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Prepared by and after
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Mark E. Burkland
Holland & Knight LLP
131 S. Dearborn St., 30th Floor
Chicago, Illinois 60603

PIN # 18-04-125-052-0000,
18-04-125-053-0000
Common address:
26 S. La Grange Road



Doc#: 1516916004 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2015 10:52 AM Pg: 1 of 7

VILLAGE OF LA GRANGE
OFFICE OF THE VILLAGE MANAGER

DECISION ON APPLICATION FOR COMPREHENSIVE SIGN PLAN

Jerry Burjan
Burcor Properties
19 N. Catherine
La Grange, IL 60525

Re: Decision on Application Dated February 13, 2015 for Comprehensive Sign Plan, 26 S. La Grange Road.

Dear Ms. Mahony

You filed an application on February 13, 2015, under Chapter 11, Part X of the La Grange Zoning Code requesting the following modification(s) from sign standards under the Zoning Code:

1. Calendar Avenue (north elevation)
 - a. Business Wall Signs for second floor users (below the second floor windows) – one sign per second floor user – in case 4 units are created at some point in the future, not to exceed 18 square feet per sign, Zoning Code Paragraph 11-109C3 and 11-109E2.
 - b. Wall signs for Andersons Bookshops – (a) vertical sign not to exceed 35 square feet, carved wood, painted letters only; entered between the vertical lines of the building; orient bottom of sign to match others and in line with bottom of squares feature of building; and (b) horizontal sign not to exceed 20 feet in width and 6 feet in height (exceeds allowable limit of 5 feet high), centered above first floor window, proportionate with space, and in line with bottom of squares.

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- c. Center window signs – up to 100% per lite of glass (to be revised by Design Review Commission), exceeding allowable 25% of one window, Zoning Code Paragraph 11-109D3.
 - d. Door windows – up to 25% per lite of glass, Zoning Code Paragraph 11-109D3.
2. La Grange Road (east elevation)
- a. Wall sign for Andersons Bookshops –horizontal sign not to exceed 20 feet in width and 6 feet in height (exceeds allowable limit of 5 feet high), centered between vertical bands, proportionate with space, and in line with bottom of squares.
 - b. One wall sign centered between vertical band and edge of building, not covering architectural elements, located below the squares.
 - c. Center Windows – up to 50% of signage per lite of glass (for only 2 out of the 3 windows), exceeding allowable 25% of one window, Zoning Code Paragraph 11-109D3.
 - d. Northern most windows – up to 25% of signage per lite of glass, Zoning Code Paragraph 11-109D3.

As the Village Manager for the Village of La Grange, I am responsible for reviewing and making decisions on applications for comprehensive sign plans. This letter is my decision on your application.

A. Findings.

I have reviewed your application and have determined the following matters related to your application:

1. The application satisfies the requirements applicable to applications under Section 11-110 of the Zoning Code.
2. The Sign Plan has been reviewed and a recommendation was made for approval of the plan by the La Grange Design Review Commission.
3. The application satisfies the general criteria set forth in Section 11-110 of the Zoning Code for a comprehensive sign plan and any specific criteria related to the signage that you have requested.
3. The legal description of the property for which the comprehensive sign plan was requested is:

That part of Lots 1, 2, 3 block 23 in the original subdivision of La Grange, being a subdivision of the east half of the Southwest quarter and that part of the Northwest quarter lying south of the Chicago Burlington & Quincy Railroad of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, Described as follows: commencing at the northwest corner

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of said lot 3 and running thence N74 54' 08"E 47.40 feet along the northerly line of said lot 3 for a point of beginning thence N74 54'08"E along the northerly of said lots 1, 2, 3 131.24 feet a point that is the northeast corner of lot 1; Thence S11 06 '30"E 97.96 along the easterly line of said lot 1 to the intersection of an extension of the centerline of the northerly wall of the brick building located on the southerly part of said lots, with the east line of lot 1; thence S74 54' 44"W along the centerline of said northerly wall of said building for a distance of 83.16 feet; thence N15 05' 16"E 3.02 feet to the center of the continuation of said northerly wall; thence S74 54' 44"W along centerline of said wall for a distance of 30.08 feet; Thence N14 57' 03" a distance of 18.87 feet; Thence S75 11' 51"W for a distance of 12.09 feet to a point on the easterly wall of a brick building; thence N16 28' 55"W for a distance of 6.00 feet to a point on the face of the southerly wall of said brick building; Thence N75 11' 51"E for a distance of 7.93 feet along the southerly face of said building; Thence N13 11' 02"W for a distance of 2.10 feet along an easterly face of said building; Thence N73 40' 11"E for a distance of 4.25 feet along a southerly wall of said building; Thence N16 35' 33"W for a distance of 4.50 feet along an easterly wall of said building; Thence N75 41' 41"E for a distance of 6.15 feet along the south wall of said building; Thence N14 57' 03"W for a distance of 33.87 feet, parallel to the westerly line of said lot 3; Thence N74 58' 46"E for a distance of 1.46 feet; thence N14 57' 03"W for a distance of 26.13 feet, the point of beginning, in Cook County, Illinois.

B. Decision.

Your application for a comprehensive sign plan is approved as described above and consistent with the attached plans, dated January 5, 2015, with the following conditions:

1. All tenant wall signs shall be centered between the vertical bandings of the building and shall be located in line with the bottom of horizontal banding of architectural features.
2. All signs shall be centered proportionate to available area.
3. Second floor wall signage limited to maximum 18 square feet for each user, centered vertically between the horizontal banding and windows, aligned horizontally with center of windows.
4. First floor wall signage limited to maximum 20 feet wide and 6 feet high per façade.
5. Vertical wall sign limited to one sign, subject to future review and approval by Design Review Commission with any new tenant.
6. No advertising is permitted on future awnings.
7. All signage must fit within the boundaries represented in Exhibit A regardless of shape.
8. All signage must not cover any of the decorative elements of the design of the building, i.e. soldier course brick, vertical and horizontal banding, etc.

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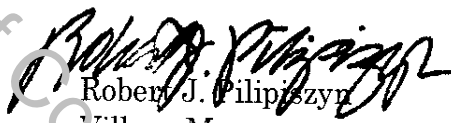
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9. Future window signs on Calendar Avenue façade subject to review by Design Review Commission prior to issuance of permit and at any point in future that signs are replaced.
10. All other signs currently existing and not allowed by Code or detailed in this document must be removed, and
11. All signs must be installed as depicted in Exhibit A.

This decision will be recorded by the Village with the Cook County Recorder of Deeds against the property legally described above.

Please contact Angela Mesaros, the Village's Assistant Director of Community Development, if you have any questions about this matter.

Sincerely,


Robert J. Filipiszyn
Village Manager

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EXHIBIT A

APPROVED SIGN PLAN

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**OVERSIZE
EXHIBIT**

**FORWARD ORIGINAL
DOCUMENT TO PLAT
COUNTER IMMEDIATELY
AFTER RECORDING FOR
SCANNING**