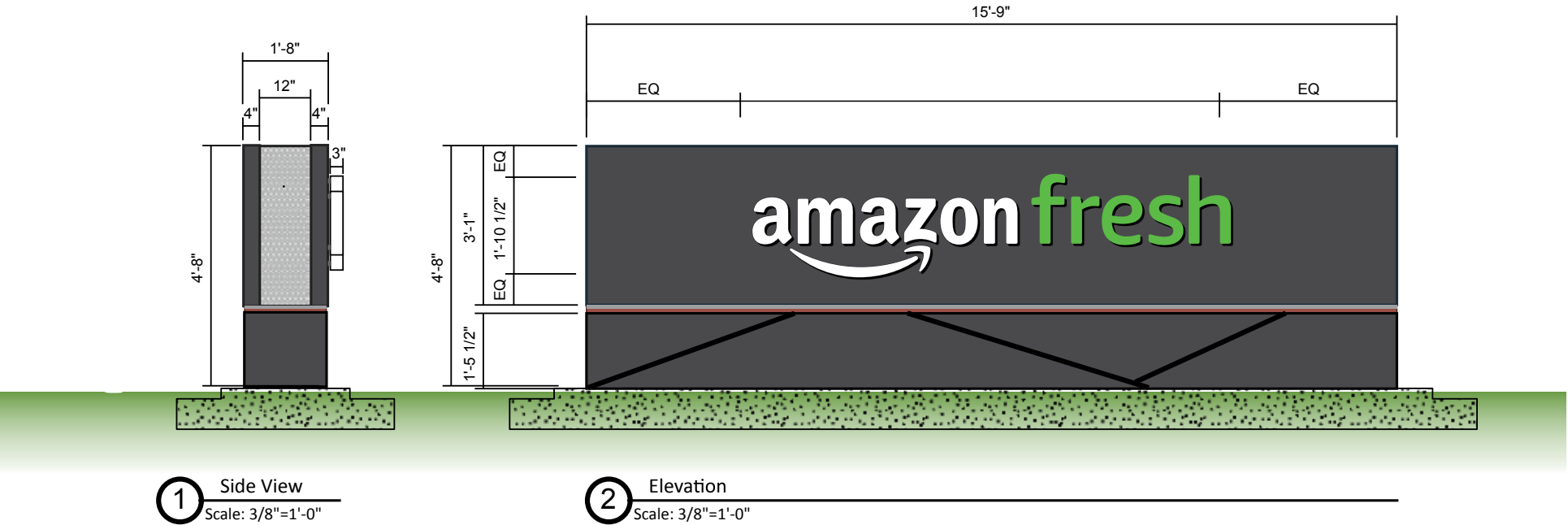
Rep.: DR Orig. Date: 09/19/22
Drawn By: RM

Sign Type

MON
MONUMENT

M2

(1) SINGLE SIDED MONUMENT SIGN AT LINCOLN AND TOUHY



SCOPE

Reface existing monument tenant panels with new copy & logo.

DESCRIPTION

- Manufacture & Install (2) sets of monument mounted, halo illuminated, reverse channel letter sets to match corporate branding

COLOR SCHEDULE

- “amazon” & smile: MAP White Satin Finish
- “fresh”: PMS #368 Green Satin Finish
- Matthews Paint MP00547 Mudstone Satin Finish

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REV	DESCRIPTION	BY	DATE
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Rep.: DR Orig. Date: 09/19/22
Drawn By: RM

Sign Type

MON
MONUMENT

District 1860 Unified Sign Plan Changes

Below are the requested variations to the District 1860 Unified Sign Plan.

- Page 3 – Add location W on Touhy in the location of the new Mia Francesa’s sign.
- Page 5 – Increase Max Height to 48”. Change Min Offset from 3’ to 1’ in the locations where it is referenced (looks like there are three). Add “and logos” to the second bullet point under “Tenant Sign”
- Page 7 – Change 3’ to 1’ on the elevation
- Page 8 – Eliminate the SF Table. Change maximum height of 3’-0” to 4’-0”. Add location W to the elevation.
- Page 9 – Eliminate the SF Table. Change maximum height of 3’-0” to 4’-0”
- Page 10 – Eliminate the SF Table. Change maximum height of 3’-0” to 4’-0”
- Page 11 – Eliminate the SF Table. Change maximum height of 3’-0” to 4’-0”
- Page 19 – Add language that letter and/or logo size to be 9”
- Page 20 – Add language that seasonal pole banners will be allowed
- Page 24 – Add area S06 above single door for “pickup” sign to be 42” illuminated sign with push thru letters (this is based on the recent change that Amazon made at WM)

Additional/new requests:

