

# Village of La Grange

## AGENDA

DESIGN REVIEW COMMISSION  
of the  
VILLAGE OF LA GRANGE

Lower Level Conference Room of the Village Hall  
53 S. La Grange Road, La Grange, IL



March 11, 2015 - 7:30 p.m.

1. Call to Order and Roll Call.
2. Approval of Minutes of January 14, 2015
3. Business at Hand

**CBC CASE # 4 - COMPREHENSIVE SIGN PLAN FOR COMMERCIAL BUILDING/ Burcor Properties, 1 West Harris/36 South La Grange Road**

**CBC CASE # 5 - COMPREHENSIVE SIGN PLAN FOR COMMERCIAL BUILDING/ Burcor Properties, 26 South La Grange Road**

4. Old Business
5. New Business
6. Adjournment

(Commissioners: Please call Sylvia Gonzalez at 579-2320 to confirm your attendance).

The Village of La Grange 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 the ADA Coordinator at 579-2315 promptly to allow the Village to make reasonable accommodations for those persons.

# MINUTES

Design Review Commission of the  
Village of La Grange  
January 14, 2015

## I. CALL TO ORDER AND ROLL CALL:

A meeting of the Design Review Commission was held on January 14, 2015 in the lower level conference room of the Village Hall, 53 South La Grange Road, La Grange, IL and was convened at 7:30 p.m. by Co-Chairperson Regina McClinton.

Present: (and constituting a quorum): Commissioners Ozer, Thuma, Vizek, Reardon, with Co-Chairperson Regina McClinton presiding.

Absent: Chairperson Andrea Barnish and Commissioner Pavelka.

Also Present: Dan Collins (Owner of 8 West Burlington), Jerry Burjan (Owner of 26 South La Grange Road), Patrick Benjamin, Community Development Director, and Sylvia Gonzalez, Staff Liaison.

## II. APPROVAL OF MINUTES:

On motion by Commissioner Reardon, seconded by Commissioner Vizek the Minutes of the October 29, 2014, Design Review Commission meeting were approved as typed and distributed.

## III. BUSINESS AT HAND:

### DRP #88 - DESIGN REVIEW PERMIT – 26 South La Grange Road, Burcor Properties (Jerry Burjan)

Jerry Burjan, on behalf of Burcor Properties, appeared before the Design Review Commission seeking a Design Review Permit for the property at 26 South La Grange Road.

Mr. Burjan made the presentation informing the Commissioners of the proposed minimal façade alterations to the east and north elevations of the property located at 26 South La Grange Road. The renovations include the elimination of the Calendar Avenue entrance and two light fixtures and the construction of a knee wall on the east side of the building (La Grange Road) to eliminate a slip hazard.

Mr. Burjan further informed the Commissioners that the proposed changes are to accommodate the new Anderson's Book Store, which will be occupying the space in the Spring.

Commissioner Ozer asked if the signage on the Calendar side of the building (plaques) would be removed.

Mr. Burjan indicated the plaques will be removed.

Commissioner Reardon stated the proposed changes look great, beautiful. He further stated that the proposed knee wall is a smart idea.

There being no further questions or comments by the Commissioners, on motion by Commissioner Reardon second by Commissioner Ozer the Design Review Commission voted unanimously that Design Review Permit #88 be recommended for approval by the Village Board of Trustees.

**DRP #89 – DESIGN REVIEW PERMIT – 8 West Burlington, Damico LLC (Daniel Collins)**

Daniel Collins appeared before the Design Review Commission seeking a Design Review Permit for the property at 8 West Burlington.

Mr. Collins, representing Damico LLC, presented the application indicating that due to the structural condition of the building it was necessary to replace the front façade of the building. He further informed the Commissioners that the building will consist of six high end luxury apartments as well as a retail space on the lower level with a separate entrance up to the apartments. The west elevation of the apartment units will be offset to provide for windows that do not currently exist. Mr. Collins reported that interest in the retail space was strong.

Commissioner Thuma questioned what material the surface of the building would be.

Mr. Collins stated the surface would be a limestone to match the Fannie May building.

Commissioner Reardon questioned what the window frames would look like.

Mr. Collins indicated that the window frames would be similar to those at the Hallmark store.

Commissioner Reardon stated that the changes to the building look simple, yet modern. He further stated he liked that the apartments will be high end.

There being no further questions or comments by the Commissioners, on motion by Commissioner Reardon second by Commissioner Thuma the Design Review Commission voted unanimously that Design Review Permit #89 be recommended for approval by the Village Board of Trustees.

**IV. NEW BUSINESS**

None.

**V. OLD BUSINESS**

None.

**VI. ADJOURNMENT:**

There being nothing further to come before the Design Review Commission, on motion by Commissioner Reardon and second by Commissioner Vizek, the Design Review Commission meeting of January 14, 2015, was adjourned at 8:05 p.m.

Respectfully Submitted:

Sylvia Gonzalez, Staff Liaison

## STAFF REPORT

### **CBC Case #4**

TO: Design Review Commission

FROM: Angela M. Mesaros, Assistant Director of Community Development  
Sylvia Gonzalez, Staff Liaison

DATE: March 11, 2015

RE: **COMPREHENSIVE SIGN PLAN FOR COMMERCIAL BUILDING/ Burcor  
Properties, 1 West Harris/36 South La Grange Road**

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#### **I. BACKGROUND:**

The Village Board recently adopted an ordinance that established a new process for a “comprehensive sign plan.” This process allows a commercial building owner or manager to prepare a plan and specifications that governs all of the signs on the building, now and in the future. The plan establishes specifications for location, type, size, height, colors, materials, and other sign features. The plans must be detailed and must satisfy a set of standards intended to avoid incompatible and inappropriate signs.

Every application for comprehensive sign plans is first reviewed by the Community Development Department to be sure the application standards are met. Then the application is reviewed at a public meeting by the Design Review Commission. The Commission makes a recommendation to the Village Manager, and the Village Manager makes the final decision on the application based on the recommendations of staff and the Commission. The Village Manager has the authority to modify sign regulations to approve a comprehensive sign plan.

The Village’s sign regulations, which are part of the Zoning Code are restrictive for second floor users and do not allow wall signs above the first floor of a building. Second floor users at 1 West Harris have requested signage that does not meet the sign code including additional window and wall signage. Therefore, a Comprehensive Sign Plan is required in order to allow the proposed second floor signage at 1 West Harris.

