VILLAGE OF LINCOLNWOOD

SIGN ORDINANCE NO. 2000-018

ORDINANCE ACCEPTING THE MAY 18, 2000 REPORT AND RECOMMENDATIONS OF THE SIGN APPEARANCE REVIEW BOARD PERMITTING VARIATIONS IN THE NUMBER OF WALL SIGNS PERMITTED AND IN THE SIZE OF CERTAIN WALL SIGNS FOR THE PROPOSED SUPERMARKET STRUCTURE LOCATED AT 6800 MCCORMICK BOULEVARD

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF LINCOLNWOOD
THIS 15TH DAY OF June, 2000.

Published in pamphlet form
by the authority of the President
and Board of Trustees of the
Village of Lincolnwood, Cook
County, Illinois this 15th
day of June, 2000.

SIGN
ORDINANCE NO. 2000-018

ORDINANCE ACCEPTING THE MAY 18, 2000 REPORT AND RECOMMENDATIONS OF THE SIGN APPEARANCE REVIEW BOARD PERMITTING VARIATIONS IN THE NUMBER OF WALL SIGNS PERMITTED AND IN THE SIZE OF CERTAIN WALL SIGNS FOR THE PROPOSED SUPERMARKET STRUCTURE LOCATED AT 6800 MCCORMICK BOULEVARD

WHEREAS, the Village of Lincolnwood ("Village"), is a home rule municipality, in accordance with Article VII Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village, as a home rule municipality has the authority to adopt ordinances and to promulgate ordinances, rules and regulations that pertain to its government and affairs and this Ordinance is adopted pursuant to the Village's home rule authority; and

WHEREAS, application has been made by Petitioner, Dominick's Finer Foods, Inc. ("Petitioner"), for variations from the Village of Lincolnwood Code of Ordinances Chapter 12, Article 2 (the "Sign Ordinance") relating to the number and size of wall signs (Sign Ordinance Chapter 12, Article 2, Section 9, Subsections (B)(1)(2)(3): to permit three separate wall signs on the front facade of the proposed building; to permit the Bank One and Starbucks' wall signs to each be approximately 47 square feet; and to waive the 100 square foot and 6 foot height limitations to permit the Dominick's wall sign to exceed one-third of the Signable Wall Area with a total vertical height not to exceed 8 feet, 10 inches, for the signs located at 6800 McCormick Boulevard in the Village; and

WHEREAS, the Petitioner withdrew its request for a variation for an offsite freestanding monument sign along Pratt Avenue because the Village Board of Trustees ("Board") previously approved this sign in the ordinance granting final plat approval for the planned unit development (Z2000-064); and

WHEREAS, the Petitioner also withdrew its request for a variation in the size of the freestanding sign along McCormick Boulevard, since the size of that sign conforms to the requirements of the Sign Ordinance and no variation is necessary; and

WHEREAS, all of the signs on the specified location are located within the planned unit development previously approved by the Board in Ordinance Z99-044 and Ordinance Z2000-064; and

WHEREAS, a Public Hearing was held on May 15, 2000 before the Lincolnwood Sign Appearance Review Board pursuant to proper notice and in compliance with the ordinances of the Village and the laws of the State of Illinois; and

WHEREAS, the Board, in part, concurs with and hereby adopts the findings and recommendations of the Lincolnwood Sign Appearance Review Board as presented in its Minutes of May 18, 2000 ("Minutes") and the Report and Recommendations of the Sign Appearance Review Board ("Report") and approves variations for items A and B as contained in the Minutes and Report.

WHEREAS, the Board, after due consideration of the Report and Minutes and after a presentation by Petitioner at its meeting of June 1, 2000, approves a variation from Section 12-2-9(B)(2) and (3) relating to the size of the sign identifying Dominick's.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: That the Preambles to this Ordinance and all reports and exhibits of the Lincolnwood Sign Appearance Review Board related to the application leading to this Ordinance are hereby adopted herein by reference as if fully set forth herein.

SECTION 2: That the Board concurs with and hereby adopts the findings of the Lincolnwood Sign Appearance Review Board as set forth in Paragraph A of its Report dated May 18, 2000, and authorizes the issuance of a permit for three wall signs on the Supermarket building, to wit: Dominick's; Bank One; and Starbucks, where the Bank One and Starbucks signs represent distinct uses, and there are only two entrances to the building--one each under the Bank One and Starbucks signs but none under the Dominick's sign. This variation from Section 12-2-9(B)(1) of the Sign Ordinance is justified since the Bank One and Starbucks businesses are not identified elsewhere on the premises and the proposed signs would create no detriment to the appearance of the building or surrounding area, and the variation is hereby granted.

SECTION 3: That the Board further concurs with and hereby adopts the findings of the Lincolnwood Sign Appearance Review Board as set forth in Paragraph B of its Report dated May 18, 2000, and authorizes a variation of approximately 14 square feet of signable wall area be permitted for the Bank One and Starbucks wall signs (from approximately 33 square feet to approximately 47 square feet) located on the proposed Supermarket building located in the Planned Unit Development. Although Section 12-2-9(B)(3) limits the sign area to one-third of the signable wall area which, in this case, would be approximately 33 square feet and since the signs would consist of individual letters, a 10% bonus is allowed under Section 12-2-9(B)(9). However, this limitation would mean that the height of the letters would be only 11 inches, instead of 16 inches as the Petitioner requests. Since the proposed building will be set back approximately 330 feet from McCormick Boulevard the additional square footage and letter height is necessary in order to make the signs more visible from the street, is therefore justified, and the variation is hereby granted.

SECTION 4: That the Board after due consideration of the Minutes and Report of the Lincolnwood Sign Appearance Review Board and after consideration of the

presentation made by Petitioner at the Board meeting of June 1, 2000, finds that a variation of approximately 243 square feet for the size of the Dominick's wall sign under Section 12-2-9(B)(3) of the Sign Ordinance, which imposes an overall size limitation of 100 square feet on the wall (included is the 10 percent bonus allowed for individual letters under Section 12-2-9(B)(9)) is justified, and is hereby granted. The total square footage of the Dominick's wall sign permitted is 343 square feet. The Board concurs with and hereby adopts the findings of the Lincolnwood Sign Appearance Review Board that a variation of 2 feet 10 inches from the requirements of Section 12-2-9(B)(2) which limits the vertical dimension of a wall sign to 6 feet is justified and that variation is hereby granted. The wall sign on the proposed Supermarket building located in the Planned Unit Development is 330 feet from McCormick Boulevard and a sign of 100 square feet with a 6-foot vertical dimension is too small to be readily visible from the street, therefore the additional square footage is justified.

