

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Mount Saint Joseph Home
Owner(s)

Phone: 630-728-1734

Same
Daughters of St. Mary
of Providence
Address

Fax: N/A

Email: abaran924@aol.com

24955 US 12, Lake Zurich, IL 60047
Contract purchaser(s) if any

Phone: N/A

N/A

Fax: N/A

N/A

Email: N/A

Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

David Bromley
Name

Phone: 847-899-9021

Cell: Same

Chicago Sign Group, LLC
701 Belvidere Rd
Waukegan, IL 60061
Address

Fax: NA

Email: david@ChicagoSignGroup.com

Subject
Property:

Present Zoning:
Present Use:
Proposed Use:
PIN(s):
Address:

Residential (Estate)

Intermediate Care Facility for Handicap Women

NO change.....Just need a little bigger sign

1407200001

24955 US 12, Lake Zurich, IL 60047

Legal description:
(__ see deed)

N85 A NE1/4
SECTION 7 TOWNSHIP 43 RANGE 10

SEE ATTACHED

Request:

The following variation(s) are requested:

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]

Explain why this variation(s) is necessary:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Approval
Criteria:

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

1. Exceptional conditions peculiar to the applicant's property.
Response:

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.
Response:

3. Harmony with the general purpose and intent of the zoning regulations.
Response:

Request: The following variation(s) are requested:

1. A Variation to increase the sign area from 60 square feet to 76 square feet.
2. A Variation to increase the total area of the Electronic Message Board from 60% to 75% of the total sign face.
3. A Variation to increase the area of the electronic message board from 36 square feet to 57 square feet.

Explain why these variations are necessary:

We request the 3 variations be approved so that a larger sign consistent with Commercial Zoning be allowed instead of the smaller sign allowed by the current Institutional Zoning. We ask that the regulations for signs be consistent with signage that is already allowed in other cities just North and South of the sign location.

- 1- Reasons for Variation #1: Unusual and onerous zoning, high speed traffic and the distance between the sign and passing cars.

Unusual and onerous Zoning: The property is unusual in that it is zoned "Institutional". Normally Institutions such as Schools, Churches etc. are on smaller 2 lane roads where traffic is slow and sparse. These properties have signs that are close to the road and don't need to be very large. Traffic is slow and the sign is easy to read. This property has the opposite situation. The sign is over 85 ft from the center of the road. The traffic flows at an average 60 mph. The small sign currently allowed under the current Institution Zoning would be useless and a waste of time to build. This effectively deprives the business of a sign. Why invest money in a sign if it's not going to help business? To overcome this hardship, a variance should allow the signs to be larger in order to be effective and to match other commercial signs just north and South on the same highway.

North and South of this location signs of approximately 100 sq ft are allowed. One mile South on Rt 12 there are other businesses that are zoned Commercial that have signs that are over 100 sq ft. Culver's below is an example. Institutional zoning allows only 60 sq ft. This is small for our sign that is so far from the street. Commercial zoning in unincorporated Lake County allows for 80 sq ft. We are asking for only 76sq ft. See Fig 1.