#### **II. APPLICATION:**

##### **1. COMPREHENSIVE SIGN PLAN AT 1 W. HARRIS/36 S. LA GRANGE ROAD**

Burcor Properties, owner of the building at 1 West Harris/36 South La Grange Road, has applied for a Comprehensive Sign Plan on behalf of all tenants of the building, present (Cheryl D. & Company, Dental Loft, Bottle & Bottega, Cleo’s and Bacino’s) as well as any future users would be bound to the approved signage placement, size and style.

## COMPREHENSIVE SIGN PLAN STANDARDS

In reviewing the Comprehensive Sign Plan application, please be guided by the standards in Section 11-110 of the Zoning Code.

### Purpose and Intent.

The purpose of a CBC Sign Plan is to create a unified plan for all exterior signs for a particular building. The authority in Section 11-110 to modify certain provisions of the Code *creates the flexibility for signs appropriate for a particular building that may not otherwise be allowed.* A CBC Sign Plan is intended to achieve the following objectives:

- *Promotion of appropriate architectural and aesthetic use of exterior signs, including design techniques for the subject building that may not be appropriate on a different building.*
- *Creative use of signs while maintaining a **unified** look among all signs on the building, both existing and proposed.*
- *Creation of a **more attractive building façade than may exist in the absence of a unified sign plan.***
- *Avoidance of signs that are **disharmonious with the building or plainly out of scale or character with adjacent buildings.***
- *Simplification of the approval process as signs on the subject building are changed from time to time.*

### General Design Guidelines.

Any approval of a CBC Sign Plan should reflect consideration of the following guidelines or reasons why they are not applicable or appropriate. These guidelines are suggestive only, as one part of the overall evaluation of an application.

- *Signs reflect the particular architectural character of the building, with proposed sizes, shapes, colors, and numbers of signs that **complement that character.***
- *Signs of an overall area that creates an appropriate relationship between total sign area and exposed building area.*
- *Sign locations on the building that are consistent with the pedestrian orientation of the building's location to the fullest extent possible.*
- *A proposed range of **harmonious sign colors.***

- *Consistency in placement of signs on the building or a suitable explanation for an apparent inconsistency.*
- *Uniform or complementary typefaces, sign elements, and materials.*
- *An overall appearance of all signs that is not garish or out of proportion to the size and character of the building and immediately abutting buildings.*
- *Lighting of signs that is complementary to the building, using techniques that are effective but restrained.*
- *All signs elements must be professionally designed and executed.*

Prohibited Signs and Sign Elements.

No CBC Sign Plan may be approved that includes:

- ***Signs that obscure significant architectural details of the building.***
- *Any attention-getting devices, exterior electronic message signs, moving or animated signs, internally illuminated box signs, or temporary signs.*
- *Any sign with exposed electrical conduits or wiring raceways.*
- *Any sign using plastic, paper, or similar materials.*
- *Signs specifically prohibited in all districts, except as allowed by modification under Subsection K of this Section 11-110 (see attached).*

AUTHORITY TO MODIFY REGULATIONS

Subject to the standard set forth in the Sign, the Design Review Commission may recommend modification of, and the Village Manager may modify any provision of this Article XI, subject to limitations:

1. *Will enhance a CBC Sign Plan, considering the purpose, intent, and objectives set forth in Subsection C of this Section 11-110 (See Purpose and Intent Section of this report, above).*
2. Limitations on Modifications. *The followings provisions and matters may not be modified by a CBC Sign Plan:*
  - (a) *Illumination of signs adjacent to residential areas (§11-105A3).*
  - (b) *Sign maintenance (§11-105K).*

(c) *Obscene matter (§11-105O).*

(d) *General safety (§11-105P).*

**MODIFICATIONS REQUESTED:**

As proposed the building owner of 1 West Harris Avenue would require modifications from the Sign Code. The following table outlines the signage permitted for 1 West Harris Avenue, Signage requested and modifications required (in red):

	<b>ALLOWED</b>	<b>PROPOSED</b>
<b>1 WEST HARRIS AVE. South Elevation</b>	1 Wall sign per first floor user for each face of building abutting any public right-of-way or public parking lot or structure. Said sign not to exceed an aggregate length greater than 75% of the business frontage nor 5' in height.	1 Wall sign per first floor user. (allowed by code).  <b>Two of the proposed wall signs are 5'5" high. This exceeds the allowed maximum height of 5 feet.</b>  <b>1 Wall sign for each existing and/or future second floor user not to exceed 18 sq. ft. Wall signs are not permitted higher than the bottom of any second floor window. Proposed signage will be centered horizontally between second floor windows.</b>
	1 Window sign per elevation. Not to exceed 25% of one window.	<b>Up to 25% of signage per lite of glass for each first floor user. (Request exceed allowable amount.)</b>
	1 Awning/Canopy sign. Signage not to exceed" 6" in height nor 60% of the length of the awning/canopy.	1 Awning/Canopy sign per first floor user. (allowed by code)
	1 Wall mounted identification sign not greater than 4 square feet in area.	<b>1 entryway identification sign not to exceed 1.67 square feet in area. Located on the door and requires modification due to its location.</b>  <b>1 entryway identification sign above a first floor entrance not to exceed 6.94 square feet.</b>

	ALLOWED	PROPOSED
<b>36 SOUTH LA GRANGE ROAD (East Elevation)</b>	1 Wall sign per first floor user for each face of building abutting any public right-of-way or public parking lot or structure. Said sign not to exceed an aggregate length greater than 75% of the business frontage nor 5' in height.	1 Wall signs per first floor user. (allowed by code)  <b>The proposed wall signs are 5'5" high. This exceeds the allowed maximum height of 5 feet.</b>
	1 Window sign per elevation. Not to exceed 25% of one window	<b>Up to 25% of signage per lite of glass for each first floor user. Request is for one sign on each pane. We only allow one sign for the entire window space.</b>
	1 Awning/Canopy sign. Signage not to exceed 6" in height nor 60% of the length of the awning/canopy.	1 Awning/Canopy sign per first floor user. (allowed by code)