- Window wraps at vacant spaces or spaces under construction and not issued a C of O will be allowed to cover the entire window. Wraps installed by retailers will require property owner approval.
- Leasing banners will be allowed at the property, including on building, in the garage as determined by the property owner, in the windows of the vacant retail spaces, and for special leasing events on the Village Green, District Avenue sidewalk or lobby windows.
- Painted murals with property name and/or logo will be allowed on the walls at the garage entrances
- Wayfinding signage will be allowed in the garage including painted wall murals and painted doors for each retail space. Other way finding signage will be allowed at the property as needed.
- Awnings for retail spaces will be allowed. The tenant’s name may be included on the awning. The awnings will not encroach on the IDOT ROW.
- Retail tenants may be permitted to install banners on the façade advertising, to include coming soon, now open, and special promotions. Banners can be displayed for up to 90 days.
- Banners and temporary signs will be allowed for events in the Village Green

Attachment #4. Summary Table of Previously Granted Zoning Relief

Sign Description Type	Relevant Code Section	Summary of Requested Relief	Staff Recommended Conditions
Individual Tenant Project Signs (Mixed-use Building)	Section 11.06(12)	Variation to allow for projecting signs	Each tenant be limited to one projecting sign, and the signs be mounted to maintain a vertical clearance of eight feet above the sidewalk adjacent to the storefront they advertise
“District 1860” Parking Garage Entrance Sign (Mixed-use Building)	Section 11.04(2)i.1	Variation to allow an additional wall sign	Hours of illumination of this wall sign are established based on the active operation of non-residential uses in the mixed-use building in compliance with Section 11.07(5) of the Zoning Code
	Section 11.04(2)ii	Variation to allow a signable wall area with a height of 11 feet, 2 inches	
	Section 11.04(2)iii	Variation to allow a wall sign with an area of 226 square feet	
“Amazon Fresh” Wall Sign for the North Façade (Grocery Building)	Section 11.04(2)ii	Variation to allow a signable wall area with a height of 8 feet, 4 inches	
	Section 11.04(2)iii	Variation to allow a wall sign with an area of 261 square feet	
“Amazon Fresh” Wall Sign for the South Façade (Grocery Building)	Section 11.04(2)ii	Variation to allow a signable wall area with a height of 6 feet, 1 inch	
	Section 11.04(2)iii	Variation to allow a wall sign with an area of 168 square feet	
Primary “District 1860” Monument Signs	Section 11.04(1)i	Variation to allow two primary monument signs (and a total of six monument signs on the property)	
	Section 11.04(1)ii	Variation to allow two monument signs each with a height of 19 feet	
	Section 11.04(1)iii	Variation to allow two monument signs each with an area of 120 square feet	

Sign Description Type	Relevant Code Section	Summary of Requested Relief	Staff Recommended Conditions
	Sections 11.04(1)x and 11.08(14)	Variation to waive the requirement for landscaping around the base of the monument sign at the intersection of Touhy Avenue and the internal street	
Low-profile “Amazon Fresh” Monument Signs	Section 11.04(1)i	Variation to allow two low-profile “Amazon Fresh” signs (and a total of six monument signs on the property)	The hours of illumination for the low profile “Amazon Fresh” monument signs be established based on Section 11.07(5) using the hours of operation for the Amazon Fresh grocery use as it relates to that provision
	Section 11.04(1)iii	Variation to allow two monument signs each with an area of 74 square feet	
	Sections 11.04(1)x and 11.08(14)	Variation to waive the requirement for landscaping around the base of the monument sign at the intersection of Touhy Avenue and Lincoln Avenue	
“District 1860” Light Pole Banner Signs	Section 11.10(1)i	Special Sign approval for light pole banner signs	Waiver of the two-year maximum Special Sign approval period subject to the maintenance of signs to the satisfaction of the Community Development Director or his/her designee
	Section 11.10(1)i.1	Variation to waive the two-year Special Sign approval period for light pole banner signs	

Sign Description Type	Relevant Code Section	Summary of Requested Relief	Staff Recommended Conditions
	Section 11.10(1)i.2	Variation to allow for up to two light pole banner signs and one street identification sign on each light pole, and to reduce the minimum required clearance above grade to seven feet, six inches	Community Development Director has the authority to require removal of any light pole banner signs that interfere with emergency response vehicles, disrupt the normal and efficient operation and circulation of vehicles throughout the development, or obstructed visibility or create other safety concerns based on the mounting height of the banners
Upper-level “Amazon Fresh” South facing Sign (Grocery Building)	Section 11.04(2)i	Variation to allow an additional wall sign	
	Section 11.04(2)v	Variation to allow a wall sign with an elevation of 38 feet above grade	
At-grade “Just Walk Out” Sign (Grocery Building)	Section 11.04(2)i	Variation to allow an additional wall sign	
Vehicle Charging Station Electronic Message Center Signs	Section 11.04(1)i	Variation to allow two monument signs as vehicle charging stations (and a total of six monument signs on the property)	In the event that a nuisance to residential uses is identified related to the illumination of the electronic message center signs, the Petitioner will modify the electronic message center signs to abate the nuisance to the satisfaction of the Community Development Director
	Section 11.06(4)	Variation to allow off-premises advertising as a component of the electronic message center signs	
	11.07(6)	Variation to waive restrictions regarding permitted hours of illumination for the electronic message center signs	
	Section 11.10(1)v	Special Sign approval for electronic message center signs	