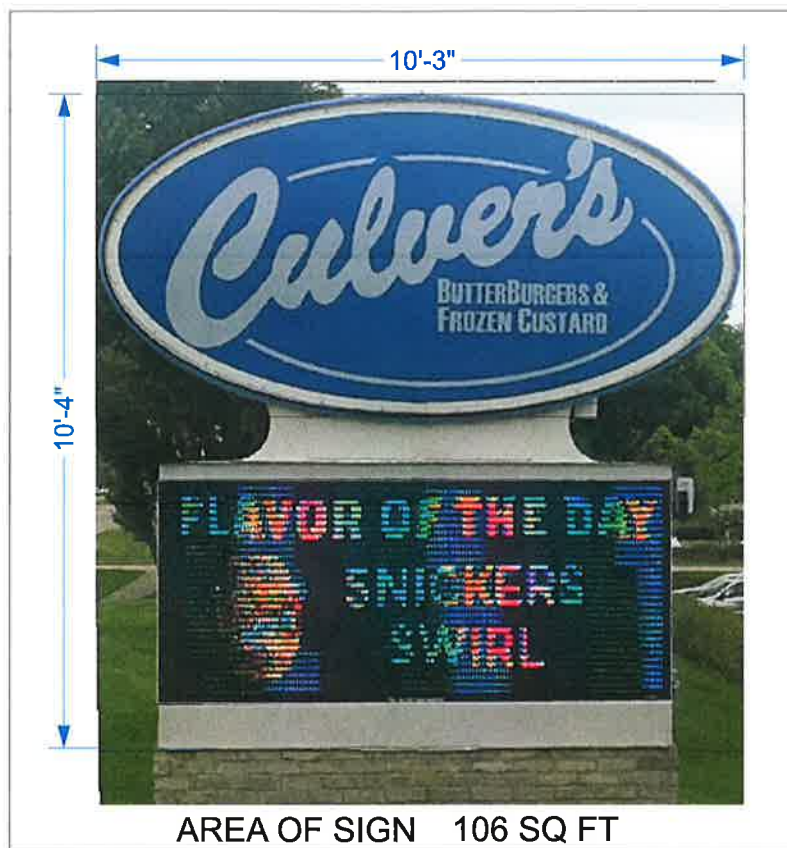


Fig 1

Two miles north on Rt 12 J & D's is zoned Commercial with a sign that is almost 100 sq ft. Again. Institutional zoning limits the sign to be 60 sq ft. Commercial zoning in unincorporated Lake County allows for 80 sq ft. We are asking for only 76sq ft.