**\*Items in red require modifications**

**III. RECOMMENDATION:**

If you are satisfied that these guidelines have been adequately addressed based on the applicant's response at your meeting, and you choose to proceed with a recommendation, staff would recommend approval of **Comprehensive Sign Plan at 1 West Harris/36 South La Grange Road, as depicted on the renderings submitted by Burcor Properties.**

- **Staff suggest approval be conditioned on the signage being reduced in size so that architectural features of the building are not obscured, specifically wall signs on the south and east elevations that cover stone banding.**

**Village of La Grange**  
53 S. La Grange Road, La Grange, IL 60525  
Phone (708)579-2320 Fax (708)579-0980

**APPLICATION FOR COMMERCIAL BUILDING COMPREHENSIVE SIGN PLAN**

TO THE VILLAGE MANAGER OF THE  
VILLAGE OF LA GRANGE, ILLINOIS

Application # 4  
Date Filed: 2/13/15  
UARCO: 4557

**1. PROPERTY**

Address: ONE WEST HARRIS / 360 S. La Grange Road

Permanent Identification Number(s): 18-04-125-047-0000

(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with this application)

Present Zoning Classification: C-1      Present Use: \_\_\_\_\_

**2. APPLICANT\***

Name: BURCOR PROPERTIES

Address: 19 N. CATHERINE

City, State, Zip: LAGRANGE

Phone: Work: <sup>708/</sup>579-0316 X101 Home: \_\_\_\_\_ Mobile: 708/528-1492

E-mail address: BURCORPROP@AOL.COM

\*Please indicate primary means of contact

**3. PROPERTY OWNER\* (If different from Applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

E-mail address: \_\_\_\_\_

\*Please indicate primary means of contact

A. Include all of the following components with the application:

1. The address of the building and full legal name of the owner of the building.
2. Current photographs of each building façade on which signs are proposed to be located.
3. A current photograph of the front façade of each building abutting the subject building.
4. A list of all current and proposed commercial uses in the building. (Applicants should review Sections 5-102 and 5-105 of this Code for the lists of permitted and special uses authorized in the commercial districts.)
5. A list of all current and proposed non-commercial uses in the building.
6. A list of all current and proposed residential uses in the building, regardless of whether the residential use is authorized in a commercial district.
7. A list of the current signs on the building, including sign type, dimensions, and lighting type.
8. The proposed disposition of each current sign on the building, whether retention, redesign, removal, replacement, or other action.
9. The total number of existing and proposed signs, including signs to be installed immediately and potential future signs.
10. A professionally prepared, scaled drawing of each building façade showing where signs are installed, will be installed, and may be installed in the future.
11. A sign schedule showing the sign types, sizes or range of sizes, lighting types, color palettes and themes, and other pertinent information.
12. A calculation of the total maximum gross surface area of all proposed signs, both current and future.

B. Standards and Considerations. The application must reflect careful consideration of the following guidelines or state the reasons why particular guidelines are not applicable or appropriate:

1. Signs that reflect the particular architectural character of the building, with proposed sizes, shapes, colors, and numbers of signs that complement that character.
2. Signs of an overall area that creates an appropriate relationship between total sign area and exposed building area.
3. Sign locations on the building that are consistent with the pedestrian orientation of the building's location to the fullest extent possible.
4. A proposed range of harmonious sign colors.
5. Consistency in placement of signs on the building or a suitable explanation for an apparent inconsistency.

6. Uniform or complementary typefaces, sign elements, and materials.
7. An overall appearance of all signs that is not garish or out of proportion to the size and character of the building and immediately abutting buildings.
8. Lighting of signs that is complementary to the building, using techniques that are effective but restrained.
9. All signs elements must be professionally designed and executed.

C. State how the proposed CBC Sign Plan achieves the standards:

THE PROPOSED PLAN IS IN HARMONY WITH THE  
ARCHITECT CHARACTER OF THE BUILDING AND ADJACENT  
BUILDINGS. THE PROPOSED SIZES, SHAPES, NUMBER OF  
SIGNS AND TOTAL SIGN AREA ALONG WITH THE OVERALL  
APPEARANCE OF ALL SIGNS ARE COMPLEMENTARY  
TO THE BUILDING.

\* \* \*

**NOTICE:** This application must be filed with the office of the Community Development Director, accompanied by necessary data called for above and the required filing fee of \$200.

If possible, please submit electronic copies of all plans supporting the application.

The filing fee stated above must be paid at the time the application is filed. In addition to the filing fee, the applicant must reimburse the Village for any costs that are incurred above the amount of the filing fee. The Village endeavors to minimize those costs, but they must be paid by the applicant before a final decision is made on the application, including but not limited to Outside Professional and Technical Consultant Services (direct cost); and Legal Review, Consultation, and Advice (direct cost);

**(Confirmation that the applicant has the authority to file the application must be submitted with the application.)**

I, the undersigned, do hereby state that I am the owner, landlord, or manager of the commercial building and do hereby certify that the above statements are true and correct to the best of my knowledge.

I acknowledge that if approved, the Commercial Building Comprehensive Sign Plan will bind the current owner and all future users unless an amendment to the CBC plan is filed and approved. I also acknowledge that there is no guarantee that the CBC Plan as submitted will be approved.

*Jenny Benjamin, 19 N. CATHERINE, LAGRANGE*  
 (Signature and address of Building Owner or Manager)

**(FOR VILLAGE USE ONLY)**

1. Filed with Office of the Community Development Director:

\_\_\_\_\_, 20\_\_.

2. Transmitted to Design Review Commission at public meeting held:

\_\_\_\_\_, 20\_\_.

3. Continuation (if any):

\_\_\_\_\_, 20\_\_.

4. Findings and Recommendation of Design Review Commission referred to Village Manager:

\_\_\_\_\_, 20\_\_.

5. Final Action of Village Manager [ APPROVED / DENIED ]:

\_\_\_\_\_, 20\_\_.

6. Payment of expenses satisfied:

\_\_\_\_\_, 20\_\_.