SECTION 5: That the signs which are the subject of this Ordinance will be located at 6800 McCormick Boulevard in the Village of Lincolnwood, Cook County, Illinois (which is legally described and as shown on the exhibits attached to the Report and Recommendations of the Lincolnwood Sign Appearance Review Board attached hereto and adopted by reference as if fully set forth herein), will be installed as described in the Sign Location Plan (which is attached to the Minutes of the Lincolnwood Sign Appearance Review Board, copies of which are attached hereto and adopted by reference as if fully set forth herein) and shall conform to the exhibits attached to the Report, with such modifications to the exhibits and the Sign Location Plan as required by the terms of this Ordinance.

SECTION 6: That any person violating the terms and conditions of this Ordinance will be subject to a fine not exceeding $750.00 with each and every day that the violation is allowed to exist constituting a distinct and separate offense under the terms of this Ordinance. In addition, the Village may take whatever action it deems appropriate to enforce the terms of this Ordinance, including an action for injunction. All attorneys' fees and costs incurred by the Village in enforcing the terms of this Ordinance shall be paid by the violator.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law. Provided however, that this Ordinance shall not take effect until a true and correct copy of the Ordinance is executed by the Contract Purchaser of the subject Property and the subject signs or such other parties in interest consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within 60 days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Corporate Authorities by motion. If this Ordinance is not executed or if an extension is not sought within 60 days, this Ordinance shall be deemed void and the variation and application deemed abandoned.

Passed this 1st day of June, 2000.

AYES: Trustees Turry, Elster, Froman, Leftakes, Cousen + Moy

NAYS: None

ABSENT: None

Approved this 1st day of June, 2000.

Madeleine Grant
Village President

ATTEST:

Robert S. Bocwinski
~~Georgia A. Talaganis~~ Robert S. Bocwinski
Deputy Village Clerk

The undersigned being the Contract Purchaser of the property legally described herein and the Contract Purchaser of the property on which the signs as described within the Ordinance will be located, having read a copy of this Ordinance, do hereby accept, concur and agree to install the signs on the property in accordance with all terms of this Ordinance.

DATED this _____ day of _____, 2000.

_____
Dominick's Finer Foods

By: _____

Its _____

MINUTES OF MAY 15, 2000
MEETING OF THE LINCOLNWOOD
SIGN APPEARANCE REVIEW BOARD

The meeting of the Sign Appearance Review Board was called to order on May, 2000 at 7:30 p.m. In attendance were Paul Gordon, Thomas Heidtke, Diana Lass, Richard Kajmowicz, Davorka Kirincic and S.J. Malkin (Thomas Heidtke was not present for the hearing on the application of Kow Kow Restaurant.)

Also present was Building Commissioner Jerry Sargent.

In the absence of Joann Angarola, the minutes were recorded by Chairman Malkin.

On motion duly made, the minutes of the April 17, 2000 meeting were unanimously approved.

Jerry Sargent announced that the application for variation regarding the property at 6677 N. Lincoln Avenue had not yet submitted and that item was therefore withdrawn from the agenda.

A hearing was then held on the application for variations regarding the property at 6755 N. Cicero Avenue (Kow Kow Restaurant). After discussion, on motion duly made, by a vote of 5 to 0 (Thomas Heidtke not participating), the Board voted to make the following recommendation to the Board of Trustees (for details, see Report of Chairman Malkin):

A. That a variation be granted from the 10-foot setback requirement of Section 12-2-9(A)(5) so as to permit the sign to be installed approximately 3 feet from the exterior property lines at the northwest corner of the property.

B. That a variation be granted with respect to Section 12-2-9(A)(10) so as to permit only 75 square feet of landscaping along the sidewalks surrounding the sign, but that such landscaping be subject to the approval of the Building Commissioner.

C. That no variations be granted with regard to the size and height of the sign, and that the attached panel indicating the hours of operation be considered part of the 50 square-foot sign area.

Note: A resident, Alex Barbargamian who resides at 6742 Keating, addressed the Board and stated his concern that the proposed sign be presentable. When shown the Applicant's sketch of the proposed sign, Mr. Barbargamian expressed his approval and had no further comments.

A hearing was then held regarding the application for variations regarding the property at 6800 N. McCormick Blvd. (Dominick's Finer Foods). After discussion, on motion duly made, by a vote of 6 to 0, the Board voted to make the following recommendation to the Board of Trustees (for details, see Report of Chairman Malkin):

A. That a variation be granted with respect to Section 12-2-9(B)(1) so as to permit three separate wall signs on the front facade of the proposed building--one identifying Bank One, another identifying Starbucks and the third identifying Dominick's.

B. That a variation be granted with respect to Section 12-2-9(B)(3) so as to permit the Bank One and Starbucks wall signs to each be approximately 47 square feet.

C. That variations be granted with respect to Sections 12-2-9(B)(2) and (3) so as to waive the 100 square-foot and 6-foot height limitations and to permit the Dominick's wall sign to not exceed one-third of the Signable Wall Area with a total vertical height not to exceed 8 feet, 10 inches.

D. That a variation permitting an offisite freestanding monument sign along Pratt Avenue be denied (unless otherwise agreed to by the Trustees as part of the PUD).

E. That a variation permitting the freestanding sign along McCormick Blvd. to exceed 50 square feet be denied.

Chairman Malkin then announced that the next meeting of SARB would be held on June 19, 2000 at 7:30 p.m.

Thereupon, by unanimous consent, the meeting was adjourned.

S.J. Malkin, Chairman

Report of the Sign Appearance Review Board (SARB) to the Board of Trustees

Date of SARB meeting: May 15, 2000

SARB members present: Paul Gordon, Thomas Heidtke, Diana Lass, Richard Kajmowicz, Davorka Kirincic and S.J. Malkin (constituting a quorum)
(Thomas Heidtke was not present during the hearing on the application of Kow Kow Restaurant.)

Others present: Jerry Sargent

Application for size, setback and other variations--6755 N. Cicero (Kow Kow Restaurant)

Attorney Richard Brzeczek appeared on behalf of the Applicant.

Nature of Application

Applicant seeks to install a new freestanding sign on the northwest corner of its property (being near the southeast corner of Pratt and Cicero). Attached hereto as Exhibit 1 is a copy of the Application together with a sketch of the proposed sign. The proposed sign would be at the same location (i.e. approximately 3 feet from the exterior property lines) as the previous sign, which was recently removed. Although the sketch of the proposed sign indicates that it would contain a "menu board" attached to the vertical supports, during discussion the Applicant's attorney indicated that there would only be a panel attached under the sign which would state the hours of operation and would have light-colored letters on a dark background.