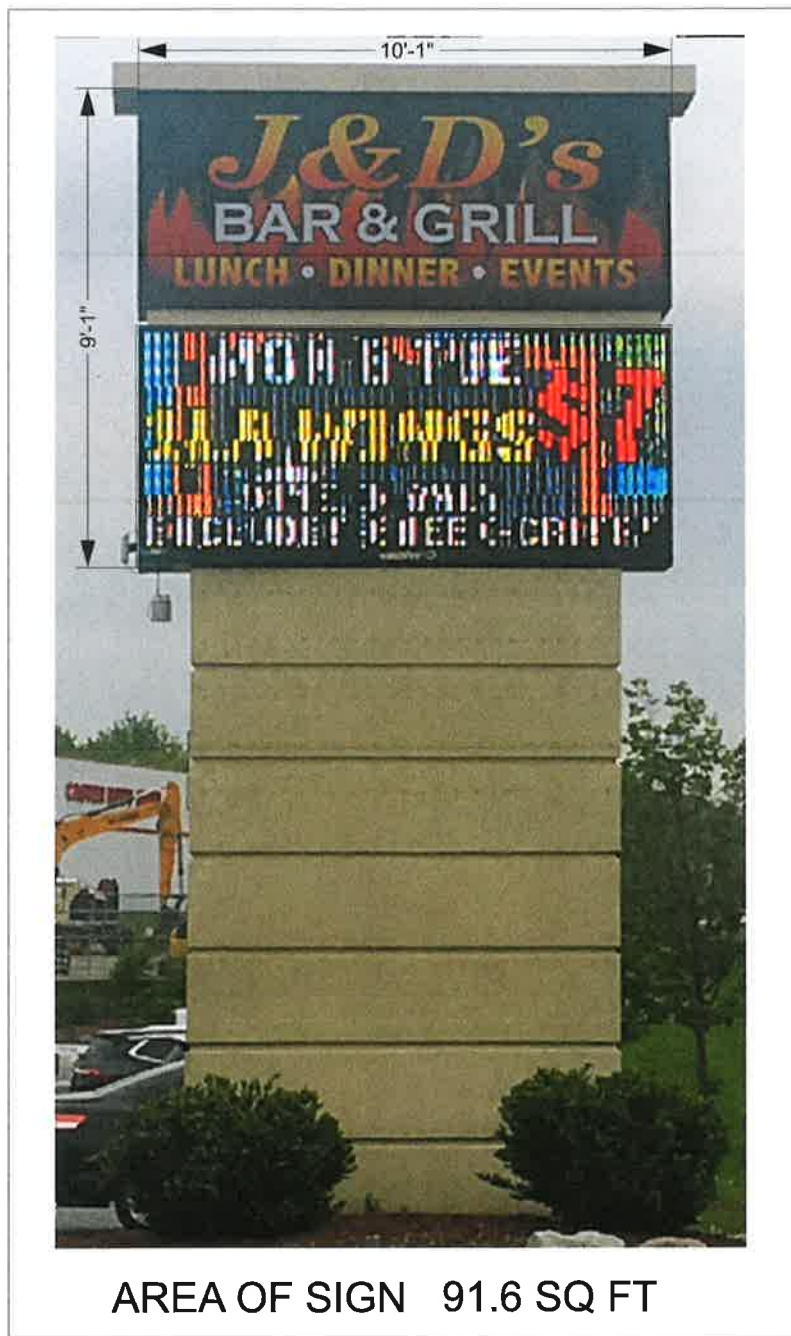


Fig 2



Fig 3

A comparison of the signs shows that that the Mount St Joseph sign will be modest and in line with what is allowed just a few miles North and South of the property. We are asking for assistance to over come the hardship of Institutional sign regulations on a road that should follow commercial sign regulations.

High Speed Traffic: Rt 12 is a 4 lane highway with average speeds of 60 mph. At 60 mph, A small 60 sq ft sign with average letter height of 6 to 8 inches allows a motorist only 2.27 to 3.98 seconds to read a message and comprehend it. This forces a curious motorist to slow down. This is dangerous. Most will drive by and not notice the message because they can't read that fast. This is not fair to the business that should have a larger sign on a busy highway that should have commercial zoning regulations regarding signage.

At 60 mph, a larger 76 sq ft sign with average letter height of 12 to 15 inches will allow 6 to 7.16 seconds to read and comprehend a message. This is less dangerous. Motorists can comprehend a message in 7 seconds and will not need to slow down. Note the Letter Visibility Chart below.

LETTER VISIBILITY CHART FOR HIGH IMPACT SIGNS AND BANNERS				
LETTER HEIGHT	READABLE DISTANCE FOR MAXIMUM IMPACT	MAXIMUM READABLE DISTANCE	APPROXIMATE TIME TO READ AT 45 MPH	APPROXIMATE TIME TO READ AT 60 MPH
3"	30'	100'	1.52 sec	1.14 sec
4"	40'	150'	2.27 sec	1.70 sec
6"	60'	200'	3.03 sec	2.27 sec
8"	80'	350'	5.30 sec	3.98 sec
9"	90'	400'	6.06 sec	4.55 sec
10"	100'	450'	6.82 sec	5.11 sec
12"	120'	525'	7.95 sec	5.97 sec
15"	150'	630'	9.55 sec	7.16 sec
18"	180'	750'	11.36 sec	8.52 sec
24"	240'	1000'	15.15 sec	11.36 sec
30"	300'	1250'	18.94 sec	14.20 sec
36"	360'	1500'	22.73 sec	17.04 sec
42"	420'	1750'	26.52 sec	19.89 sec
48"	480'	2000'	30.30 sec	22.73 sec



 This chart is based on using a bold block letter type font such as Helvetica Bold. Some color combinations will vary the distance.
 For maximum impact use Red or Black on a White or Yellow background.
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Fig 4

Distance between the sign and passing cars is over 85 ft: As you can see below in Fig 5 the sign is 85ft from the center of the road. Referring to the chart above, a small 60 sq ft sign with 6 to 8 inch letters allows reading to start when the motorist is 200 to 350ft away. The motorist has only 2 to 4 seconds to read and comprehend a message. For a 76 sq ft sign with 12 to 15inch letters the motorist starts reading at 525 to 630 ft away. This allows time to read without slowing down which is much safer.



Fig 5

In conclusion reading small letters on a small sign at great distances from the road where travel is at 60 mph causes a hazard as drivers slow down to read the sign. In addition, it is not fair to the business owner because most drivers will miss the message entirely because it is too hard to read. Effectively the sign is useless and dangerous. The business is being deprived proper signage. The sign needs to be at least 76 sq ft to be more legible and safe to read. The size we propose is more consistent with signs both North and South of the proposed sign location where commercial zoning allows for larger signs.