Sign Description Type	Relevant Code Section	Summary of Requested Relief	Staff Recommended Conditions
	Section 11.10(1)v.3	Variation to allow electronic message center signs that exceed 50% of the area of the monument sign within which they are installed	

Attachment #5. Relevant Regulations

11.04 Permitted on premises signs.

Upon issuance of a permit therefor pursuant to Section 11.09 of this article, the following signs shall be permitted in the nonresidential districts of the Village as accessory structures, subject to all applicable standards and the following additional regulations:

(1) Monument signs.

i. Number.

1. No more than one monument sign per lot or unified business center each of which has a minimum front footage of 100 feet along a single street shall be permitted with the following exception: Monument identification signs (directory signs) in lieu of wall signs shall be permitted in a multi-tenant office or industrial building provided that each tenant has a separate at grade entrance. A directory sign shall be located at the
2. Sign copy for a single-tenant monument sign shall contain no more than 10 words and graphic elements greater than two inches in height.
3. Sign copy for a multi-tenant monument sign shall contain a maximum of a combination of 24 words and graphic elements no greater than two inches in height. Changeable copy signage shall not be combined with multi-tenant signs.

(2) Wall signs.

i. Number. A maximum of one wall sign per street frontage per business establishment shall be permitted, except that:

1. The Zoning Officer may authorize an additional wall sign for each distinct use within a business establishment, provided there is a separate exterior entrance for each such use;
2. The Zoning Officer may authorize one wall sign on walls not facing a street, provided the wall is adjacent to nonresidential property and is not visible from the street;
3. Wall signs may be permitted which identify the rear entrance of a business establishment, provided such signs do not exceed 10 square feet; and

ii. Sign location. Each wall sign shall be located within a permitted signable wall area. The vertical dimensions of such signable wall area shall not exceed six feet. Signable wall area shall not extend above the top of the fascia or parapet of a building or beyond the premises of a particular business establishment. (See Section 11.08 of this article.)

iii. Sign area.

1. The area of a wall sign shall not exceed 1/3 of the signable wall area or 10 square feet, whichever is greater (See also Subsection 11.08(18) of this article.); provided, however, that in no case shall the wall sign area exceed 100 square feet.

2. The provisions of this Paragraph 11.04(2)(c) may not be varied pursuant to Article V of this Zoning Ordinance, except in consideration of the standards set forth in Subsection 5.15(7) of this Zoning Ordinance and the following additional factors:

- (1) The architectural composition of the building;
- (2) The area and configuration of the signable wall area;
- (3) The linear feet of the building frontage;
- (4) The overall surface area of the building facade;
- (5) The linear distance of the building facade from the street; and
- (6) The height and quantity of the sign copy.

v. Height. The maximum height of a wall sign shall be 30 feet from finished grade or the bottom sills of any second floor windows, whichever is less. (See also Subsection 11.08(8) of this article.)

viii. Unified business center. All wall signs within a unified business center shall be unified in design.

ix. Bonus for individual letters. A ten-percent sign area bonus may be granted for a wall sign which consists of individual letters mounted directly on the building surface.

(5) Awning signs. Individual letters, words or symbols may be affixed or applied to any awning surface, provided that the area of the awning sign does not exceed 15% of the exterior surface area of the awning.

(6) Permanent window signs. Permanent window signs may be affixed or applied to window glass, provided that the area of permanent window signs does not exceed 20% of the window surface area. A maximum of four permanent window signs per business establishment may be illuminated.

(8) Temporary signs. Temporary signs may be installed in accordance with the following:

i. Number.

1. Each single-user property may have one temporary sign; provided, however, that single-user properties that consist of more than one acre and that are located on two or more street frontages may have up to two temporary signs, each of which must be located on a different street frontage and separated by a distance of at least 50 feet.

2. Each multi-user property may have either: (a) up to two temporary signs, separated by a distance of at least 50 feet; or (b) three or more temporary signs, but only if each temporary sign is separated by a distance of at least 500 feet from all other temporary signs on the property.

ii. Sign setback. Temporary signs must comply with the setback regulations applicable to monument signs, as set forth in Section 11.04(1) of this Code; provided, however, that no portion of any temporary sign may be located within a sight triangle.

iii. Sign area. The maximum area of a temporary sign is 16 square feet for properties of one acre or greater, and nine square feet for all other properties.

iv. Height. The maximum height of a temporary sign is six feet above finished grade.

v. Sign duration.