The sign, as proposed, would be 18 feet high (although the pointed piece at the top of the sign would be a few inches higher) and would be 60 square feet in size. Sections 12-2-9(A)(2) and (3) of the Sign Code limit the height of a freestanding sign to 18 feet and the sign area to 50 square feet. Applicant also requested a variation from Section 12-2-9(A)(10) so as to allow only 75 square feet of landscaping, instead of 2 square feet for every one square foot of sign face as required by said section, in order to avoid loss of parking spaces.

Issue Presented for Review

Whether Applicant has sufficiently demonstrated a hardship so as to justify the requested variations from the Sign Code sections noted above.

Conclusions and Recommendations of SARB

With regard to the request for size and height variations, after discussion the Applicant's attorney agreed that Applicant would comply with the 50 square-foot limitation as well as the 18-foot height limitation (including the pointed piece at the top of the sign).

With regard to the request for setback variation, the Board concluded that the proposed location of the sign is the most feasible, since it would give maximum visibility to motorists along Cicero and Pratt and would not cause the loss of parking spaces.

As to the landscaping, the Board and Jerry Sargent concurred with Applicant that landscaping was not needed in the parking lot, so that a maximum of 75 square feet of landscaping along the two sidewalks would be adequate, although it would be subject to the approval of the Building Commissioner.

Accordingly, by a vote of 5 to 0 (Thomas Heidtke not participating), SARB recommends as follows:

A. That a variation be granted from the 10-foot setback requirement of Section 12-2-9(A)(5) so as to permit the sign to be installed approximately 3 feet from the exterior property lines at the northwest corner of the property.

B. That a variation be granted with respect to Section 12-2-9(A)(10) so as to permit only 75 square feet of landscaping along the sidewalks surrounding the sign, but that such landscaping be subject to the approval of the Building Commissioner.

C. That no variations be granted with regard to the size and height of the sign, and that the attached panel indicating the hours of operation be considered part of the 50 square-foot sign area.

Note: A resident, Alex Barbargamian who resides at 6742 Keating, addressed the Board and stated his concern that the proposed sign be presentable. When shown the Applicant's sketch of the proposed sign, Mr. Barbargamian expressed his approval and had no further comments.

Application for several variations--6800 N. McCormick Blvd. (Dominick's Finer Foods)

Mamie S. Yee (Real Estate Manager of Applicant), Terrence J. Doyle of General Sign Contractors, and Attorney Harold W. Francke appeared on behalf of the Applicant.

Nature of Application

Applicant sought the following variations in connection with its contemplated facility:

1) A variation from Section 12-2-8(D) so as to permit erection of a freestanding monument sign along Pratt Avenue on property not belonging to Applicant.

2) A variation from Section 12-2-9(A)(3) so as to permit the freestanding sign along McCormick Blvd. to be 60 square feet.

3) A variation from Section 12-2-9(B)(1) so as to permit three separate wall signs on the front facade of the proposed building--one identifying Bank One, another identifying Starbucks

and the third identifying Dominick's. (Note: All three wall signs consist of individual letters and logos.)

4) A variation from Section 12-2-9(B)(3), with respect to the Bank One and Starbucks wall signs, so as to permit each of them to be approximately 47 square feet.

5) Variations from Sections 12-2-9(B)(2) and (3) so as to permit the Dominick's wall sign to be 388 square feet and a total of 10 feet in height.

Copies of the Application, site plan and Applicant's sketches of the proposed signs are attached hereto as Exhibits A, B, C, D and E.

Issue Presented for Review

Whether Applicant has sufficiently demonstrated a hardship so as to justify the requested variations from the Sign Code sections noted above.

Conclusions and Recommendations of SARB

1) With regard to the proposed freestanding monument sign along Pratt Avenue, the Applicant was informed that offsite advertising signs are specifically prohibited under Section 12-2-8(D) of the Sign Code and that there is no authority to grant such a variation. Applicant's attorney stated that such a sign was contemplated as part of the PUD which was negotiated with the Board of Trustees. Chairman Malkin then stated that, if such were the case, the matter would have to be raised before the Trustees, since only they could act on this request.

2) With regard to the request that the freestanding sign along McCormick Blvd. be 60 square feet, instead of the 50 square-foot maximum allowed by Section 12-2-9(A)(3), after discussion the Applicant agreed to reduce the sign to 50 square feet. It should be noted that the supporting brick columns, base and canopy are, by definition, structural supports which are not considered to be part of the sign dimension (see definition of "Sign Area" in Section 12-2-3).

3) With regard to the request for three separate wall signs on the front facade of the proposed building, Section 12-2-9(B)(1) permits a maximum of "one (1) Wall Sign per street frontage per Establishment" unless there is a "distinct use within an Establishment" for each sign and a "separate exterior entrance for each such use". In this case, although both the Bank One and Starbucks signs represent distinct uses, there are only two entrances to the building--one each under the Bank One and Starbucks signs but none under the Dominick's sign. However, the SARB members unanimously agreed that this variation was justified since the Bank One and Starbucks businesses are not advertised elsewhere on the premises and the proposed signs would create no detriment to the appearance of the building or surrounding area.

4) With regard to the request that the Bank One and Starbucks signs be approximately 47 square feet, Section 12-2-9(B)(3) limits the sign area to one-third of the signable wall area which, in this case, would be approximately 33 square feet. Since the signs would consist of individual letters, a ten percent bonus is allowed under Section 12-2-9(B)(9). However, this limitation

would mean that the height of the letters would be only 11 inches, instead of 16 inches as the Applicant desires. SARB unanimously concluded that, in view of the fact that the proposed building will be set back approximately 330 feet from McCormick Blvd., the additional square footage (and letter height) is necessary in order to make the signs more visible from the street and is therefore justified.

5) Finally, with regard to the request for variations as to the size of the Dominick's wall sign, Section 12-2-9(B)(3) imposes an overall size limitation of 100 square feet on wall signs. Section 12-2-9(B)(2) limits the vertical dimension of a wall sign to 6 feet, whereas the Applicant's proposed sign would be 10 feet in height. However, SARB determined that because of the distance of the wall sign from McCormick Blvd. (330 feet), a sign of only 100 square feet would be too small to be readily visible from the street. Accordingly, SARB unanimously agreed to recommend a variation from the 100 square-foot limitation so as to allow the area of the sign to not exceed one-third of the Signable Wall Area plus the 10 percent bonus allowed for individual letters under Section.12-2-9(B)(9). Thus, since the Signable Wall Area is approximately 806 square feet (62' x 13'), the sign would be approximately 295 square feet (i.e. 806/3=268 plus 10%).

