

Job Narrative

North End Apartments

375 E. Winchester Rd, Libertyville, IL 60048

North Shore Sign will be working with North End Apartments to update their sign on the property. The new sign will be 5' tall by 6'-4" wide. The sign will have a black aluminum backer panel (2'-3" x 5'-4") with white acrylic push through copy reading North End Apartments. Below that will be another black aluminum backer panel (6.5" x 3") with white copy reading 375 E. Winchester Rd. The North End Apartments section will be internally illuminated with LEDs while the address section will be non-illuminated. We will be installing a new sign pole and our customer will be bringing electric to the sign. The sign will be wrapped in brown Genstone Faux Stone that will match the new paint of the building and tie it in.

We are seeking a variance to move the sign closer to the road for better visibility. The property has a tall line of pine trees and a small hill running along the sidewalk that makes it extremely difficult to read their existing sign. Our customer would like to move the sign within 7'-8' of the property line to increase visibility.

STANDARDS FOR VARIATIONS

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The sign meets all the criteria of the code other than the location. The size and square footage all fit within the code. We are seeking a variation to move the sign closer to the road to increase visibility of the sign.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The property at North End apartments has a tall pine tree line running along side the road and a sloped lawn that makes it very difficult to see the existing sign.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The owners of the property have not altered the land by the sign. The natural slope in the lawn and tree line have been existing since they bought it.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

The owner has had to deal with the down slope blocking the sign since he moved in. This down slope is specific to just his property and causes a major obstruction to his sign.

e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

The owner has agreed to comply with all aspects of the sign code including size but would like to move his sign where it can be seen. Due to his natural down slope on the property, the sign is obstructed.

f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Our variation will match the goals of the zoning code and not go against the purpose of the rules or the overall vision for development in the area.

g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The variation will not harm the public or hurt nearby properties.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The new sign location would not impair any lighting and would not affect air quality.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

This sign will not affect increased traffic congestion.

4) Would unduly increase the danger of flood or fire; or

The sign would not increase the danger of fire or flooding.

5) Would unduly tax public utilities and facilities in the area; or

The sign would not unduly tax public utilities or facilities in the area.

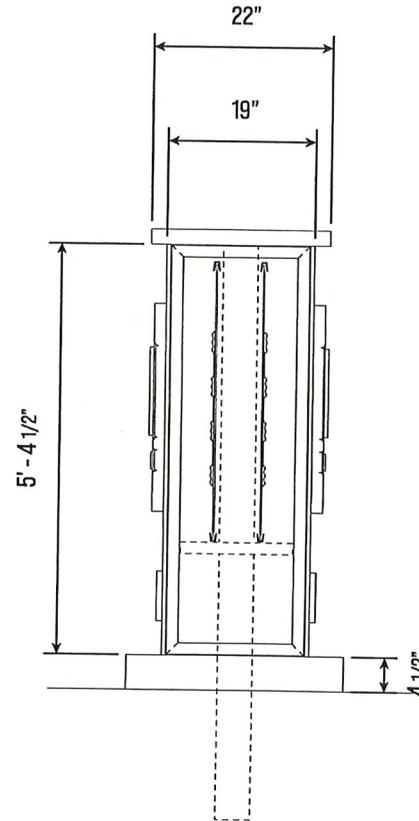
6) Would endanger the public health or safety.

The sign would not endanger the public health or safety.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot

There is no other remedy to solve the problem of the North Ends Apartments sign being obstructed by the slope of the land.

FRONT & SIDE VIEWS



JOB SPECS

DESCRIPTION

- FURNISH & INSTALL (1) NEW D/F MONUMENT SIGN W/ GENSTONE FAUX STONE WRAPPING
- INTERNALLY ILLUMINATED
- SINGLE POLE MOUNT (IN-GROUND BURY W/ NEW CONCRETE FOUNDATION)

TOTAL SIGN FACE SQ/FT (MAX ALLOW: 12 SQ/FT): 12 SQ/FT
TOTAL HEIGHT LIMIT: 6 FT

MATERIALS

- FABRICATED ALUMINUM SIGN COMPONENTS: (2) SIGN FACES, CAP, BASE, & (NON-ILLUMINATED) ADDRESS PANEL
- 1/2" WHITE ACRYLIC PUSH-THRU PLEX - "NORTHEND"
- 1/4" WHITE ACRYLIC PUSH-THRU PLEX - "APARTMENTS"
- SAMSUNG WHITE LED ILLUMINATION W/ 60 W POWER SUPPLY(S)
- FABRICATED ALU-PANEL (ALUMINUM COMPOSITE) & ALUMINUM ANGLE SIGN CABINET W/ GENSTONE FAUX STONE WRAPPING