1. No temporary sign may be displayed for a period longer than 20 days, except that temporary signs advertising a grand opening or anniversary date may be displayed for a period of up to 30 days.
2. No property may display temporary signs for more than 45 days during any calendar year.
3. No property may display temporary signs for more than nine special events during any calendar year.

vi. Sign type. Temporary signs must be freestanding, except that temporary signs advertising a grand opening may be secured to a building wall.

11.07 General regulations.

All signs and sign structures shall comply with the following regulations:

(8) Signs in unified business centers.

i. All unified business centers shall have on file with the Zoning Officer, an approved unified center sign plan for the property. The unified center sign plan shall be submitted by the property owner or the authorized managing agent for the property. The unified center sign plan shall be developed to create a unified or harmonious appearance among all signs placed upon the property consistent with Section 11.08 of this article, and shall at minimum indicate:

1. A uniform location for wall signs;
2. The location of any permanent window signs;
3. The allowed sign type(s) for the property;
4. The location and attributes of any freestanding sign located on the property;
5. The maximum sign area and sign location permitted for each business tenant or leased space;
6. The allowed number of lines of copy for a sign; and
7. The allowed lettering styles, colors, illumination or other sign attributes.

ii. The unified center sign plan submitted pursuant to this Subsection 11.07(8) shall govern and regulate the issuance of sign permits for all new signs in the unified business center.

iii. Unified business center property owners may from time to time amend the approved sign plan for the center. Any amendment shall indicate how existing signs, if any, shall be made to conform to the new plan. In no case shall noncompliant signs remain on the property for more than 12 months after approval of an amended unified center sign plan. Amendments to a sign

plan shall be made in the same form and manner as a unified center sign plan. Neither an amendment to the sign plan nor a variation shall be required solely for the purpose of altering the copy on any sign in a unified business center, provided that the alteration conforms to the approved sign plan.

11.08 Sign design.

(16) Signs in unified business centers:

- i. Harmony and unity of signs. There shall be an architectural harmony and unity of signs within a unified business center. Sign type, color scheme, lettering, size, placement of signs, number of lines of copy and illumination shall be coordinated among all signs and shall be compatible with the architecture of the center.
- ii. Freestanding signs. Freestanding signs identifying shopping centers and other unified business centers may identify the name of the center or complex and shall have no more than eight separate tenants per sign face within the complex or center.
- iii. Building signs. Building signs in a unified business center shall be in harmony with the overall architectural style for the site, and compatible with each other and with the building facades. Separate business signs shall be located uniformly on a sign frieze, canopy or other appropriate architectural element consistent with the architectural style for the center as a whole, and shall be adequately separated from one another.

Relevant Variation Standards

5.15 Major variations.

(7) Standards. 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:

- a. The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;
- b. 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;
- c. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;
- d. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;
- e. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- f. 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;

g. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;

h. 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; and

i. For variations from Article XI of this Zoning Ordinance:

(1) The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of this Zoning Ordinance;

(2) The proposed sign complies with any additional standards or conditions set forth in Article XI of this ordinance;

(3) The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any; and

(4) The proposed sign conforms with the design and appearance of nearby structures and signs.

(8) Conditions of approval. The ZBA may recommend, and the Board of Trustees may impose, such conditions and restrictions upon the subject property and sign benefited by a variation as may be deemed necessary to assure compliance with the standards set forth in this Section 5.15, to reduce or minimize the effect of such variation upon other property in the neighborhood, and/or to implement the general purpose and intent of this Zoning Ordinance.



Zoning Board of Appeals Staff Report

Case #ZB-12-24

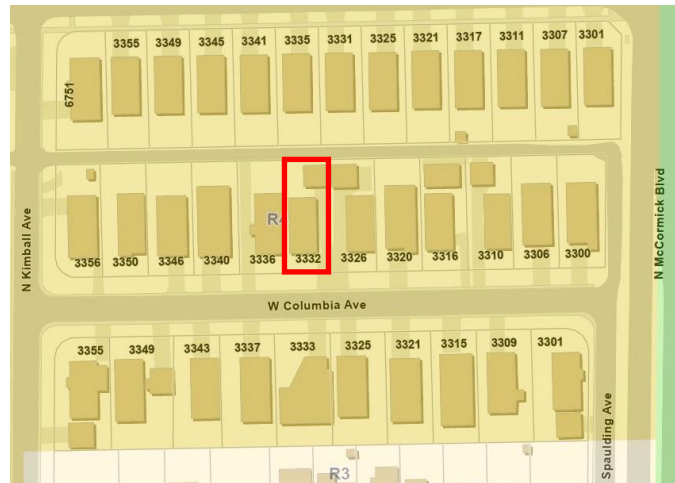
November 4, 2024

Subject Property:
3332 West Columbia Avenue

Zoning District: R-4 Residential

Petitioner: Suad Haxha, property owners

Requested Action: Approval of a Zoning Variation related to decorative objects as obstructions in the front yard