Conditions imposed on approval:

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ONE WEST HARRIS  
SIGN, AWNING AND WINDOW PLAN

I. CURRENT COMMERCIAL TENANTS

Bacino's	Street Level	Restaurant
Cleo's	" "	Clothing Store
Bottle and Botega	" "	Art Studio
Cheryl D	" "	Kitchen design/Sales
Live Text	Second Floor	Education Software
The Dental Loft	" "	Dental Services

II. WALL MOUNTED SIGNS

Cheryl D	One Total	9'-6"x3'-6" (33 s.f.)
The Dental Loft	" "	18"x18" (2.5 s.f.)
Bottle and Botega	" "	11'-2"x4'0" (45 s.f.)
Bacino's	" "	8'-6"x5'-0" (42 s.f.)

No plans for replacing signs at this time

AWNINGS

Cleo's	Two Total	Harris	4'-6"x34'-0" (147 s.f.)
"	" "	LG.R.	4'-6"x31'-6" (136 s.f.)
Bacino's	One Total	LG.R.	4'-6"x25'-0" (112.3 s.f.)

No plans for replacing awnings at the time.

III. PROPOSED

WALL MOUNTED SIGNS

STREET LEVEL

Cheryl D	One Total		22'-0"x5'-5" (119.6 s.f.)
Dental Loft	" "		18"x18" (2.25 s.f.)
Bottle and Botega	" "		12'-0"x3'-0" (36 s.f.)
Cleo's	" "	Harris	23'-9"x5'-5" (128.48 s.f.)
"	" "	LG.R.	25'-10"x5'-5" (139.94 s.f.)
"	" " or	LG.R.	6'-4"x5'-5" (34.30 s.f.)
Bacino's	" "	"	6'-4"x5'-5" (34.30 s.f.)
"	" " or	"	24'-11"x5'-5" (134.96 s.f.)

AWNINGS

STREET LEVEL

Cheryl D	One Total	Harris	24'-0"x7'-0" (168 s.f.)
Bottle and Botaga	" "	"	11'-0"x7'-0" (77 s.f.)
Cleo's	" "	Harris	24'-0"x7'-0" (168 s.f.)
"	" "	L.G.R.	27'-10"x7'-0" (195 s.f.)
Bacino's	" "	"	24'-11"x7'-0" (135 s.f.)

WALL MOUNTED SIGNS

Second Floor

Total of four signs, seach 6'-0"x3'-0" (18 s.f.)









## STAFF REPORT

### **CBC Case #5**

TO: Design Review Commission

FROM: Angela M. Mesaros, Assistant Director of Community Development  
Sylvia Gonzalez, Staff Liaison

DATE: March 11, 2015

RE: **COMPREHENSIVE SIGN PLAN FOR COMMERCIAL BUILDING/ Burcor  
Properties, 26 South La Grange Road**

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#### **I. BACKGROUND:**

The Village Board recently adopted an ordinance that established a new process for a "comprehensive sign plan." This process allows a commercial building owner or manager to prepare a plan and specifications that governs all of the signs on the building, now and in the future. The plan establishes specifications for location, type, size, height, colors, materials, and other sign features. The plans must be detailed and must satisfy a set of standards intended to avoid incompatible and inappropriate signs.

Every application for comprehensive sign plans is first reviewed by the Community Development Department to be sure the application standards are met. Then the application is reviewed at a public meeting by the Design Review Commission. The Commission makes a recommendation to the Village Manager, and the Village Manager makes the final decision on the application based on the recommendations of staff and the Commission. The Village Manager has the authority to modify sign regulations to approve a comprehensive sign plan.

The Village's sign regulations, which are part of the Zoning Code are restrictive and do not allow wall signs above the first floor of a building. Anderson's Bookshop is in the process of extensive renovations to occupy a large portion of the first floor at 26 South La Grange Road and have requested signs that do not comply with the code. In addition, the building owner has required new signage for other users. Therefore, a Comprehensive Sign Plan is required in order to allow the proposed signage for the users at 26 South La Grange Road.

#### **II. APPLICATION:**

##### **1. COMPREHENSIVE SIGN PLAN AT 26 S. LA GRANGE ROAD**

Burcor Properties, owner of the building at 26 South La Grange Road, has applied for a Comprehensive Sign Plan on behalf of all tenants of the building, present (Armands's, The Dinner Club, and Ceramic Art Cafe) as well as any future users (Anderson's Bookshop) would be bound to the approved signage placement, size and style.

##### **COMPREHENSIVE SIGN PLAN STANDARDS**

In reviewing the Comprehensive Sign Plan application, please be guided by the standards in Section 11-110 of the Zoning Code.

### Purpose and Intent.

The purpose of a CBC Sign Plan is to create a unified plan for all exterior signs for a particular building. The authority in Section 11-110 to modify certain provisions of the Code *creates the flexibility for signs appropriate for a particular building that may not otherwise be allowed.* A CBC Sign Plan is intended to achieve the following objectives:

- *Promotion of appropriate architectural and aesthetic use of exterior signs, including design techniques for the subject building that may not be appropriate on a different building.*
- *Creative use of signs while maintaining a **unified** look among all signs on the building, both existing and proposed.*
- *Creation of a **more attractive building façade than may exist** in the absence of a unified sign plan.*
- ***Avoidance of signs that are disharmonious** with the building or plainly **out of scale or character with adjacent buildings.***
- *Simplification of the approval process as signs on the subject building are changed from time to time.*

### General Design Guidelines.

Any approval of a CBC Sign Plan should reflect consideration of the following guidelines or reasons why they are not applicable or appropriate. These guidelines are suggestive only, as one part of the overall evaluation of an application.

- *Signs reflect the particular architectural character of the building, with proposed sizes, shapes, colors, and numbers of signs that **complement that character.***
- *Signs of an overall area that creates an appropriate relationship between total sign area and exposed building area.*
- *Sign locations on the building that are consistent with the pedestrian orientation of the building's location to the fullest extent possible.*
- *A proposed range of **harmonious sign colors.***
- *Consistency in placement of signs on the building or a suitable explanation for an apparent inconsistency.*
- *Uniform or complementary typefaces, sign elements, and materials.*
- *An overall appearance of all signs that is not garish or out of proportion to the size and character of the building and immediately abutting buildings.*
- *Lighting of signs that is complementary to the building, using techniques that are effective but restrained.*
- *All signs elements must be professionally designed and executed.*

Prohibited Signs and Sign Elements.