COLORS/GRAPHICS/FONTS

- PAINT: (SATIN POLYURETHANE) BLACK
- VINYL: WHITE (3M 3630-20)
- GENSTONE FAUX STONE WRAPPING: COFFEE

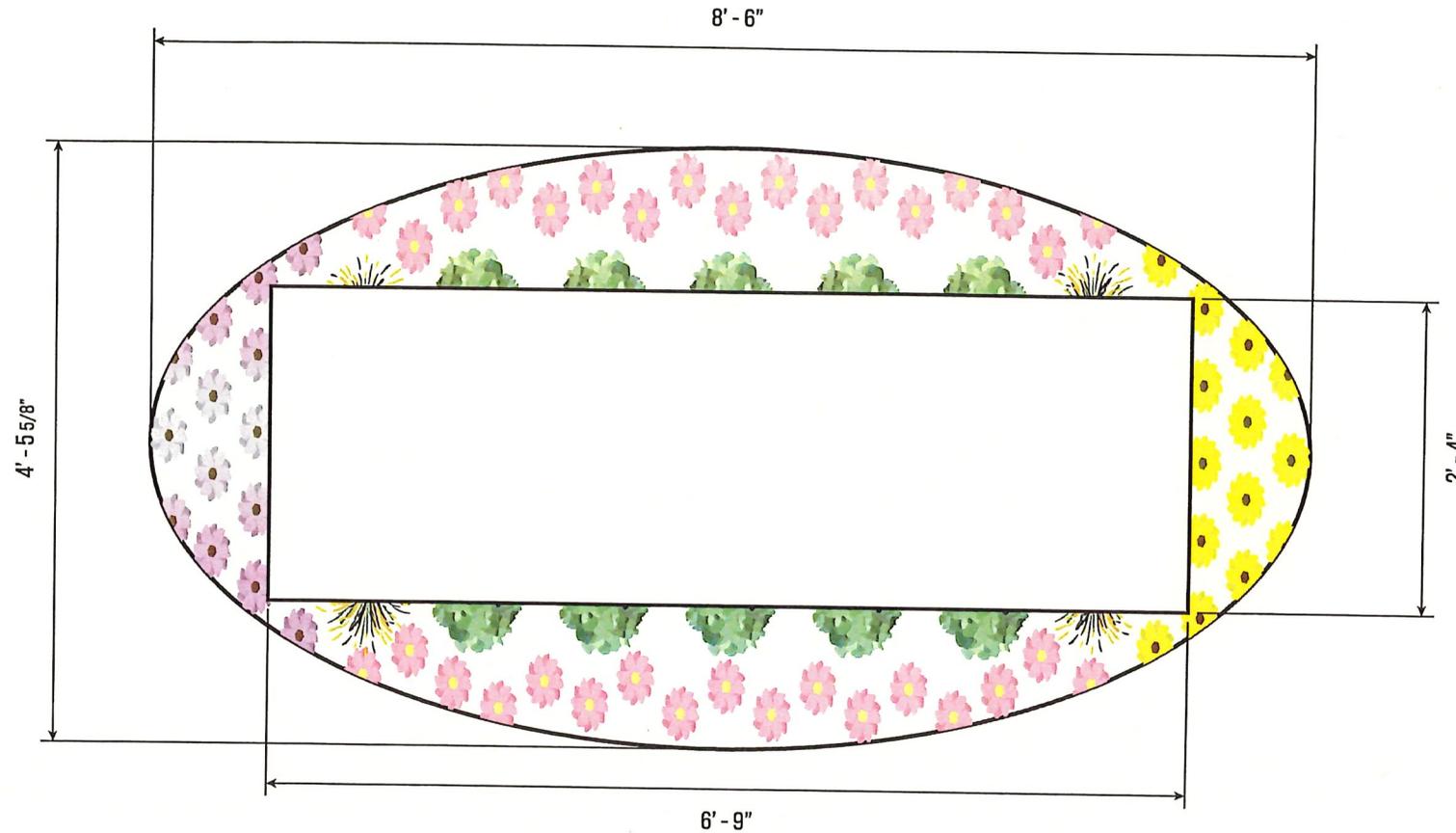


Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

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 legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

NORTH END APARTMENTS			
375 E. WINCHESTER RD. LIBERTYVILLE, IL 60048			
SCALE 1/2" : 1'	PAGE# NEA-2024-002	E	SALESMAN MATT
DATE 11-26-24	REVISED GENSTONE COLOR 6-2-25		DRAWN BY ML
FILE SALES			