- 2- Reasons for Variation #2 and #3: Variance #2 and #3 are the same thing. We ask to be able to increase the size of the LED message center from 60% to 75% of the total sign face which is equal to increasing the area of the electronic message board from 36 square feet to 57 square feet. We request this for the following reasons:
 - a- Increasing the size of the LED message centers allows for a message with larger characters. If Variance 1 is allowed, we need the other 2 because we need to make larger letters for readability. We need all of the variances so that they can work together to make a more readable sign.
 - b- All LED message signs are built with modular sign cabinets that come in preset sizes. Like building blocks, the sign is assembled with these modular cabinets bolted together to form a seamless display. The sign size that is proposed uses the smallest cabinets available. If the variance is not allowed then only small cabinets could be used and this would create an LED message section even smaller than what is allowed. This would create an LED message sign that would be too small to be useful. And we would be back to creating messages that are unreadable because the letter sizes are too small to read. Allowing variance 1 without allowing the LED message sign to increase as well cancels out the effect of increasing the size of the sign.

What we are proposing is consistent with signs North and South along the same road not more than a mile or two away in either direction.

Approval Criteria:

- 1- Exceptional conditions peculiar to the applicant's property:
Answer: Refer to figure 5 above. The sign is 85ft away from the center of the road. The traffic travels at an average speed of 60 mph. These are conditions peculiar to the property that require a variance be made to the overly restrictive rules of Institutional Zoning that limit the size of the overall sign and the size of the LED message center. As presented before, a small sign, as required by the current zoning, creates a sign that is useless to the business. It is impossible to read due to the distance away from the road and the speed of traffic. The result is for the business not to have a sign because the resulting sign is useless. The current zoning law effectively deprives the business of a sign. This is not consistent with the

purpose of the code: "Enable the fair and consistent enforcement of these sign regulations" Depriving a business of a sign is not "fair" since other businesses North and South of this business have signs that are almost 100 sq ft.

- 2- Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Answer: Again. The hardship in carrying out the strict letter of the regulations is to create a sign that can not be read due to the traffic speed and distance from the road. Since a small sign will not be effective, it will be useless and there is no reason to invest the money in a useless sign. Therefore, the regulations effectively take away the right of this business to have a sign that all other businesses have North and South within 1 or 2 miles.

- 3- Harmony with the general purpose and intent of the zoning regulations.

Answer: The intent of the regulation is to limit the gaudiness of signage and to limit the bright lights and ugliness of LED message signs.

A- We understand this, but the size of the sign is modest as can be seen in figure 3 where the sign is a medium size compared with other signs 1 or 2 miles north and south.

B- Figure 3 shows that the sign is small and almost lost in the great expanse of free and clear space that surrounds the area. The sign sits on property that is almost 100 acres.

C- The closest houses are across the street 400 ft away behind a thick bank of trees. Only during winter can one of the two houses see the sign and at 400 ft away the brightness of the sign diminishes with the square of the distance away from the sign, i.e.-

Light from the sign at the houses = light at the face of the sign / (distance)².

This means that the amount of light is greatly diminished at the houses.

Summer and Spring the sign is not visible at all because of the trees. During Winter and Fall the sign is obstructed by the bare branches of the trees and bushes. See figure 6 below.

D- Very Important point. The sign we propose is SINGLE SIDED! This also adds to the spirit of being harmonious with the environment. South bound traffic can not see the LED message sign, only the name of the business which is double sided.

E- We ask that since the sign is single sided that this be brought into consideration as another reason to increase the size of the sign because total LED sign sq ft is Half.