No CBC Sign Plan may be approved that includes:

- *Signs that obscure significant architectural details of the building.*
- *Any attention-getting devices, exterior electronic message signs, moving or animated signs, internally illuminated box signs, or temporary signs.*
- *Any sign with exposed electrical conduits or wiring raceways.*
- *Any sign using plastic, paper, or similar materials.*
- *Signs specifically prohibited in all districts, except as allowed by modification under Subsection K of this Section 11-110 (see attached).*

AUTHORITY TO MODIFY REGULATIONS

Subject to the standard set forth in the Sign, the Design Review Commission may recommend modification of, and the Village Manager may modify any provision of this Article XI, subject to limitations:

1. *Will enhance a CBC Sign Plan, considering the purpose, intent, and objectives set forth in Subsection C of this Section 11-110 (See Purpose and Intent Section of this report, above).*
2. *Limitations on Modifications. The followings provisions and matters may not be modified by a CBC Sign Plan:*
  - (a) *Illumination of signs adjacent to residential areas (§11-105A3).*
  - (b) *Sign maintenance (§11-105K).*
  - (c) *Obscene matter (§11-105O).*
  - (d) *General safety (§11-105P).*

MODIFICATIONS REQUESTED:

As proposed the building owner of 1 West Harris Avenue would require modifications from the Sign Code. The following table outlines the signage permitted for 1 West Harris Avenue, Signage requested and modifications required. **\*Items in red require modifications**

	ALLOWED	PROPOSED
<b>CALENDAR AVE. North Elevation</b>	1 Wall sign per first floor user for each face of building abutting any public right-of-way or public parking lot or structure. Said sign not to exceed an aggregate length greater than 75% of the business frontage nor 5' in height.	1 Wall sign per first floor user. (allowed by code). <b>In the case that 4 units be created at some future time, those signs are not to exceed 18 square feet.</b>  <b>Two wall signs for Anderson's Bookshop.</b> - Vertical sign not to exceed 70 square feet. This sign exceeds the allowed maximum height of 5 feet.  - Horizontal sign not to exceed 160 square feet. This sign exceeds the allowed maximum height of 5 feet.
	1 Window sign per elevation. Not to exceed 25% of one window.	<b>Eastern most windows: Up to 25% of signage per lite of glass.</b>  <b>Center windows: Up to 100% of signage per lite of glass.</b>  <b>Door windows: Up to 50% of signage on glass doors.</b>
<b>LA GRANGE ROAD (East Elevation)</b>	1 Wall sign per first floor user for each face of building abutting any public right-of-way or public parking lot or structure. Said sign not to exceed an aggregate length greater than 75% of the business frontage nor 5' in height.	<b>1 Vertical wall sign, exceeds 5' feet in height.</b>  <b>2 Wall signs for future first floor user. (Anderson's Bookshop):</b>  - 1 Horizontal wall sign not to exceed 160 square feet. This sign exceeds the allowed maximum height of 5 feet.  - 1 Vertical wall sign not to exceed 70 square feet. This sign exceeds the allowed maximum height of 5 feet.
	1 Window sign per elevation. Not to exceed 25% of one window	<b>Southern most windows: Up to 25% of signage per lite of glass.</b>  <b>Center windows: Up to 50% of signage per lite of glass.</b>  <b>Northern most windows: Up to 25% of signage per lite of glass.</b>  <b>Door windows: Up to 50% of signage on glass doors.</b>
	1 Awning/Canopy sign. Signage not to exceed 6" in height nor 60% of the length of the awning/canopy.	1 Awning/Canopy sign per first floor user. (allowed by code)
	1 Ground Sign (monument sign) not to exceed 50 square feet per sign face	1 Ground sign (monument sign) not to exceed 2 square feet. (allowed by code)

**III. RECOMMENDATION:**

If you are satisfied that these guidelines have been adequately addressed based on the applicant's response at your meeting, and you choose to proceed with a recommendation, staff would recommend approval of **Comprehensive Sign Plan at 26 South La Grange Road, as depicted on the renderings submitted by Burcor Properties, with the condition that signs may not cover architectural features of the building.**

Village of La Grange  
53 S. La Grange Road, La Grange, IL 60525  
Phone (708)579-2320 Fax (708)579-0980

**APPLICATION FOR COMMERCIAL BUILDING COMPREHENSIVE SIGN PLAN**

TO THE VILLAGE MANAGER OF THE  
VILLAGE OF LA GRANGE, ILLINOIS

Application # 5  
Date Filed: 2/13/15  
UARCO: 4559

**1. PROPERTY**

Address: 26 S. LA GRANGE ROAD

Permanent Identification Number(s): 18-04-125-052-0000/18-04-125-053-0000  
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with this application)

Present Zoning Classification: C-1 Present Use: \_\_\_\_\_

**2. APPLICANT\***

Name: BURCOR PROPERTIES

Address: 19 N. CATHERINE

City, State, Zip: LA GRANGE

Phone: Work: <sup>708</sup>579-0316X101 Home: \_\_\_\_\_ Mobile: 708/528-1492

E-mail address: BURCORPROA@AOL.COM

\*Please indicate primary means of contact

**3. PROPERTY OWNER\* (If different from Applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

E-mail address: \_\_\_\_\_

\*Please indicate primary means of contact

A. Include all of the following components with the application:

1. The address of the building and full legal name of the owner of the building.
2. Current photographs of each building façade on which signs are proposed to be located.
3. A current photograph of the front façade of each building abutting the subject building.
4. A list of all current and proposed commercial uses in the building. (Applicants should review Sections 5-102 and 5-105 of this Code for the lists of permitted and special uses authorized in the commercial districts.)
5. A list of all current and proposed non-commercial uses in the building.
6. A list of all current and proposed residential uses in the building, regardless of whether the residential use is authorized in a commercial district.
7. A list of the current signs on the building, including sign type, dimensions, and lighting type.
8. The proposed disposition of each current sign on the building, whether retention, redesign, removal, replacement, or other action.
9. The total number of existing and proposed signs, including signs to be installed immediately and potential future signs.
10. A professionally prepared, scaled drawing of each building façade showing where signs are installed, will be installed, and may be installed in the future.
11. A sign schedule showing the sign types, sizes or range of sizes, lighting types, color palettes and themes, and other pertinent information.
12. A calculation of the total maximum gross surface area of all proposed signs, both current and future.