Notification: Notice was published in the Lincolnwood Review on October 3, 2024, a public hearing sign was installed at the subject property at 3332 West Columbia Avenue, and mailed notices dated September 30, 2024, were sent to properties within 250 Feet.

The hearing regarding this matter was originally scheduled for the October 22, 2024, special meeting of the Zoning Board of Appeals and then automatically continued without discussion to November 4, 2024 because that meeting was canceled due to a lack of quorum.

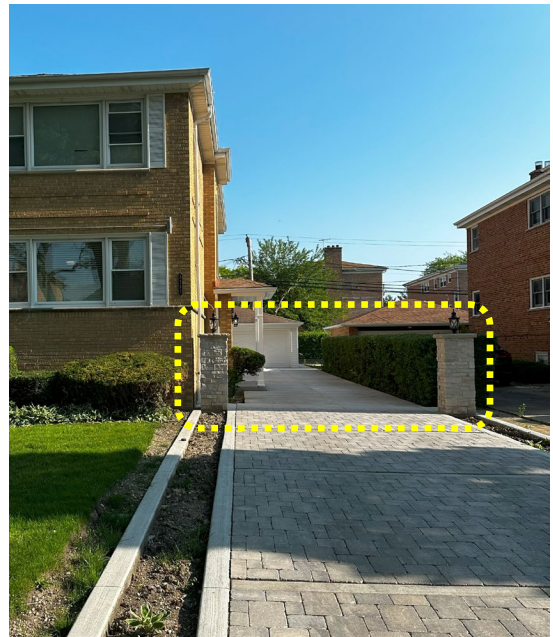
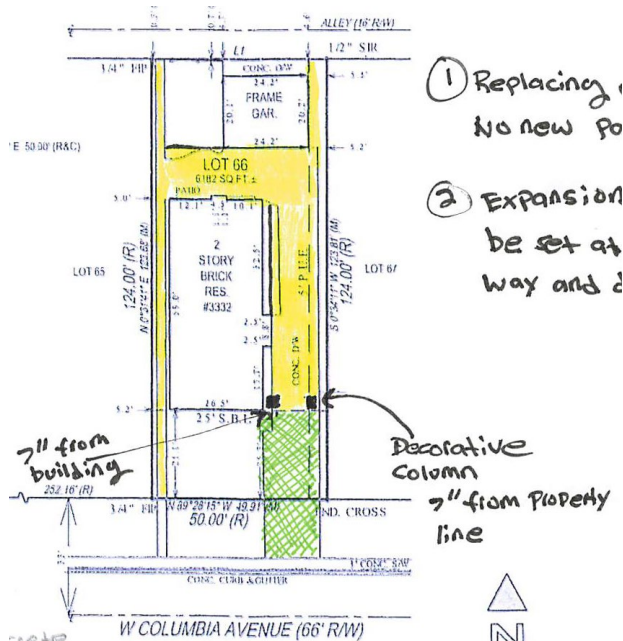
Summary of Request

Suad Hoxha, property owner, seeks approval of a Zoning Variation to allow the installation and maintenance of decorative columns at the property commonly known as 3332 West Columbia Avenue. The property is located in the R-4 Residential zoning district and abuts other properties in that same zoning district. The property has an area of approximately 6,200 square feet and hosts a single-family home and detached garage. The garage is accessed from both the alley abutting the north side of the lot and the driveway with a curb cut on Columbia Avenue.

Proposed Improvement

During the permitted installation of a new driveway, the Petitioner installed decorative columns on either side of the driveway generally in line with the front façade of the home. The footprint of each column is 21 inches by 21 inches, and they are each approximately five feet

tall. According to the Petitioner's application, he intends to install a gate between the columns at some time in the future.



