

VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW

TUESDAY, MAY 5, 2015 – 7:00 P.M.

VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS

AGENDA

1. **Call to Order and Roll Call**

2. **Non-Agenda Items and Visitors (Public Comment Time)**
The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.

3. **Consideration of a Sign Permit Application and a Request for an Exemption from the Requirements of the Sign Code for Heinen's Grocery Store at 201 S Waukegan Road.**

4. **Adjournment**

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review
FROM: Mike Croak, Building Codes Supervisor
DATE: May 5, 2015
SUBJECT: Agenda Item #3 - Consideration of a Sign Permit Application and a Request for an Exemption from the Requirements of the Sign Code for Heinen's Grocery Store at 201 S Waukegan Road.

Heinen's is proposing to mount a new sign on the existing monument sign structure at the intersection of Carriage Park Avenue and Waukegan Road that formerly held signs for Shepard Chevrolet.

Shepard Chevrolet previously had signs mounted to both sides of the concrete block monument sign structure. Heinen's also proposes to mount sign cabinets to both sides. Per the Sign Code requirements of the L-1 zoning district, this is considered one two-sided sign.

The allowable sign area is 64 square feet. In the L-1 & L-2 zoning districts, the sign code specifies that the area of a monument sign is calculated including the supporting structure, and, for two-sided sign, both sides are counted. Accordingly, the area of this sign is 336 square feet (9'-4" x 18' x 2). The petitioner is requesting that the ABR recommend the Village Board grant an exemption to exceed the allowable size by 272 square feet. The sign cabinets themselves are 37 square feet each (3'-1" x 12'), 74 square feet total.

The proposed sign will be internally illuminated, with an opaque vinyl background so that only the lettering will be illuminated.

The following is a chart summarizing the measurements of the proposed sign:

Table with 2 columns: Sign Code (L-1 - Ground Sign) and Proposed Signage. It contains three rows of data comparing sign code requirements with proposed signage details.

The ABR has the authority to:

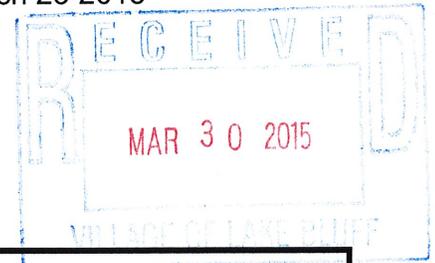
- Recommend the Village Board grant or deny an exemption from the Sign Code regulations for the signage as presented;
Approve a sign permit (with conditions) that complies with all Code regulations; or
Deny the sign permit.

Representatives of Heinen's, North Shore Sign, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

March 23 2015

**APPLICATION AND SIGN PERMIT
LAKE BLUFF, ILLINOIS**

PERMANENT AND TEMPORARY SIGNS



Applicant:	Bill Wells, Director of Store Planning, Heinen's Fine Foods
Mailing Address:	4540 Richmond Road Warrensville Heights Ohio 44128-5757
Telephone:	855 475-2300 BWells@Heinens.Com
Proposed Sign Location:	SOUTHWEST CORNER OF SHOPPING CENTER PROPERTY
Permanent or Temporary Sign:	PERMANENT
Type of Sign (window, wall, ground etc.):	MONUMENT / GROUND SIGN
Sign Company - Name and Phone:	North Shore Sign Co 1925 Industrial Drive, Libertyville Il 60048
Contact Individual Regarding Project:	Chuck Zenn 847 816-7020 CZenn@NorthShoreSigns.Com

APPLICATION REQUIREMENTS

Permanent Signs Requiring Approval by the Architectural Board of Review or the Village Board

- A scaled drawing showing the lot and building(s) and structure(s) to which the sign(s) is/are to be attached or erected. The exact position of the sign(s) must be noted on the drawing, including the height of sign above grade, as applicable
- A scaled drawing or plan of the sign(s) showing construction details for the sign(s) including all dimensions including; letter sizes and styles, foundation and/or mounting materials, and sign height and width.
- A concise description of the construction materials and colors of all sign components.
- A detail of type and intensity of any lighting or illumination.
- Thirteen (13) copies are required if the proposal is in color and/or larger than 11x17.