B. Standards and Considerations. The application must reflect careful consideration of the following guidelines or state the reasons why particular guidelines are not applicable or appropriate:

1. Signs that reflect the particular architectural character of the building, with proposed sizes, shapes, colors, and numbers of signs that complement that character.
2. Signs of an overall area that creates an appropriate relationship between total sign area and exposed building area.
3. Sign locations on the building that are consistent with the pedestrian orientation of the building's location to the fullest extent possible.
4. A proposed range of harmonious sign colors.
5. Consistency in placement of signs on the building or a suitable explanation for an apparent inconsistency.

6. Uniform or complementary typefaces, sign elements, and materials.
  7. An overall appearance of all signs that is not garish or out of proportion to the size and character of the building and immediately abutting buildings.
  8. Lighting of signs that is complementary to the building, using techniques that are effective but restrained.
  9. All signs elements must be professionally designed and executed.
- C. State how the proposed CBC Sign Plan achieves the standards:

THE PROPOSED PLAN IS IN HARMONY WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING AND ADJACENT BUILDINGS. THE PROPOSED SIZES, SHAPES, NUMBER OF SIGNS AND TOTAL SIGN AREA ALONG WITH THE OVERALL APPEARANCE OF ALL SIGNS ARE COMPLEMENTARY TO THE BUILDING.

\* \* \*

**NOTICE:** This application must be filed with the office of the Community Development Director, accompanied by necessary data called for above and the required filing fee of \$200.

If possible, please submit electronic copies of all plans supporting the application.

The filing fee stated above must be paid at the time the application is filed. In addition to the filing fee, the applicant must reimburse the Village for any costs that are incurred above the amount of the filing fee. The Village endeavors to minimize those costs, but they must be paid by the applicant before a final decision is made on the application, including but not limited to Outside Professional and Technical Consultant Services (direct cost); and Legal Review, Consultation, and Advice (direct cost);

**(Confirmation that the applicant has the authority to file the application must be submitted with the application.)**

I, the undersigned, do hereby state that I am the owner, landlord, or manager of the commercial building and do hereby certify that the above statements are true and correct to the best of my knowledge.

I acknowledge that if approved, the Commercial Building Comprehensive Sign Plan will bind the current owner and all future users unless an amendment to the CBC plan is filed and approved. I also acknowledge that there is no guarantee that the CBC Plan as submitted will be approved.

Jenny D. Buijan, 19 N. CATHERINE, LAGRANGE  
 (Signature and address of Building Owner or Manager)

**(FOR VILLAGE USE ONLY)**

1. Filed with Office of the Community Development Director:

\_\_\_\_\_, 20\_\_.

2. Transmitted to Design Review Commission at public meeting held:

\_\_\_\_\_, 20\_\_.

3. Continuation (if any):

\_\_\_\_\_, 20\_\_.

4. Findings and Recommendation of Design Review Commission referred to Village Manager:

\_\_\_\_\_, 20\_\_.

5. Final Action of Village Manager [ APPROVED / DENIED ]:

\_\_\_\_\_, 20\_\_.

6. Payment of expenses satisfied:

\_\_\_\_\_, 20\_\_.

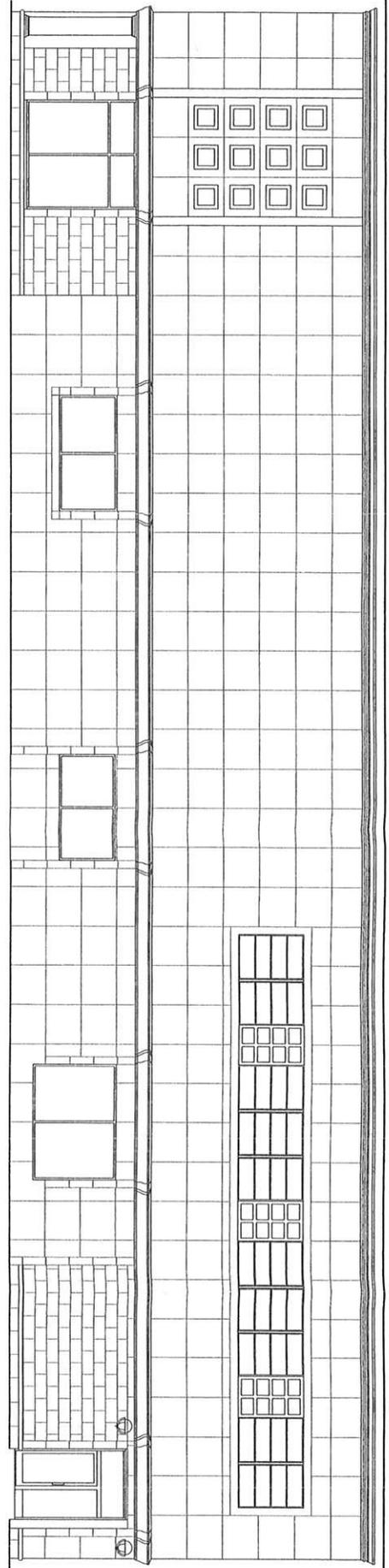
Conditions imposed on approval:

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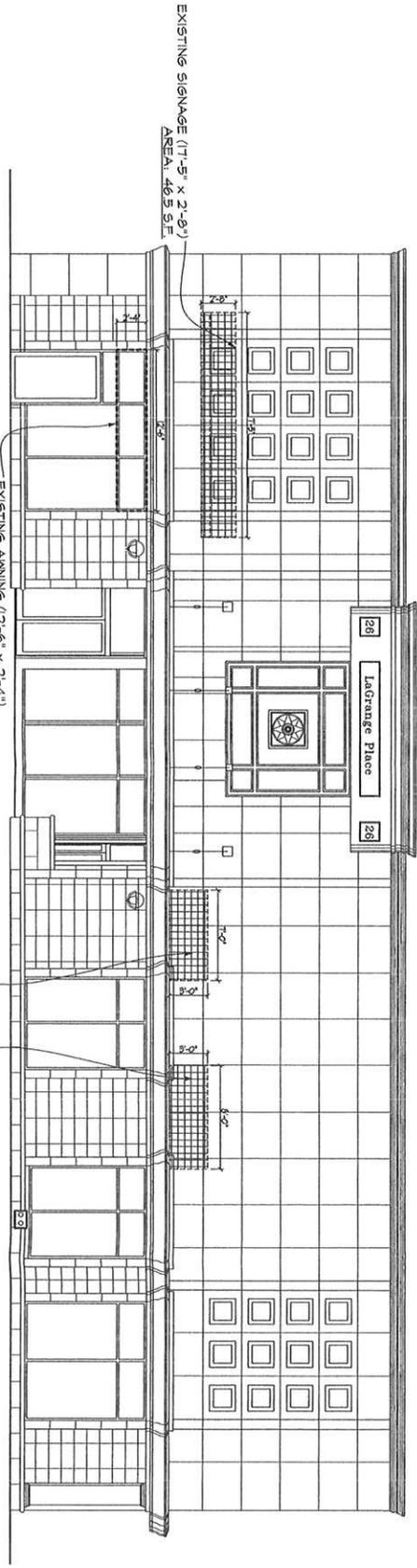
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North Elevation (Calendar Ave.)