By the same token, SARB determined that a variation should be granted with respect to the 6-foot height limitation, so as to permit the sign to have a vertical height of not to exceed 8 feet, 10 inches (which is the maximum height finally suggested by Applicant and agreed to by SARB).

Accordingly, by a vote of 6 to 0, SARB recommends as follows:

A. That a variation be granted with respect to Section 12-2-9(B)(1) so as to permit three separate wall signs on the front facade of the proposed building--one identifying Bank One, another identifying Starbucks and the third identifying Dominick's.

B. That a variation be granted with respect to Section 12-2-9(B)(3) so as to permit the Bank One and Starbucks wall signs to each be approximately 47 square feet.

C. That variations be granted with respect to Sections 12-2-9(B)(2) and (3) so as to waive the 100 square-foot and 6-foot height limitations and to permit the Dominick's wall sign to not exceed one-third of the Signable Wall Area with a total vertical height not to exceed 8 feet, 10 inches.

D. That a variation permitting an offisite freestanding monument sign along Pratt Avenue be denied (unless otherwise agreed to by the Trustees as part of the PUD).

E. That a variation permitting the freestanding sign along McCormick Blvd. to exceed 50 square feet be denied.

DATED: May 18, 2000

Sherwin J. Malkin, Chairman

VILLAGE OF LINCOLNWOOD
BUILDING DEPARTMENT
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, IL 60646
TEL: 847-673-7402 FAX: 847-673-7456

PROPERTY ADDRESS: 6800 North McCormick Boulevard

DATE: April 21, 2000

APPLICATION FOR SIGN ORDINANCE

- [x] VARIATION
- [ ] SPECIAL USE
- [ ] TEXT AMENDMENT

I. BACKGROUND INFORMATION

a. Name of Petitioner: Dominick's Finer Foods [XX] Petitioner

Name of Business: same

Contact Person: Mamie Yee

Address: 711 Jorie Boulevard, Oakbrook, IL 60521

Work Phone: (630) 891-5721

Home Phone:

b. Sign Company: Doyle Signs, Inc. [ ] Petitioner

Address: 232 Interstate Road, Addison, IL 60101

Contact Person: Terrence J. Doyle

Work Phone: (630) 543-9490

c. Property Owner Name: Center Point Realty Services Corp. [ ] Petitioner

Address: c/o Katz Randall Weinberg & Richmond, Attn: Mark Richmond, 333 West Wacker Dr., St. 1800

City/State/Zipcode: Chicago, IL 60606

Daytime Telephone: (312) 807-3800

Relationship of Petitioner to Property: contract purchaser of portion of property.

EXHIBIT A

II. LIST OF EXHIBITS:

(Items A through I Are required exhibits)

A.	Plat of Survey	on file with Village	F.	Landscape plan	_____
B.	Site Plan	on file -- app'd by Village	G.	Sign Inventory	new construction/N/A
C.	Elevations	3	H.	Sign Plan	3
D.	Pictures	new construction N/A	I.	Photos of Property	new construction/ N/A
E.	Perspectives	_____	J.	Other	_____

III. EVIDENCE OF NOTIFICATION

The applicant is to provide one copy of the original, notarized affidavit and one copy of the notification letter to the Building Department with the 14 sets of applications. The original affidavit and a copy of the notification letter is to be given to the Chairman of the Sign Appearance Review Board when the application is considered at the time of the hearing.

A. Copy of Notarized Affidavit to be submitted

B. Copy of Notification to be submitted

IV. CHARACTER OF THE PROPERTY

A. Existing Zoning: (Check One)

_____ R-1 Single Family Residence District
_____ R-2 Single Family Residence District
_____ R-3 Single Family Residence District
_____ R-4 General Residence District
_____ B-1 Restricted Business District
_____ B-2 General Business District
_____ M Manufacturing District
XXX Other (Planned Unit Development)

B. Existing Land Use: Bell & Howell facility/vacant

C. List all Existing Structures on Property: Bell & Howell facility to be demolished.

D. List Any Development Restrictions: As set forth in Village Ordinance approving final PUD.

V. **CHARACTER OF THE SURROUNDING AREA**

List all zoning and land use(s) within 250 ft. of property.

	Zoning	Land Use(s)
North of Property:	PUD	Lincolnwood Town Center/Comm/Reta
South of Property:	R4-General Residence	Residential
East of Property:	N/A	McCormick Blvd.
West of Property:	M-Manufacturing	Manufacturing

VI. **REQUESTED ACTION**

A. Requested Action: (Please check one)

__Appeal
XXVariance
__Special Sign Permit
__Text Amendment to Sign Ordinance
__Other:_____

B. Please indicate the article(s), section(s) and paragraph(s) of the Village of Lincolnwood Sign Ordinance from which the variation, appeal or special sign is being sought.

Please see attached letter.

C. Reason for request:

Variations are required and requested because (i) distance of principal structure from McCormick Boulevard, (ii) presence of multiple users within principal structure and (iii) Village's desire to have Business Park Sign on property.

D. For variance requests only, please state the particular hardship or practical difficulty created in meeting the sign regulations and if the hardship was created by the present owner or is due to unusual circumstances.

See above.

VII. FEES TO BE PAID BY PETITIONER/OWNER

In the event that it is necessary for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, traffic, or other consultants, in connection with any petitioner's request for the Village to consider or otherwise take action upon any special sign, easement, sign permit, variation from ordinance or code, public improvement or other improvement of development upon real property in the Village, then the petitioner and the owner of the property shall be jointly and severally liable for the payment of such professional fees and reimbursement shall be made to the Village within thirty (30) days of receipt of an invoice from the Village.

VIII. **AUTHORIZATION**

The petitioner has read and completed all of the above information and affirms that it is true and correct. Further, the petitioner acknowledges that they have read the foregoing and agrees to comply with the terms set forth herein. Each signatory warrants that they possess full authority to so sign.

x _____

Petitioner, Dominick's Finer Foods by
Katz Randall Weinberg & Richmond by Arnold Weinberg

Date: April 21, 2000

_____

Petitioner

Date: _____

Subscribed and sworn to
before me this 21st day of
April, ~~19~~ 2000.

Danielle Meltzer Cassel

Notary Public

"OFFICIAL SEAL"
DANIELLE MELTZER CASSEL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06/03/2003

I hereby affirm that I am the legal owner of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if he/she is the owner).

X _____ Date: April 21, 2000

Owner

Center Point Realty Services Corp. by Katz Randall Weinberg & Richmond by Arnold Weinberg

_____ Date: _____

Owner

Danielle Meltzer Cassel

Subscribed and sworn to before me this 21st day of April, 2000.