Plat of Survey (left) and photo showing the locations of the decorative columns

Required Approvals

Section 3.10 of the Zoning Ordinance establishes regulations related to permitted obstructions in yards. The proposed decorative columns require relief from the following provisions in that section:

- Section 3.10(1) establishes the permitted locations on a lot for certain accessory structures. Specifically, it states that “*unique freestanding objects, specifically limited to decorative driveway columns, lampposts, and sculptures*”, are permitted in the front and corner side yards of properties. The decorative columns, as they are currently installed, are mostly in front of the front façade of the home. However, at least a portion of them is behind the front façade and in the interior side yard. This can be interpreted as not fully complying with this provision. Therefore, a Variation from this provision is required.
- Section 3.10(2) establishes provisions applicable to “unique freestanding objects”. Subsection (c) states that such objects must be setback from all three feet from all interior side lot lines. However, the easternmost column is located approximately seven inches from the interior side lot line shared with the property to the east. Additional, Subsection (e) states that any unique freestanding object with a height of greater than four feet cannot exceed one foot in width in any dimension. The columns are five feet in height and 21 inches in width in each direction. Therefore, Variations from Subsections (c) and (e) are required.

Considerations

The Zoning Board of Appeals may consider the following when deliberating the appropriateness of the requested relief.

Future Fence and Required Setback from the Front Façade of the Home

Materials submitted as part of the Petitioner's application indicate that he may seek to install a gate between the columns in the future. If the columns are considered part of a fence installation, they would require the following actions:

- Approval of a Special Fence, subject to the public hearing process, to allow masonry columns, pursuant to Section 3.13(8)a of the Zoning Ordinance; and
- Compliance with Section 3.13(9) of the Zoning Ordinance regarding the permitted location of a fence. Section 3.13(9)c of the Zoning Ordinance states that *"fencing shall not be allowed in front yards...."* Additionally, Section 3.13(9)d states that *"permitted interior side yard fencing...shall be set back from the front facing facade of the principal building by three feet or more."* As noted earlier in this report, the columns are located largely in the front yard. Therefore, if they are used to support a gate, the gate would not comply with Sections 3.13(9)c-d. The Petitioner has the ability to seek a Variation to allow a fence between the columns, though one of the standards to be considered in relation to a Variation request is whether *"the alleged difficulty or hardship has not been created by any person presently having an interest in the property."* Depending on the application of this standard by a public hearing body and Village Board, this may be a barrier to approval of a gate in that location.

Circumstances Related to the Installation of the Driveway and Columns

During discussions with Village staff and in their public hearing application, the Petitioner refers to certain circumstances pertaining to inspections that took place during the installation of the permitted driveway. The timeline of that permit and its inspections is summarized below, along with claims by the Petitioner and responses from Village staff:

- November 8, 2023: The Petitioner submitted a permit application for the replacement of the driveway. The plans submitted with the application did not show the installation of the decorative columns.
- December 7, 2023: The permit related to the replacement of the driveway is issued. That permit specified as per the Applicant's plans that the driveway would be replaced according to its preexisting dimensions. No decorative columns were included in the scope of work at the time of the issuance of that permit.
- December 14, 2023: The Village conducted the requisite pre-pour inspection. Village records show that the work passed inspection, allowing the owner to proceed with the installation of concrete flat work.
 - Petitioner's claim: The Petitioner claims that during that inspection the Building Inspector observed the forms for the decorative columns and stated that they meet relevant regulations. Based on that discussion, the Petitioner felt they were approved to proceed with the installation of the columns.
 - Village response: Staff has attempted to confirm whether the Building Inspector commented on the forms for the decorative columns. That inspection was conducted by the Village's third-party consultant due to the in-house inspector being on vacation. Notes in the Village's permitting system reference a patio, sidewalk, and driveway, but there is no mention of forms for decorative columns. Staff speculates that, if the inspector commented on the forms for the

columns, it would have been to confirm whether or not the forms were set correctly. Nonetheless, plans were not revised to indicate that decorative columns would be included in the scope of work.

- December 28, 2023: The Village conducted the requisite final inspection for the flat work. The Building Inspector failed the work, noting that there were pop-up drains that were not part of the plans and were installed in a non-compliant manner. The decorative columns were not complete and were not commented on by the inspector.
- January 2, 2024: The Village conducted a follow-up final inspection for the flat work. The Building Inspector approved the work, presumably because the pop-up drains had either been removed or modified to be in compliance. Again, the decorative columns were not complete and were not commented on by the inspector.
 - Petitioner's claim: The Petitioner claims that because the installation of the columns was partially complete at the time of the final inspection, he was authorized to finish their installation.
 - Village response: The Village's in-house inspector conducted the final inspections and made no finding regarding the columns since they did not appear on the approved scope of work.
- March 2024: Village staff observed construction activity related to the installation of electrical lines and masonry related to the decorative columns. Staff notified the owner of the issue, which led to discussions and, ultimately, the submittal of the Petitioner's application seeking a Zoning Variation to allow the columns to remain in place.

Variation Standards

When considering the appropriateness of a Variation request, Section 5.15(7) of the Zoning Code states that "*there shall be taken into consideration the extent to which the following facts are established:*

- a) The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;*
- b) 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;*
- c) The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;*
- d) The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;*
- e) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
- f) 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;*
- g) The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property; and*
- h) 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

Because regulations included in Sections 3.10(1) and (2) regarding unique freestanding objects were adopted in 2021, there is only one prior case that relates to a Variation request pertaining to those regulations.