FIG 6

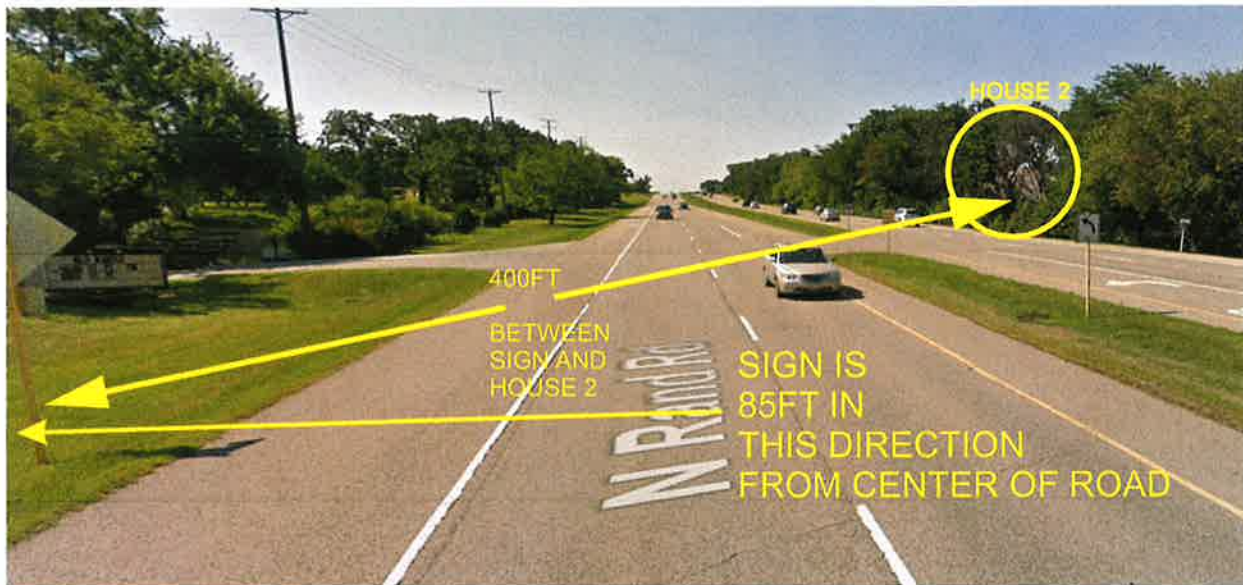
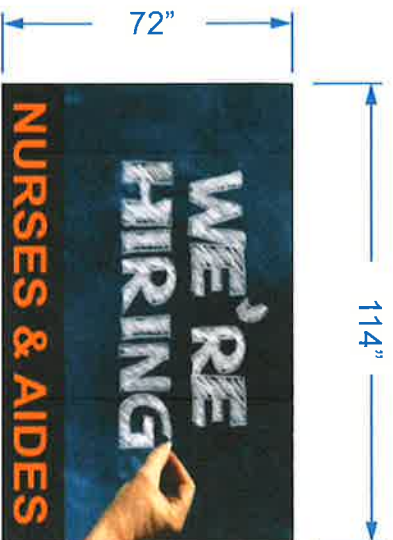


FIG 7

In conclusion: The existing regulations effectively allow a sign that is useless for this location. It is too small for the distance away from the road and for the speed of the cars. Our compromise is a modest sign compared to other signs one or two miles North and South. The sign is hidden from all other properties and homes in the area and therefore would not be an eye sore. Rather than build multiple smaller signs along Rt 12, which the current sign regulations would allow for on this large property, the business owner has chosen a more attractive and harmonious solution with only 1 sign that is single sided. The LED message sign is only visible to North bound traffic. The LED message sign allows for the ease of changing messages and is preferred over building many signs along the road. Please help us mitigate the negative effects of the current sign regulation as it pertains to this sign. Please accept the variance for the bigger overall size. It is a modest change from 60 sq ft to 76 sq ft and it is less than 80 sq ft which is allowed if the zoning were commercial and not Institutional.

Please accept the second two variances regarding the size of the LED message board because it is part of the plan to make a larger sign with larger letters that are more readable at high speed and great distance. It's all or nothing. If you agree to variance 1 for a larger sign and not variance 2 and 3 for a larger LED message center, it all cancels out and no progress has been made.