"OFFICIAL SEAL"
DANIELLE MELTZER CASSEL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06/03/2003

Notary Public

PIPER
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& WOLFE

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WRITER'S INFORMATION

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PHONE (312) 368-3432
FAX (312) 251-5803

April 21, 2000

BY FACSIMILE (847) 673-7456
Jerry Sargent
Building Commissioner, Village of Lincolnwood
6900 North Lincoln Avenue
Lincolnwood, Illinois 60646

Re: **Sign Approvals for Dominick's**

Dear Mr. Sargent:

This letter confirms that later today, you will be receiving from us the application of Dominick's Finer Foods, for several variations from the Village of Lincolnwood Sign Ordinance. In advance of your receipt of the formal application, we would like to supply you with certain information necessary for the preparation of published notice for the public hearing before the Sign Appearance Review Board. We understand that the public hearing will be held on Monday evening, May 15, 2000.

The petitioner is Dominick's Finer Foods, c/o Mamie Yee, 711 Jorie Boulevard, Oakbrook, Illinois 60521. The telephone number for petitioner is (630) 891-5721. The owner is Centerpoint Realty Services Corporation, an Illinois corporation, whose address is c/o Mark Richmond, Katz Randall Weinberg & Richmond, 333 West Wacker Drive, Suite 1800, Chicago, Illinois 60606. The telephone number for owner is (312) 807-3800. We are the attorneys for Dominick's Finer Foods. Our address is 203 North LaSalle, Suite 1800, Chicago, Illinois 60601, and our phone number is (312) 368-4000. The subject property consists of a portion of the property located at the northwest corner of the intersection of McCormick Boulevard and Pratt Avenue (6800 North McCormick Boulevard commonly known as the "Bell & Howell Property"). The property is legally described as follows:

> a parcel of land in the Northeast 1/4 of Section 35, Township 14, North, Range 13, East of the Third Principal Meridian, Bounded and Described as Follows: Beginning at the Point of Intersection of a Line 40 feet North of and Parallel with the South Line of the Northeast 1/4 of Said Section 35 and the West Line of the East 660 feet of the

Northeast 1/4 of said Section 35, thence South 88 degrees, 07 minutes, 30 seconds West along said Line 40 feet North of and Parallel with the South Line of the Northeast 1/4 of Said Section 35 a distance of 1,533.97 feet to a point 400 feet East (as measured along Said Parallel Line) of a Line 33 feet East of the West Line of the Northeast 1/4 of Said Section 35; thence North 01 degrees, 10 minutes, 45 seconds East along the South Line of the North ½ of the South ½ of the Northeast 1/4 of Said Section 35 a distance of 1,553.68 feet to a point on the West Line of the East 660 feet of the Northeast 1/4 of Said Section 35; thence South 00 degrees, 03 minutes, 41 seconds East along the West Line of the East 660 feet of the Northeast 1/4 of Said Section 35, a distance of 616.68 feet to the point of beginning, Cook County, Illinois, excepting therefrom the following described parcel of land: that part of the Northeast 1/4 of Section 3, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Southeast corner of Said Northeast 1/4; thence Westerly on an assumed bearing of South 88 degrees, 40 minutes, 43 seconds West on the South Line of Said Northeast 1/4 660.33 feet to the West Line of the East 660 of Said Northeast 1/4; thence North 00 degrees, 28 minutes, 33 seconds East of Said West Line 40.02 feet to the North Line of the South 40 feet of said Northeast 1/4 and to the point of beginning; thence continuing North 00 degrees, 28 minutes, 33 seconds East on Said West Line 20 feet to a 5/8 inch rear with a allied cap stamped "State of Illinois Division of Highways Right of Way Corner RL8 2377'; thence South 44 degrees, 34 minutes, 38 seconds West 28.72 feet to a 5/8 inch rear with an allied cap stamped "State of Illinois Division of Highways Right of Way Corner RLS 2377" and to a point on the North Line of the South 40 feet of Said Northwest 1/4 20 feet of Said point of beginning, as measured on said North Line; thence North 88 degrees, 40 minutes, 43 seconds East on Said North Line; thence North 88 degrees, 40 minutes, 43 seconds East on Said North Line 20 feet to the Point of Beginning, in Cook County, Illinois commonly known as 6800 North McCormick Boulevard.

The variations from the Sign Code that Dominick's seeks are as follows:

1. From Section 12-2-9(A)(1)(a): To permit two free-standing signs per lot instead of one (this is to permit the sign for the Village's business district).
2. From Section 12-2-9(A)(3): To permit one free-standing sign to have a maximum area of 250 square feet instead of 50 square feet.
3. From 12-2-9(B)(1): To permit three wall signs on a single elevation instead of one wall sign.
4. From 12-2-9(B)(2): To permit a wall sign ten feet in height instead of six feet.

PIPER MARBURY RUDNICK & WOLFE

5. From 12-2-9(B)(3): To permit the Dominick's wall sign to have a maximum area of 388 square feet instead of the greater of (i) 100 square feet maximum and (ii) one-third of the Signable Wall Area.
6. From 12-2-9(B)(3): To permit the Bank One and Starbucks wall signs to have a maximum area of 47 square feet for each sign instead of one-third of the Signable Wall Area.

If you need any additional information or have other questions, please call me or Hal Francke at (312) 368-4047.