East Elevation (LaGrange Rd.)

= LIMITS OF EXISTING SIGNAGE  
 = LIMITS OF EXISTING AWNINGS

EXISTING SIGNAGE (7'-5" x 2'-9")  
AREA: 46.5 S.F.

EXISTING AWNING (2'-6" x 2'-4")  
AREA: 46.5 S.F.

EXISTING SIGNAGE (7'-0" x 3'-0")  
AREA: 21 S.F.

EXISTING SIGNAGE (9'-0" x 3'-0")  
AREA: 24 S.F.

Existing

A Renodel For:  
**The LaGrange Mall**  
LaGrange, Illinois 60525

Architects  
By  
Design, PC  
100 Ogden Avenue  
Chicago, Illinois  
(773) 326-3000 (P)  
(773) 326-3011 (F)  
www.designpc.com



SHEET NO:  
**A-3**  
OF SHEETS

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26 S. LAGRANGE ROAD *Property Management and Development*  
SIGN, AWNING AND WINDOW PLAN

Shown here is a list of current commercial tenants, current signs, awnings and window information, and a list of proposed signs, awnings and window information.

I CURRENT COMMERCIAL TENANTS

Armands	Street Level	Restaurant
Dinner Club	" "	Food Services
Ceramic Art Café	Lower Level	Pottery Painting
Harman	" "	Therapist
Singh	Second Floor	"
Lukanich	" "	"
Duffy	" "	"

II CURRENT

WALL MOUNTED SIGNS

1) Armands	One total	17'-5"x2'-8" (46.5 s.f.)
2) Ceramic Art Café	" "	7'-0"x3'-0" (21 s.f.)
3) Dinner Club	" "	8'-0"x3'-0" (24 s.f.)

#'s 2 and 3 to be removed and replaced with window signage by April, 2015. #1 – no plans for replacing signs at this time.

AWNING

Armands	One total	12'-6"x2'-4" (26.5 s.f.)
No plans for replacing awnings at this time.		

III PROPOSED

WALL MOUNTED SIGNS

Street Level			
Armands	One Total		11'-2"x6'-5" (75 s.f.) vertical or horizontal)
Anderson' Books	One Total	LG.R.	24"x4" (4 s.f.) monument sign
" "	" "	LG.R.	20'x8' (160 s.f.)
" "	" "	LG.R.	6'-5"x11'-0" (70 s.f.)
" "	" "	Calendar	6'-4"x11'-0" (70 s.f.)
" "	" "	Calendar	20'x8' (160 s.f.)

AWNINGS

Street Level

Armands	One Total		12'-6"x3'-6" (44 s.f.)
Anderson's Books	Three Total	LG.R.	7'-3"x3'-6" (25 s.f.)
" "	" "	LG.R.	7'-3"x3'-6" (25 s.f.)
" "	" "	LG.R.	9'-2"x3'-6" (32 s.f.)
" "	One Total	Calendar	9'-2"x3'-6" (32 s.f.)

GLASS SIGNAGE

Street Level

LaGrange Road (between front doors) - Up to 50% per lite of glass.

Calendar – Up to 100% per lite of glass (3 total windows)

Calendar – Up to 50% on door side lite

25% on all other lites of glass

WALL MOUNTED SIGNS

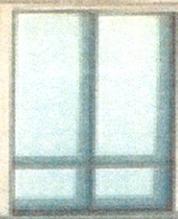
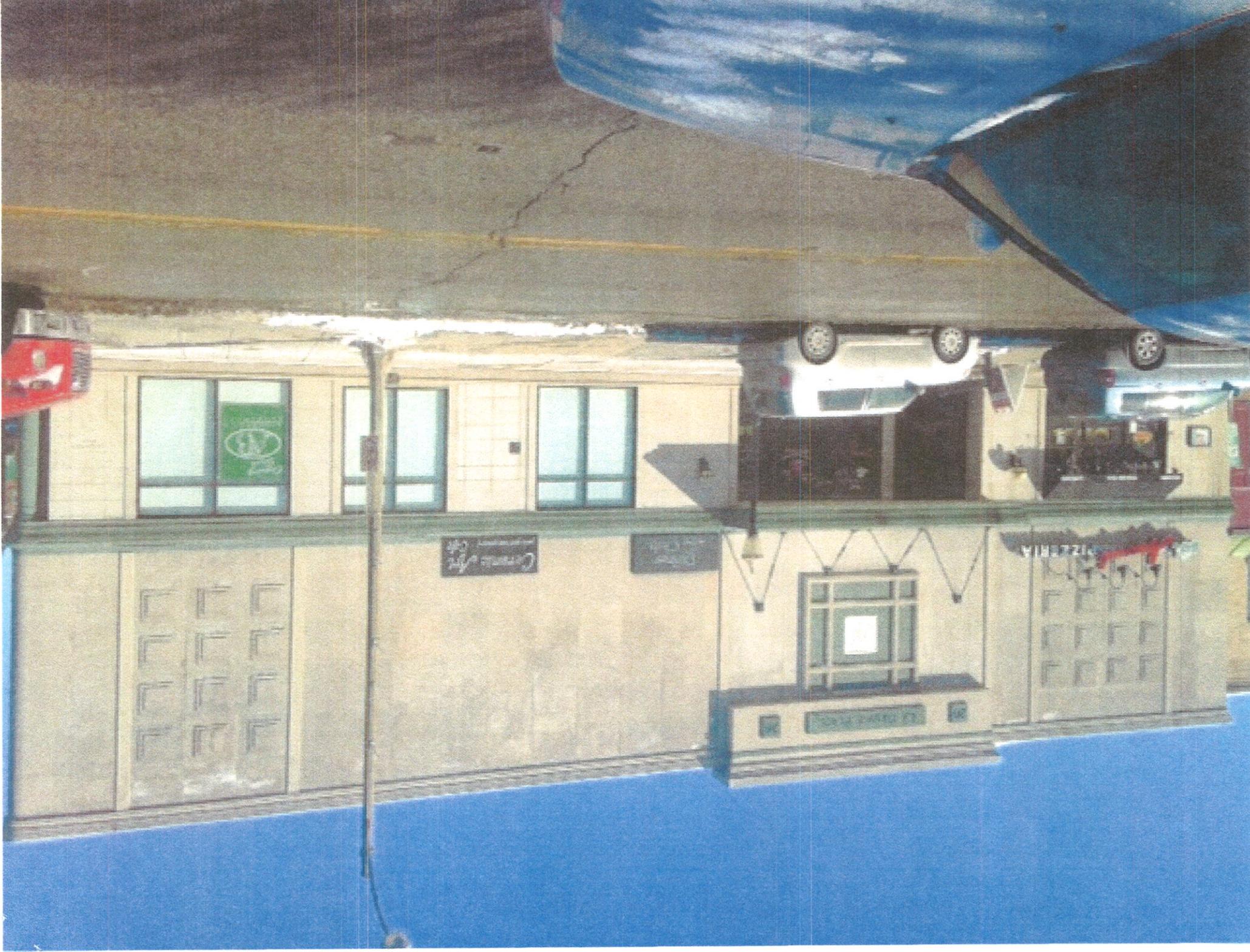
Second floor – Calendar