In 2022, the owner of 6422 North Kimball Avenue sought approval of a Variation to allow decorative columns to remain in place in her front yard. The series of three columns was installed along her interior side lot line in an effort to protect her driveway from a neighbor's vehicles. The ZBA recommended denial of her request, noting other code-compliant options that could have the same benefit of establishing a stronger physical presence along her lot line. The Village Board concurred with the ZBA's recommendation and directed staff to provide a reasonable amount of time for the Petitioner to come into compliance by removing the columns. (The Petitioner acted in good faith and within a reasonable timeframe to remove the columns.)

Public Comment

Staff did not receive any public comments related to this case. Any public comments received between the drafting of this staff report and the ZBA hearing will be provided to the ZBA at that hearing.

Conclusion

The Petitioner seeks approval of Zoning Variations from Sections 3.10(1) and (2) to allow the maintenance of decorative masonry columns at 3332 West Columbia Avenue.

Documents Attached

1. Petitioner Responses to Variation Standards
2. Plat of Survey Showing the Locations of the Proposed Columns
3. Sketch of Decorative Column Dimensions
4. Photo Report Submitted by the Petitioner
5. Relevant Regulations



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	3332 W. Columbia Lincolnwood IL 60712
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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 requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan. The installation of the columns enhances the structural integrity and aesthetic appeal of the property, contributing to the overall improvement of the neighborhood and aligning with community development goals. There are two other properties on the same block with columns the same size and the exact same location. I understand there was a change in code, but this specific property is a multi-family home where other 2 properties on the block have the same column location. These columns do not interfere with public welfare and align with the village's architectural guidelines, maintaining the neighborhood's cohesive appearance.

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 particular physical surroundings and the prior guidance from village inspectors during the inspection process create a hardship. The columns were installed based on verbal approval during the rough and final inspections. The denial of this Variation would create a financial and emotional burden, as significant investment has already been made with the understanding that the columns were compliant.

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 conditions for this Variation are unique to this property due to the mistaken guidance provided by the village inspector during the construction process. Unlike most properties in the district, this property relied on inspector approval for work that was later deemed non-compliant due to recent zoning changes.

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

The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property. Instead, it is intended to maintain aesthetic harmony with neighboring properties that have similar decorative columns and to enhance the visual appeal of the property. It was approved initially by both appointed inspectors and then taken back weeks later after driving by and stating "they must have missed it". This would cause financial hardship.

The columns are decorative and serve to enhance the property aesthetically, in line with neighborhood standards.

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

The hardship was not created by the current property owner but resulted from misguidance by village inspection staff. The columns were installed with the good faith belief that they adhered to zoning regulations, based on verbal feedback from village inspectors. In addition to verbal feedback, both rough inspection (which has the footings) and final inspection (with the columns standing) were passed.

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 granting of the Variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The columns are decorative in nature, do not obstruct views or access, and are consistent with the appearance of other properties on the block. Their presence enhances the visual appeal of the neighborhood without posing any risk to public safety.

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

This Variation request seeks the minimum change necessary to alleviate the hardship caused by the inspector's approval of the columns. Removing or relocating the columns would impose significant financial and aesthetic losses that are unnecessary given the minor nature of the Variation.

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 proposed Variation will not impair the supply of light or air to adjacent properties, increase the danger of fire, or pose a public safety risk. The decorative columns are purely for aesthetic purposes and do not interfere with property values or the general safety of the neighborhood.

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.

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

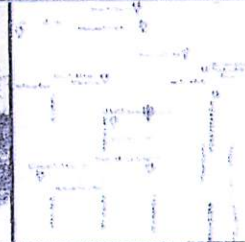
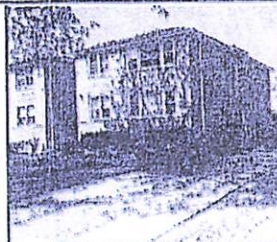
11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