Very truly yours,

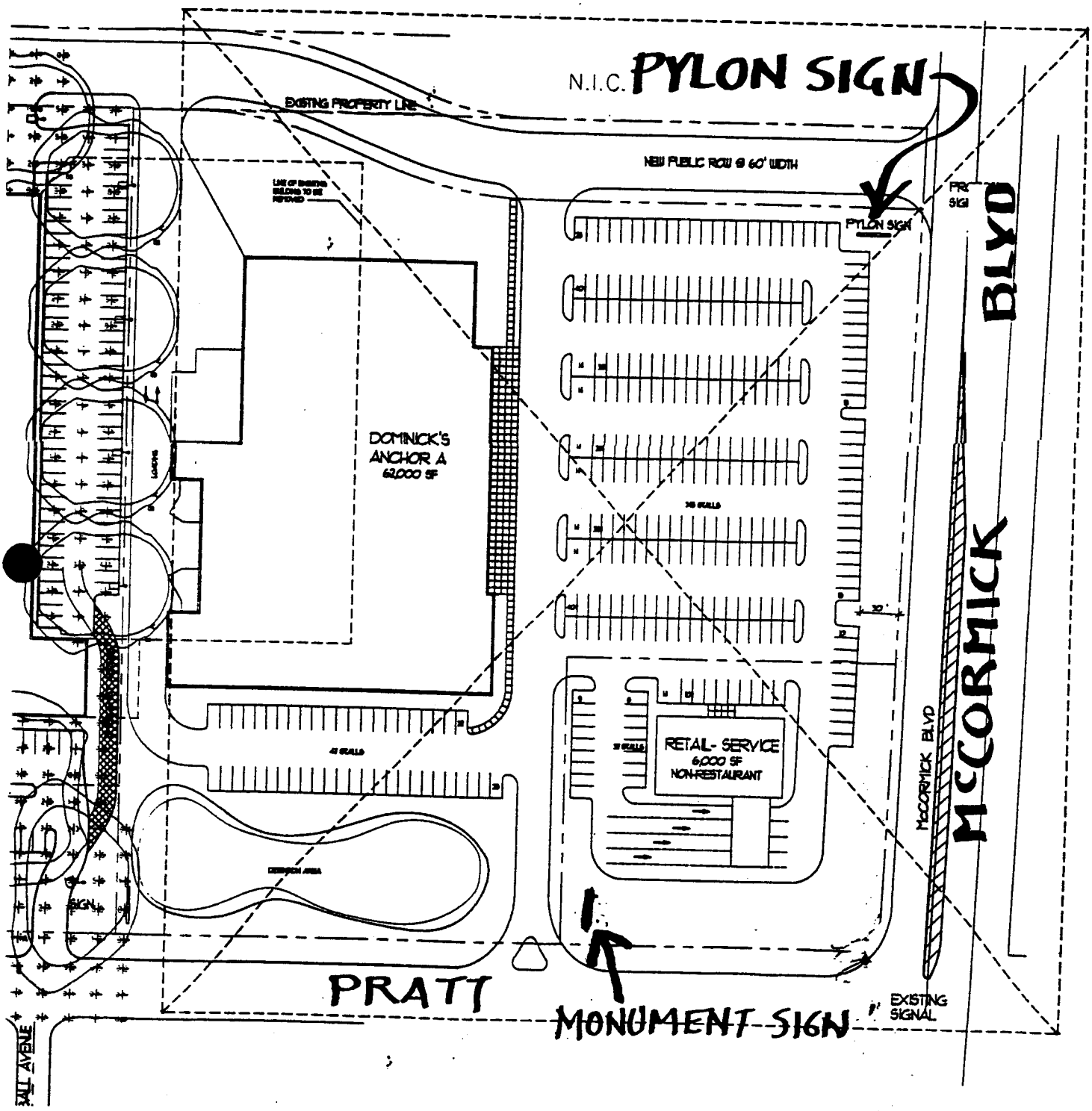
PIPER MARBURY RUDNICK & WOLFE

Danielle C. Sveska

Danielle C. Sveska

DCS/dmg

cc: Robert Bocwinski (by fax)
Joan Cherry (by fax)
Mamie Yee (by fax)
Terrence Doyle (by fax)
Richard H. Tucker (by fax)
Arnold Weinberg (by fax)
Mark Richmond (by fax)
Tom Duffy (by fax)
Harold W. Francke



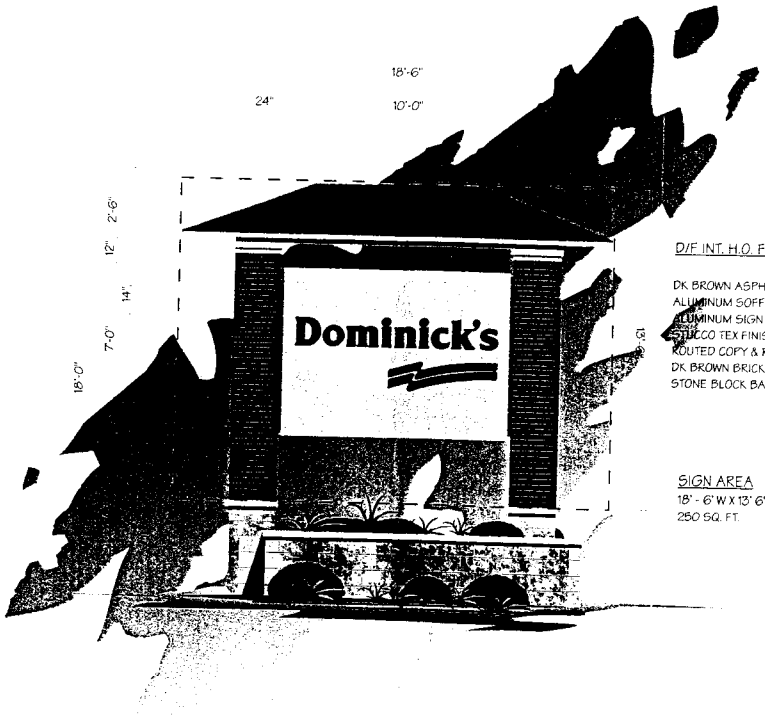
SIGN LOCATION PLAN

NORTH

EXHIBIT B

6800 N. McCORMICK

PROPOSED SIGN ON McCORMICK BLVD.



D/F INT. H.O. FLO. ILLUMINATED DISPLAY 1/4" = 1'-0"

DK BROWN ASPHALT SHINGLED ROOF.
ALUMINUM SOFFIT & FASCIA, PMS #1C WARM GREY ENAMEL FINISH.
ALUMINUM SIGN CABINET, REVEALS & FACES, #113 AMARILLO WHITE STUCCO TEX FINISH.
ROUTED COPY & RIBBONS W/ #2662 RED & #2030 GREEN PLEX BACK UP.
DK BROWN BRICK PILLARS W/ LIMESTONE CAPS.
STONE BLOCK BASE & PLANTER W/ LIMESTONE CAPS.

SIGN AREA
18' - 6" W X 13' 6" H
250 SQ. FT.

EXHIBIT C

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O.BOX 1068
ADDISON, IL. 60101
630-543-9490
Fax 630-543-9493

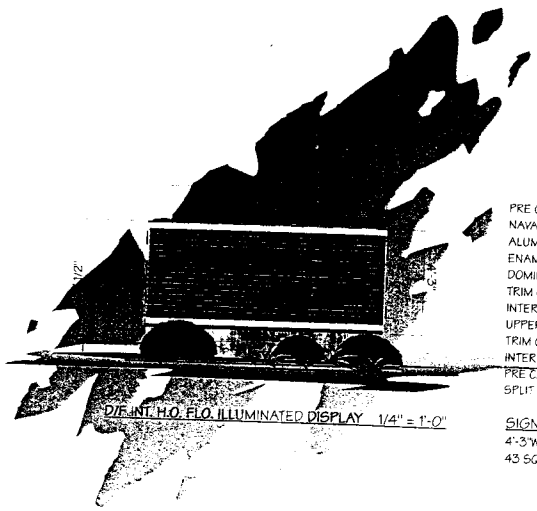
DATE	REVISION
3-9-00	REMOVE "BANK LINE & STARBUCKS" / REDUCE SIZE
3-14-00	INCREASE SIZE / RE-SCALE COPY

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT DOMINICK'S
ADDRESS CICERO & TOUHY
CITY LINCOLNWOOD STATE IL DESIGNER JRW SALESPERSON TD
DRWG. NO. 3677 D SCALE : NOTED DATE : 3-6-00 SHEET NO.

