03/04/24

VILLAGE OF BARRINGTON

ORDINANCE NO. 2024-4374

ZONING VARIATION ORDINANCE

RE: ZBA 24-02: Property of Parkway Bank & Trust, as Trustee Under Trust No. 13616 and Barrington Commons Plaza, Inc.
at 106-125 Barrington Commons Court and 0 Railroad Street
(Re: Signage)

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE VILLAGE OF BARRINGTON

THIS 18 DAY OF March, 2024

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 19 day of March, 2024

Ordinance No: 2024-4374

ZONING VARIATION ORDINANCE

RE: ZBA 24-02: Property of Parkway Bank & Trust, as Trustee Under Trust No. 13616 and Barrington Commons Plaza, Inc.
at 106-125 Barrington Commons Court and 0 Railroad Street
(Re: Signage)

WHEREAS, the property which is the subject of this Ordinance is commonly known as portions of the "Barrington Commons Shopping Center" at 106-125 Barrington Commons Court and 0 Railroad Street, Barrington, IL 60010 (hereinafter, sometimes referred to as the "Shopping Center"), is legally described on Exhibit A attached hereto and thereby made a part hereof, and consists of the following Permanent Index Numbers, ownership of which is as follows:

(1) P.I.N.s 13-36-318-002; 13-36-318-003; 13-36-318-009; 13-36-318-010, 13-36-318-011, and 13-36-318-013 are owned by Parkway Bank & Trust, as Trustee Under Trust No. 13616 ("Parkway Bank"), and
(2) P.I.N. 13-36-318-014 is owned by Barrington Commons Plaza, Inc. ("Barrington Commons Plaza")

(collectively, the "Subject Property")
; and

WHEREAS, Parkway Bank and Barrington Commons Plaza (collectively, the "Owners") are the applicants for the subject zoning variation, and the Village of Barrington ("Village") has joined in the request as a co-petitioner for the subject zoning variation in support of the property owners and their requests to the Village (collectively, the "Petitioners"); and

WHEREAS, the Owners of the Subject Property have petitioned the Village for approval of the installation of new signage on the Subject Property for the Shopping Center as shown on the plans therefor which have been approved by the Village and are attached hereto as Group Exhibit B (the "Approved Plans"), which will require the Village's approval of several variations from the Barrington Zoning Ordinance (the "ZO") relative to permanent projecting signs, permanent wall signs, and permanent window signs, in order permit the Owners to improve and install additional signage on the Subject Property in substantial compliance with the Approved Plans; and

WHEREAS, the Subject Property is located in the Village's B-4 Village Center Zoning District in Neighborhood 18, is designated as commercial by the Comprehensive Plan, and is improved with existing commercial structures which contain the tenant spaces in the Shopping Center which are occupied by several commercial tenants conducting business on the Subject Property, and in order to maintain the viability of the existing Shopping Center, the Owners desire to improve and expand tenant and other signage on the Subject Property; and

WHEREAS, the matter was referred to the Zoning Board of Appeals ("ZBA") of the Village of Barrington (the "Village"), and after due publication and notice as provided by law, the ZBA held a public hearing on March 12, 2024, and submitted its report and recommendation to the Corporate Authorities of the Village recommending approval of the requested variation; and

WHEREAS, consistent with the recommendation of the Zoning Board of Appeals, the Corporate Authorities have determined that there are practical difficulties and particular and undue hardships resulting from the strict application of the aforesaid provisions of the Zoning Ordinance to the Petitioners' property; and

WHEREAS, the Corporate Authorities of the Village considered the following findings of fact:

(1) The Barrington Commons Shopping Center has been for several decades and remains a thriving commercial business location within the Village; and

(2) The Shopping Center has a unique layout, with tenant spaces facing the parking lot located within the inner portion of the Subject Property, and the Owners wish to improve the visibility of its tenants on the Subject Property in order to sustain the existing businesses and support a new restaurant which is a proposed new tenant for the Shopping Center, as the current tenant signage is not visible from adjacent roadways; and

(3) Efforts to revitalize properties within the Village's business districts continue to be a priority as part of the Village's economic development program, and the area in which the Shopping Center is located represents not only employment opportunities and new and diverse shopping and dining experiences, but would also contribute to the economic development of the Village, and improving the visibility of tenants of the Subject Property by installation of the proposed signage would serve to support these goals;

; and

WHEREAS, the Corporate Authorities of the Village, after reviewing the record of the proceedings and the report and recommendation of the ZBA, have considered the request of the Petitioners for the aforesaid variations and have determined that this is an appropriate circumstance in which to grant the requested variation:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of the Village as a Home Rule unit, that:

SECTION 1: The Corporate Authorities of the Village of Barrington hereby find that the statements in the preamble to this Ordinance are true and correct and are incorporated herein as its findings of fact the same as if each had been set forth in its entirety in the text of this Ordinance.

SECTION 2: The Corporate Authorities of this Village also hereby make the following additional findings of fact:

A. Practical Difficulty:

"No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a particular hardship or a practical difficulty."

The buildings on the subject property are designed and situated in such a way that none of the tenant spaces have direct frontage on any adjacent roadways. In addition, the building only has a sixteen inch (16") tall soffit for wall signage and no other useable area for tenant signage in a compliant location on the building. The Zoning Ordinance only permits wall signs to be located at a public entrance and, therefore, the allowable sign locations combined with the design of the building create a practical difficulty in creating signage that is visible from adjacent roadways due to the location requirements of the Zoning Ordinance and the sizing restrictions created by the design of the building. Therefore, this standard has been or will be met.