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

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



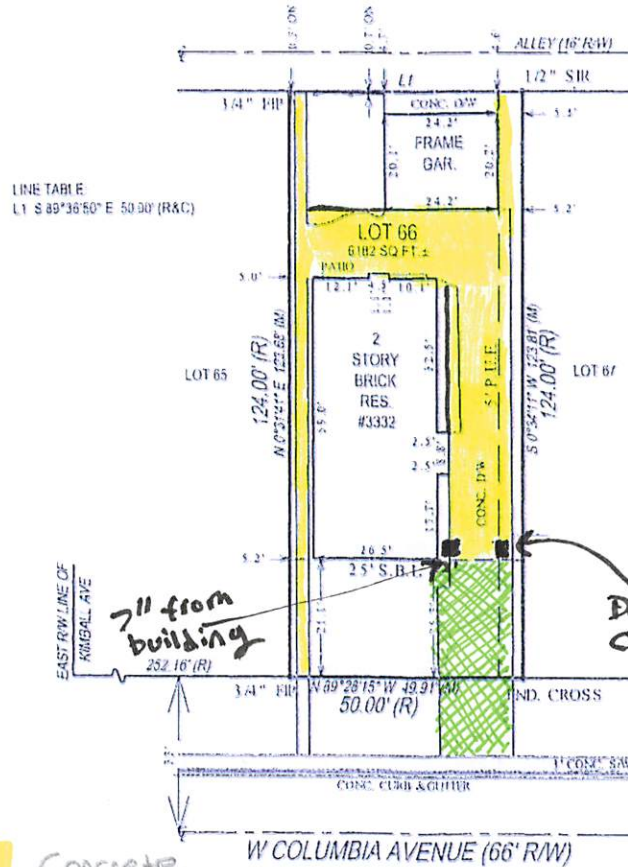
www.exactaland.com | Office: 773.305.4011



PROPERTY ADDRESS: 3342 W COLUMBIA AVENUE, LINCOLNWOOD, ILLINOIS 60712

SURVEY NUMBER: 2309.4085

2309.4085
PLAT OF SURVEY
COOK COUNTY



① Replacing existing -
No new paved areas

② Expansion joint shall
be set at right of
way and drive

7" from
building

Decorative
Column
7" from Property
line

Concrete

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Warren D. Johnson



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 29271
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 18400857 (0008)

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
P.O. Box 1800059
Chicago, IL 60618-0059
773.305.4011
116 East Jackson Street | Chicago, IL 60604

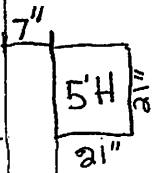


DATE OF SURVEY: 09/26/23
FIELD WORK DATE: 9/23/2023

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Plan to attach gate/fence in the near future.

Building



Neighbor Lot





Photo on Village Portal from inspector of approved final inspection.



Photo of columns currently on property



Boxwood bushes will be planted in front of column



Bushes will go across driveway; will cover most of the column.

Similar properties on the same block:

3300 W. Columbia Lincolnwood IL 60712



3316 W. Columbia Lincolnwood IL



Columns are in front of the building and in-line to the neighboring lot.

Attachment #5. Relevant Regulations

3.10 Permitted obstructions in yards.

(1) Table 3.10.01 below (Permitted Obstructions in Yards) list items which are permitted in yards and the location (e.g. front yard) where they are permitted. A "P" denotes that an obstruction is permitted; a "—" denotes that the obstruction is prohibited.

Table 3.10.01 Permitted Obstructions in Yards				
	Yard			
Item	Front	Rear	Side	Corner Side
<i>[Abridged for Brevity]</i>				
Unique freestanding objects, specifically limited to decorative driveway columns, lampposts, and sculptures, as regulated pursuant to Section 3.10(2) of this article	P	—	—	P

(2) The unique freestanding objects specifically permitted pursuant to Section 3.10(1) of this Zoning Ordinance shall be subject to the following standards:

- a. Not more than one such unique object may be located on a zoning lot in either the front or the corner side yard. However, the Zoning Administrator may permit additional such unique objects if he or she determines that they are clearly and obviously intended to be compatible and complementary with one another.
- b. No such unique object may be located in a designated line of sight triangle established using the standard illustrated by Figure 3.xx in Section 3.13(9) of this Zoning Code for the intersection of a street and alley. This restriction shall also apply to the intersection of a street and a driveway.
- c. Such unique object must be set back at least one foot from all front and corner side lot lines, and at least three feet from interior side and rear lot lines.
- d. Such unique object must fit within a four-foot by four-foot area.
- e. Any unique object that has a height greater than four feet can be no wider than one foot in any dimension, with the exception of a light fixture at the top of a lamppost.
- f. No unique object may be animated or create the effect of animation.

g. To the extent possible, such unique object must feature materials that are consistent and compatible with the primary structure on the property and the overall character of the neighborhood.

5.15 Major variations.

(7) Standards. 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:

- a. The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;
- b. 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;
- c. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;
- d. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;
- e. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- f. 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;
- g. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;
- h. 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; and
- i. For variations from Article XI of this Zoning Ordinance:
 - (1) The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of this Zoning Ordinance;
 - (2) The proposed sign complies with any additional standards or conditions set forth in Article XI of this ordinance;
 - (3) The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any; and
 - (4) The proposed sign conforms with the design and appearance of nearby structures and signs.