PROPOSED SIGN ON PRATT AVE.



D/F INT. H.O. FLO. ILLUMINATED DISPLAY 1/4" = 1'-0"

PRE CAST COPING
NAVAJO RED MASONRY
ALUMINUM CHANNEL LETTERS & RIBBON
ENAMEL FINISHED.
DOMINICK'S & LOWER RIBBON, #2662 RED PLEX FACES.
TRIM CAP & RETURNS TO MATCH #2662 RED.
INTERIORS ILLUM. W/ CLEAR RED NEON.
UPPER RIBBON. #2030 GREEN PLEX FACE.
TRIM CAP & RETURNS TO MATCH #2030 GREEN.
INTERIOR ILLUM. W/ GREEN NEON.
PRE CAST SILL.
SPLIT FACE BLOCK, LIGHT KARMEL

SIGN AREA
4'-3"W X 10'-2"H
43 SQ. FT.

EXHIBIT D

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O.BOX 1068
ADDISON, IL. 60101
630-543-9490
Fax 630-543-9493

DATE	REVISION

CUSTOMER APPROVAL DATE

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CLIENT	DOMINICK'S				
ADDRESS	CICERO & TOUHY				
CITY	LINCOLNWOOD	STATE	IL	DESIGNER	JRW
SALESPERSON	TD				
DRWG. NO.	3694	SCALE :	NOTED	DATE :	3-14-00
SHEET NO.					

EXHIBIT E

36'-8"

22'-7"

10'-0"

5'-6"

3'-6"

Dominick's
The Fresh Store

COPY & WAVE LAYOUT 1/8" = 1'-0"
387.00 SQ. FT.

11'-11"

3'-10"

16"

BANK ONE

COPY LAYOUT 1/8" = 1'-0"
47 SQ. FT.

15'-6"

3'-0"

STARBUCKS

LOGO & COPY LAYOUT 1/8" = 1'-0"
47 SQ. FT.

STORE FRONT ELEVATION / SIGN LOCATION 1" = 20'-0"

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O.BOX 1068
ADDISON, IL. 60101
630-543-9490
Fax 630-543-9493

DATE	REVISION
3-9-00	DELETE FOOD & DRUG
4-19-00	ADD NEW BU FOOTAGE

CUSTOMER APPROVAL DATE

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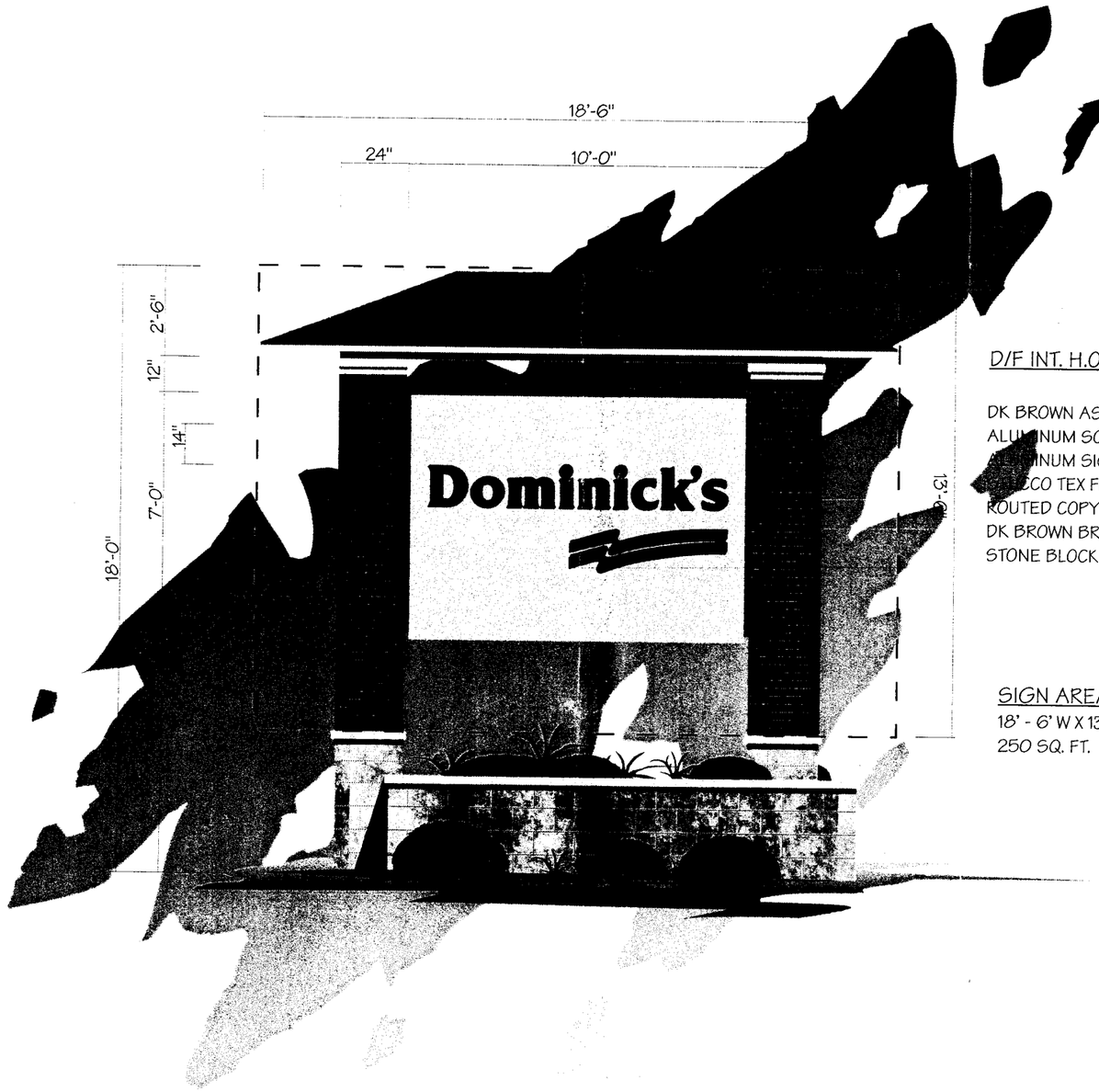
CLIENT DOMINICK'S
ADDRESS CICERO & TOUHY
CITY LINCOLNWOOD STATE IL DESIGNER JRW SALESPERSON TD
DRWG. NO. 3671 SCALE: NOTED DATE: 3-2-00 SHEET NO. 1 OF 3

PROPOSED SIGN ON McCORMICK BLVD.