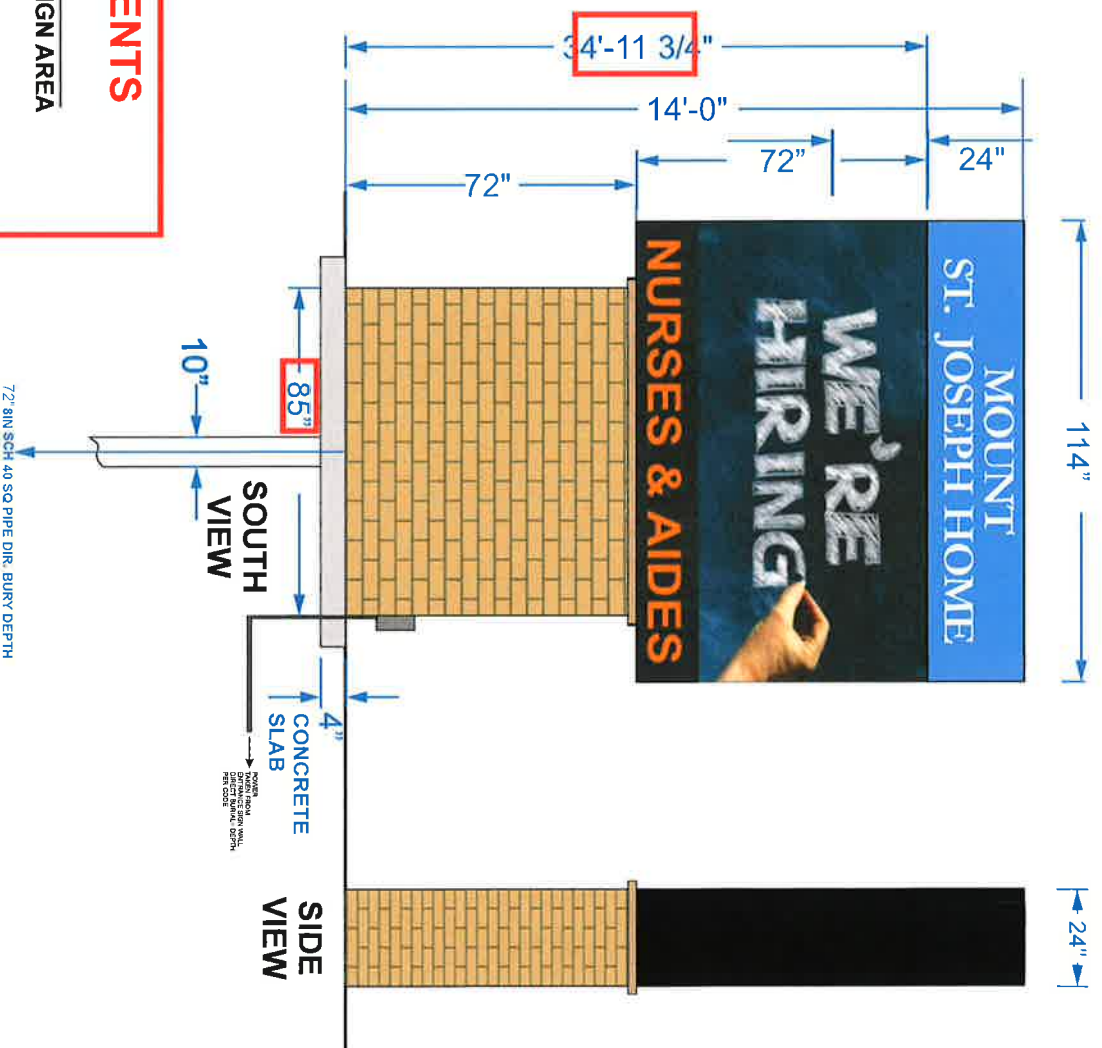
Thanks you for reading this request.



SINGLE FACE
ELECTRONIC MESSAGE CENTER 72" X 114"
 10.66 MM PIXEL PITCH, FULL COLOR
 CONNECT TO EXISTING POWER
 FAUX LIMESTONE TOP TO MATCH ARCHITECTURE
 INCLUDES COMPUTER, SOFTWARE AND LONG RANGE
 LINE-OF-SIGHT ANTENNA

SINGLE FACE BOX SIGN
 3/16" WHITE ACRYLIC
 WITH VINYL FIRST SURFACE
 COLOR TBD.
 MOUNT ON TOP OF MESSAGE CENTER

SIGN CODE VARIANCE REQUIREMENTS
SIGN AREA
 ELECTRONIC MESSAGE SIGN: 57 SQ FT = %75 OF TOTAL SIGN AREA
 TOTAL SIGN AREA: 76 SQ FT



Chicago Sign Group, llc

305 Albert Drive
 Vernon Hills, IL 60061
 847.899.9021

www.ChicagoSignGroup.com
 David@ChicagoSignGroup.com

Customer:

MOUNT SAINT JOSEPH HOME
 ARNO BARANCHIK
 24955 US 12
 LAKE ZURICH, IL
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 630-728-1734 CELL PREFERRED #
 abaran924@aol.com

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Customer Approval

Landlord Approval

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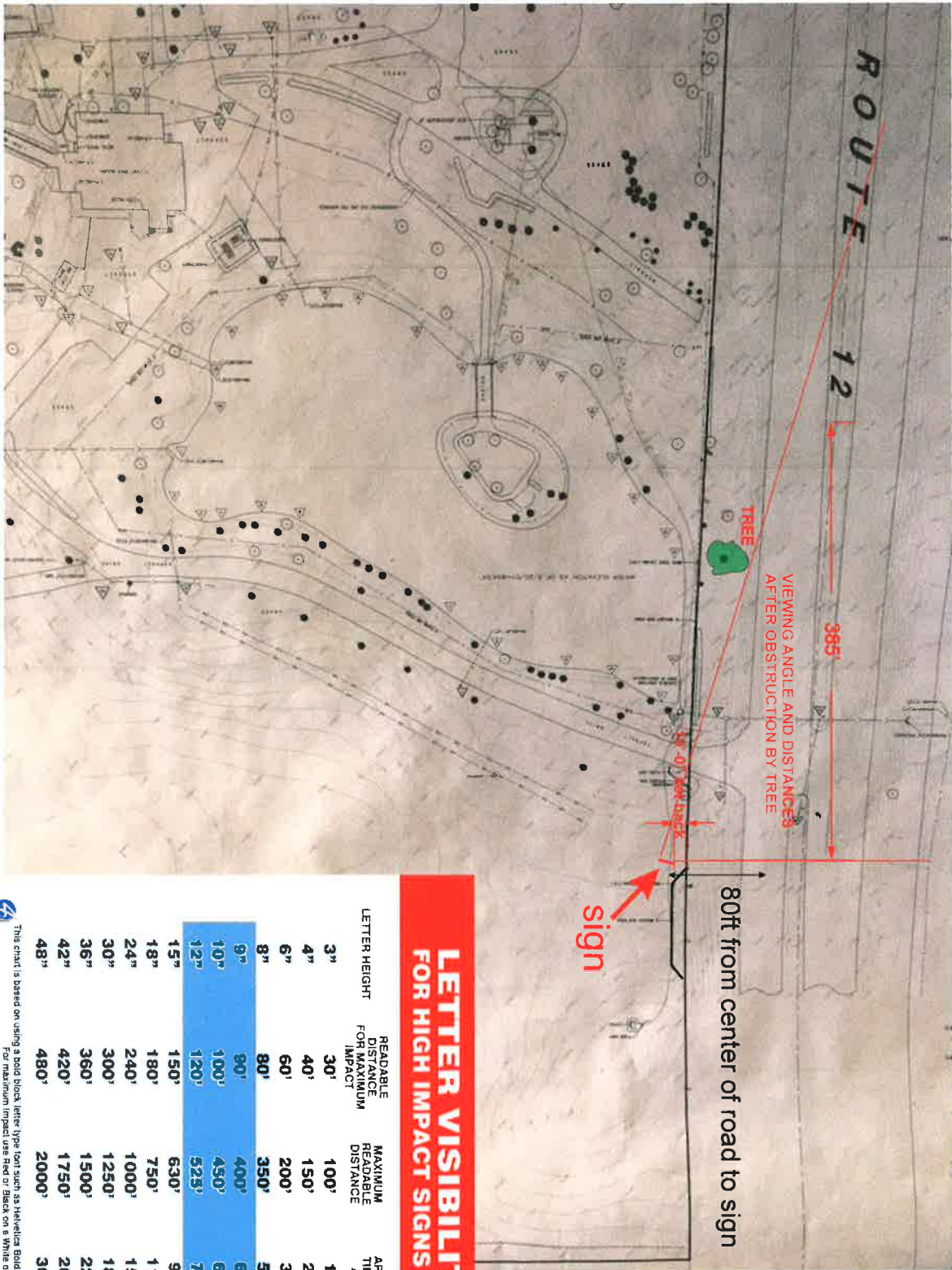
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PLAT OF SURVEY