Four – each 6'-0"x3'-0" (18 s.f.)

AWNINGS

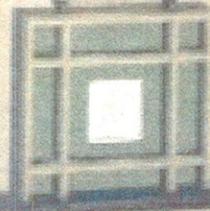
Second Floor – Calendar

Four Total	7'-7"x2'-6" (19 s.f.)
	11'-6"x2'-6" (29 s.f.)
	11'-6"x2'-6" (29 s.f.)
	7'-7"x2'-6" (19 s.f.)



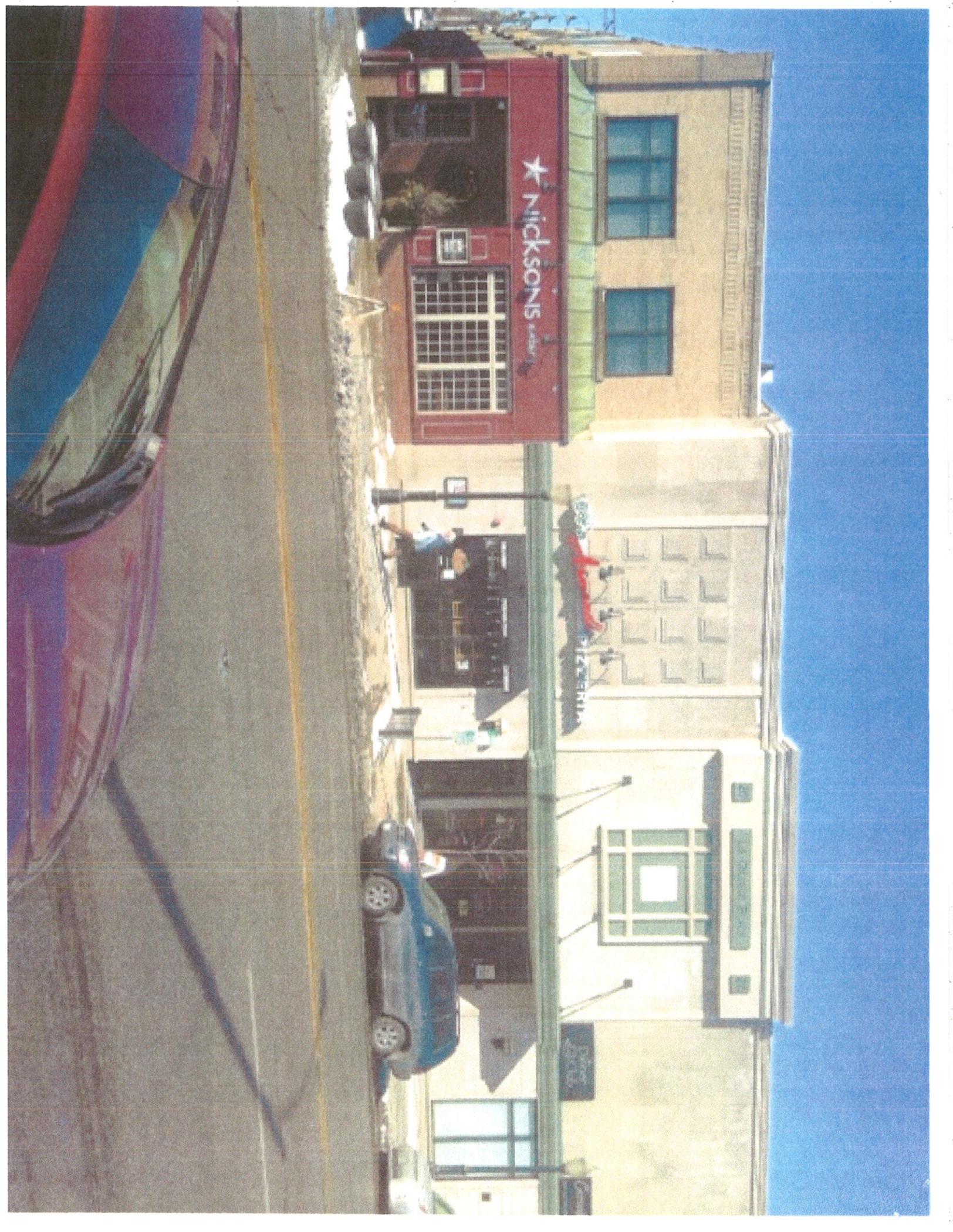
Central Art  
Gallery

Art  
Gallery



VIRGINIA  
ARTS CENTER





NICKSON'S

RESTAURANT