AERIAL VIEW

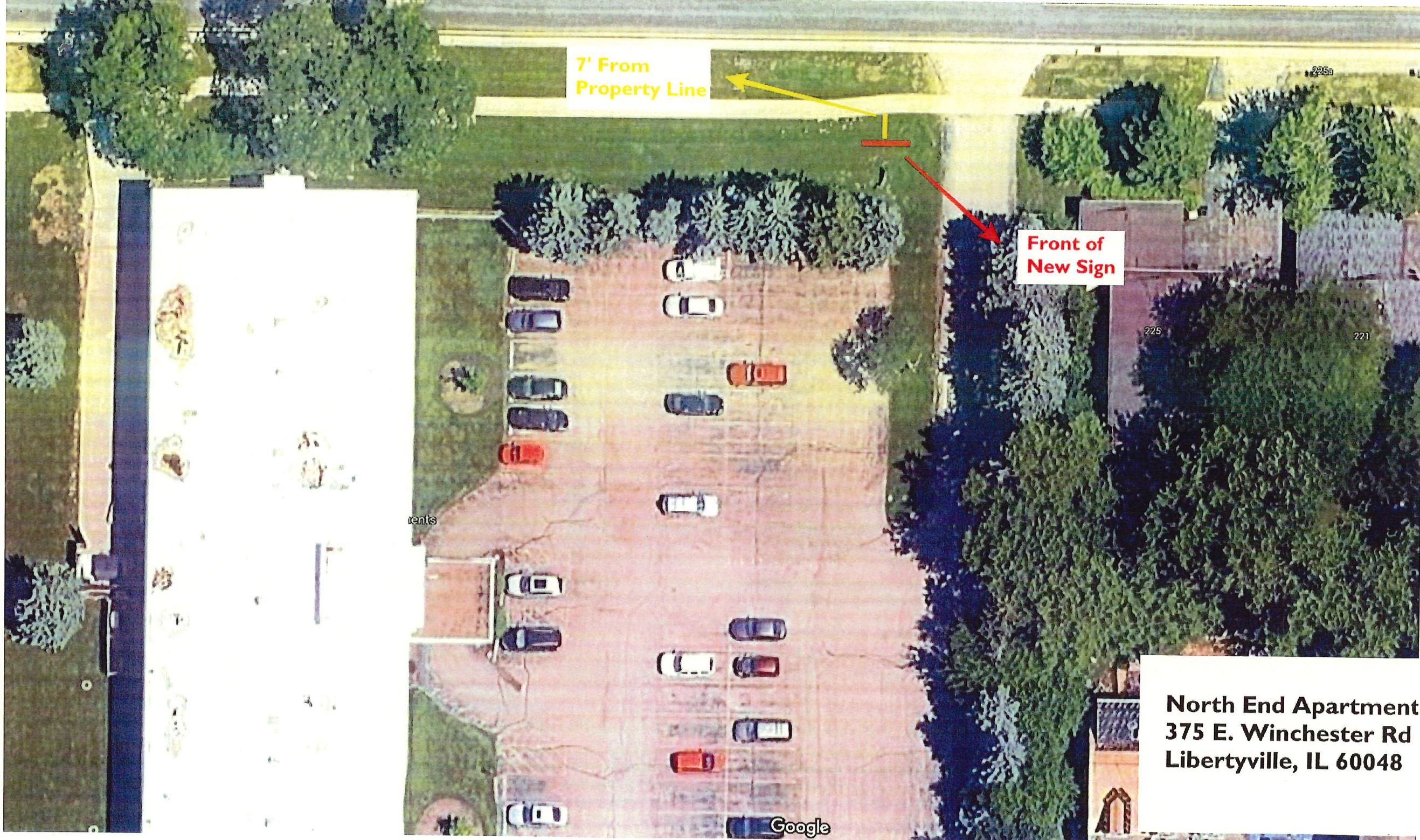


NOTICE: LANDSCAPING TO BE 37.98 SQ/FT TOTAL & INCLUDE VARIETY OF SHRUBS, FLOWERS, & PLANTS - CUSTOMER TO COMPLETE ALL LANDSCAPING

 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 legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

NORTH END APARTMENTS			
375 E. WINCHESTER RD, LIBERTYVILLE, IL 60048			
SCALE N/A	PAGE # NEA-2024-003	A	SALESMAN MATT
DATE 9-4-25			DRAWN BY ML
FILE SALES			



7' From
Property Line

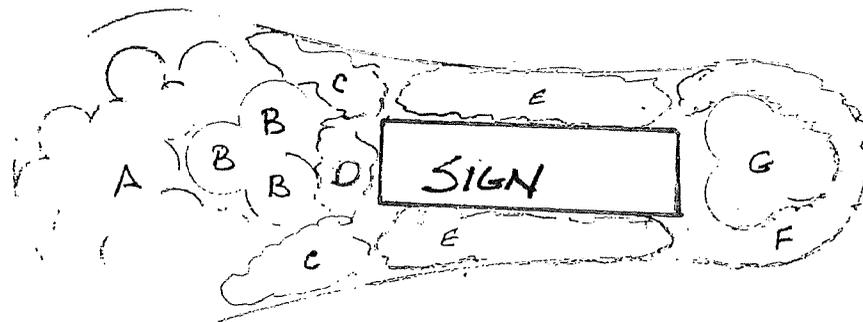
Front of
New Sign

North End Apartment
375 E. Winchester Rd
Libertyville, IL 60048

Google

NORTH END APARTMENTS
375 WINCHESTER RD

125



- A = PURPURASCENS M. CAN. - US 1 EA 1 GAL
- B = LITTLE QUICK FIRE 3 EA. 3 GAL.
- C = PURPLE DOME ASTER 12 EA 1 GAL.
- D = AMERICAN GOLDRUSH B.E. SUSAN 10 EA 1 GAL.
- E = SEDUM KAMTSCHATICUM - 4 PLANTS
- F = KIT KAT NEPETA 13 BA. 1 GAL
- G = ROSA KNOCK OUT DOUBLE 3 EA 3 GAL.

1/4" = 1'