Temporary Signs Requiring Approval by the Village Administrator

- A description of the location of the sign.
- A date when the sign will be erected and when it will be removed.
- A description of the type of sign, the sign materials and the sign size (lighting of temporary signs is prohibited).

NOTICE: Upon receipt of a completed application, including all related drawings and materials, a review date will be provided. The applicant or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.

A fee of \$150.00 shall be charged for all permanent sign permit applications. The fee shall be paid at the time of application. Checks should be made payable to the Village of Lake Bluff.



REFACE EXISTING D/FACE TENANT PANELS
 1/2" = 1'-0"
 NEW RETAINER BLACK FINISH
 WHITE PLEXIGLAS FACE / OPAQUE BLACK VINYL BACKGROUND
 WHITE COPY / NEW WHITE LED LIGHTING



NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

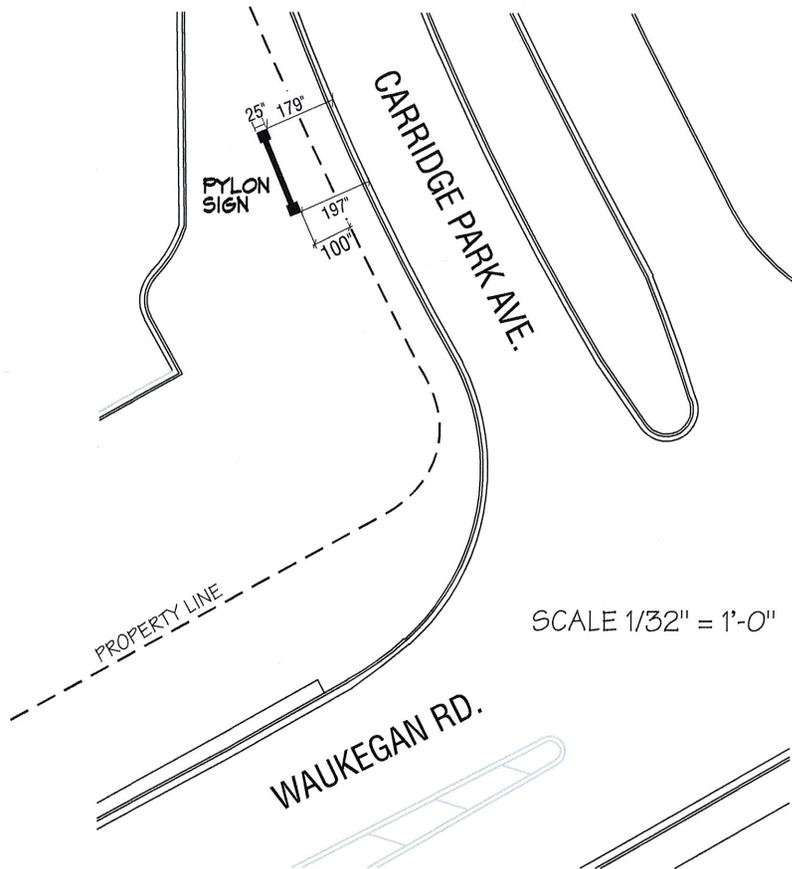
"Quality Signage Since 1930"



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all

REVISED		COMMENTS	
B	3/24/15	COLOR CHANGE	
HIENEN'S GROCERY STORE 201 WAUKEGAN RD. LAKE BLUFF, IL.			
SCALE	NOTED		SALESPERSON ZENN
DATE	1/28/15		DRAWING # 10548
DRAW BY:	AS		



SCALE 1/32" = 1'-0"



NORTH SHORE SIGN
 1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

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REVISED		COMMENTS	
A	3/18/15	SHOW PROPERTYLINE	
HIENEN'S GROCERY STORE 201 WAUKEGAN RD. LAKE BLUFF, IL.			
SCALE	NOTED		SALESPERSON ZENN
DATE	1/28/15		DRAWING # 10548
DRAW BY:	AS		