LETTER VISIBILITY CHART
FOR HIGH IMPACT SIGNS AND BANNERS

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This chart is based on using a bold block letter type for such as Helvetica Bold. Some color combinations will vary the distance.
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Deed Record No. 408

QUITCLAIM DEED - STATUTORY FORM

EXPIRATION DATE: NONE

No. 420650 Filed for Record the 11th day of January A. D. 1936, at 9:20 o'clock P. M.This Indenture Witnesseth, That the Grantor Daniel J. Buckley, a bachelor,

of the City of Chicago
 in the County of Cook and State of Illinois for the consideration of
the sum of Ten Dollars and no other good and valuable consideration
 CONVEY and QUITCLAIM to Daughters of St. Mary of Providence, an Illinois
Corporation created and existing under and by virtue of the laws of the State of Illinois
of the County of Cook and State of Illinois
 all interest in the following described Real Estate, to-wit:

The North Half (N¹/₂) of the Northeast Quarter (NE¹/₄) of Section
Seven (7), Township Forty-three (43) North, Range Ten (10), East of the
Third Principal Meridian, except the right of way of the Waukegan
Rockford and Egin Traction Company, a corporation of
Illinois, as conveyed by Warranty Deed from Winifred
Dinan, dated April 1, 1911 and recorded May 10, 1911, in Book
182, Page 52 as Document #135503 in Lake County, Illinois

situated in the County of Lake, in the State of Illinois, hereby
 releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois (This deed is presented
and delivered to correct misnomer in County where real estate is situated as
described in deed recorded as #420451, January 6, 1936.)

Dated this 20th day of May A. D. 1935.Daniel J. Buckley [SEAL]

[SEAL]

[SEAL]

[SEAL]

No revenue stamp required.

STATE OF ILLINOIS,
County of Cook } ss.

I, Albin A. Peters, a Notary Public
 in and for said County, in the State aforesaid, Do Hereby Certify, that Daniel J. Buckley,
a bachelor,

Albin A. Peters
Notary Public
Cook County,
Ill.

personally known to me to be the same person whose name ed subscribed to the foregoing instru-
 ment, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the
 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the
 release and waiver of the right of Homestead.

Given under my hand and Notary seal seal, this 10th day of
January A. D. 1936.

Albin A. Peters Notary Public.



ELA TWP

UDO ZONING MAP



0 1,000 2,000 4,000 6,000 8,000 Feet

AREAS NOT SUBJECT
TO COUNTY ZONING

CITY / VILLAGE BOUNDARIES

AG Agricultural	LC Limited Commercial	R-2 Residential	R-6 Residential
E Estate	LI Limited Industrial	R-3 Residential	RC Recreational Commercial
GC General Commercial	OS Open Space	R-4 Residential	RE Rural Estate
GO General Office	R-1 Residential	R-5 Residential	RR Resort Residential
II Intensive Industrial			

Map updated on 10/2/2018

Zoning Adopted on April 11, 2009



Mount Saint Joseph Association

P.O. Box 131* Lake Zurich, IL 60047-0131

May 25, 2015

David Bromley
Chicago Sign Group LLC
701 Belvidere
Waukegan, IL 60085

To Whom It May Concern:

Mount Saint Joseph hereby authorizes David Bromley, Chicago Sign Group LLC, to represent us with all matters regarding zoning, variance hearings, and construction issues for the sign to be installed on Mount Saint Joseph, 24955 N.U.S. Highway 12 Lake Zurich IL, 24955

Sincerely,

Arnold Baranchik
President – Mount Saint Joseph Board



I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

Arnold Baranchik
Signature(s) of owner(s) print: ARNOLD Baranchik

NA
Signature(s) of contract purchasers

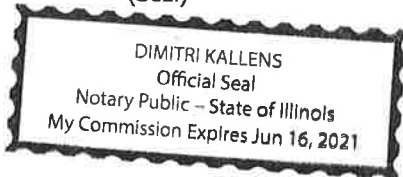
I, DIMITRI KALLENS a Notary Public aforesaid, do hereby certify that ARNOLD BARANCHIK

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of APRIL 12, 2018 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of APRIL, 2018

(Seal)

My Commission expires JUNE 16, 2021



D. Kallens

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

X Arnold Baranish
Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

200