D/F INT. H.O. FLO. ILLUMINATED DISPLAY 1/4" = 1'-0"

DK BROWN ASPHALT SHINGLED ROOF.
ALUMINUM SOFFIT & FASCIA, PMS #1C WARM GREY ENAMEL FINISH.
ALUMINUM SIGN CABINET, REVEALS & FACES, #113 AMARILLO WHITE STUCCO TEX FINISH.
ROUTED COPY & RIBBONS W/ #2662 RED & #2030 GREEN PLEX BACK UP.
DK BROWN BRICK PILLARS W/ LIMESTONE CAPS.
STONE BLOCK BASE & PLANTER W/ LIMESTONE CAPS.

SIGN AREA
18' - 6' W X 13' 6" H
250 SQ. FT.

EXHIBIT C

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O.BOX 1068
ADDISON, IL. 60101
630-543-9490
Fax 630-543-9493

DATE	REVISION
3-9-00	REMOVE "BANK ONE & STARBUCKS" / REDUCE SIZE
3-14-00	INCREASE SIZE / RELOCATE COPY

CUSTOMER APPROVAL DATE

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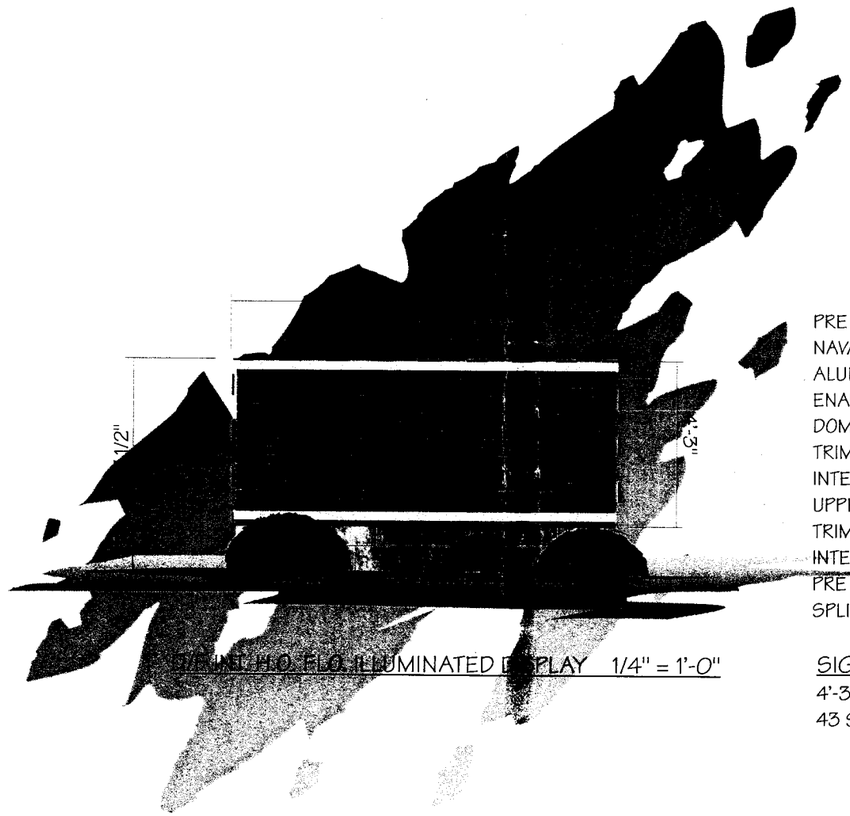
CLIENT DOMINICK'S
ADDRESS CICERO & TOUHY
CITY LINCOLNWOOD STATE IL DESIGNER JRW SALESPERSON TD
DRWG. NO. 3677 D SCALE : NOTED DATE : 3-6-00 SHEET NO.

PROPOSED SIGN ON PRATT AVE.



SINGLE UNIT H.O. FLO. ILLUMINATED DISPLAY 1/4" = 1'-0"

PRE CAST COPING
NAVAJO RED MASONRY
ALUMINUM CHANNEL LETTERS & RIBBON
ENAMEL FINISHED.
DOMINICK'S & LOWER RIBBON, #2662 RED PLEX FACES.
TRIM CAP & RETURNS TO MATCH #2662 RED.
INTERIORS ILLUM. W/ CLEAR RED NEON.
UPPER RIBBON, #2030 GREEN PLEX FACE.
TRIM CAP & RETURNS TO MATCH #2030 GREEN.
INTERIOR ILLUM. W/ GREEN NEON.
PRE CAST SILL.
SPLIT FACE BLOCK, LIGHT KARMEL

SIGN AREA
4'-3"W X 10'-2"H
43 SQ. FT.

EXHIBIT B

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O.BOX 1068
ADDISON, IL. 60101
630-543-9490
Fax 630-543-9493

DATE	REVISION

CUSTOMER APPROVAL DATE

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CLIENT	DOMINICK'S						
ADDRESS	CICERO & TOUHY						
CITY	LINCOLNWOOD	STATE	IL	DESIGNER	JRW	SALESPERSON	TD
DRWG. NO.	3694	SCALE :	NOTED	DATE :	3-14-00	SHEET NO.	

COPY & WAVE LAYOUT 1/8" = 1'-0"

387.00 SQ. FT.

COPY LAYOUT 1/8" = 1'-0"

47 SQ. FT.

LOGO & COPY LAYOUT 1/8" = 1'-0"

47 SQ. FT.

STORE FRONT ELEVATION / SIGN LOCATION 1" = 20'-0"

EXHIBIT E

DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O.BOX 1068
ADDISON, IL. 60101

630-543-9490
Fax 630-543-9493

DATE	REVISION
3-9-00	DELETE FOOD & DRUG
4-18-00	ADD NEW SQ. FOOTAGES

CUSTOMER APPROVAL DATE

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CLIENT	DOMINICK'S						
ADDRESS	CICERO & TOUHY						
CITY	LINCOLNWOOD	STATE	IL	DESIGNER	JRW	SALESPERSON	TD
DRWG. NO.	3671	SCALE :	NOTED	DATE :	3-2-00	SHEET NO.	1 OF 3