B. Unique Physical Condition:

"The Subject Property is exceptional as compared to other properties subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, 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 Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the property rather than the personal situation of the current owner of the property."

The buildings on the subject property are designed and situated in such a way that none of the tenant spaces have direct frontage on any adjacent roadways. The building is an L-shape design with all of the businesses fronting on an internal parking lot rather than facing outward to the adjacent roadways. The inward facing configuration of the shopping center creates a unique physical condition not present in the majority of other commercial shopping centers in the Village. Therefore, this standard has been or will be met.

C. Not Self-Created:

"The aforesaid unique physical condition is not the result of any action or inaction of the owner and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance."

The buildings on the subject property where designed and constructed in the 1960's when this type of architecture was popular. If the building was constructed today, the Village would require that the building front along the adjacent roadways with the parking located behind the buildings, similar to the new nearby Barrington Village Center development. Commercial architecture has changed substantially over the years to allow for more visibility and signage opportunities for tenants. The current owners and tenants of the building did not create the unique physical layout of the shopping center. Therefore, this standard has been or will be met.

D. Denied Substantial Rights:

"The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other properties subject to the same provision."

The Petitioner is requesting several exceptions to allow for an expanded sign package for the shopping center due to the unique physical layout of the shopping center which creates visibility issues for tenants of the shopping center. While the tenants are not denied the right to have signage, they are denied the opportunity to have signage that is readily visible from the adjacent roadways if the strict letter of the zoning ordinance is applied. Additionally, the neighboring Shops of Flint Creek shopping center was granted several signage variations in order to have a larger monument signage and larger wall signage for the primary tenant of the shopping center in order to enhance visibility from the adjacent roadway due to the layout of the shopping center which is also inward facing. Therefore, this standard has been or will be met.

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 Property."

The requested variations do not constitute a special privilege due to the unique physical condition of the shopping center which creates a lack of visibility for the shopping center tenants. Therefore, this standard has been or will be met.

F. Ordinance and Plan Purposes:

"The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Ordinance, and the provision from which a variation is sought, was enacted or the general purpose and intent of the Comprehensive Plan."

The Petitioners are requesting approval of several sign variations that are generally in keeping with the intent of the Zoning Ordinance to promote effective and aesthetically pleasing signage in the community. The proposed signs are of an appropriate size and scale for the building and no exceptions from lighting, movement or temporary sign regulations were requested. Therefore, this standard has been or will be met.

G. 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 Property."

Given the configuration of the Shopping Center and the signage requirements in the Zoning Ordinance, there is no other remedy that would allow more visible signage that is fully compliant with the Zoning Ordinance. Therefore, this standard has been or will be met.

H. Minimum Required:

"The requested variation is a minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the provisions of the Zoning Ordinance."

The Petitioner is requesting the minimum relief necessary to enable the Owners to install additional and/or modified signage on the Subject Property to permit tenants of the Shopping Center to have better visibility on both N. Hough Street and N. Cook Street, i.e., four (4) standard sized wall signage on N. Hough Street, as this is a highly visible and large blank wall, and four (4) small tenant directory type signs on N. Cook Street, as this is a smaller scale entrance to the Shopping Center off of Cook Street. The requests for window signage and a projecting sign on the monument sign are requests that apply to the primary tenant of the Shopping Center to highlight that tenant in an appropriate scale. The requested variations are the minimum that is required to alleviate the hardship presented by the strict application of the Zoning Ordinance. Therefore, this standard has been or will be met.

SECTION 3: The following exceptions from the Village of Barrington Zoning Ordinance ("ZO") are hereby granted to the Petitioners to permit the Owners to install and maintain in good condition modified and/or additional signage on the Subject Property in substantial compliance with the signage plans therefor approved by the Village, a copy of which plans are attached hereto as Group Exhibit A and thereby made a part hereof (the "Approved Plans"):

(A) Table 4.16-C.2, "Permanent Projecting Signs – General Requirements": An exception is hereby granted to the Petitioners to allow the Owners to install a small 24" x 24" projecting sign which shall be attached to the side of the existing monument sign, notwithstanding the fact that the ZO otherwise requires such signage to be located adjacent to a public entrance;

(B) Table 4.16-D.1, "Permanent Wall Signs – General Requirements": An exception is hereby granted to the Petitioners to allow the Owners to install four (4) wall signs which shall be located on the front wall of the commercial building along N. Hough Street and four (4) smaller tenant directory signs at the N. Cook Street entrance to the Shopping Center, notwithstanding the fact that the ZO otherwise permits only one (1) wall sign to be located at the tenant space of the applicable tenant; and

(C) Table 4.16-E.1, "Permanent Window Signs": An exception is hereby granted to the Petitioners to allow the Owners to install perforated window film with signage at the tenant space for the new tenant on the Subject Property, "Frantonio's Italian Deli and Café", notwithstanding the fact that the ZO only permits perforated window film to be installed in circumstances where it does not contain images, wording, or other items considered to be signage.

SECTION 4: The following are conditions of the variations herein granted and the grant of these variations is expressly subject to the Owners' timely and continued compliance with this Ordinance, the Barrington Village Code, the Zoning Ordinance, the Approved Plans, and the following conditions:

A. The variations herein granted shall only apply to the current request by the Petitioners relative to the installation of the signage which is the subject of this Ordinance in substantial

compliance with the Approved Plans therefor which are attached hereto as Group Exhibit B and thereby made a part hereof, which signage shall hereafter be maintained by the Owners in good condition, and for no other improvements.

B. Except as expressly granted herein, nothing contained in this Ordinance shall imply or be construed as approving or granting any other variation, waiver, or exception from any other provisions of the Zoning Ordinance, the Village Code, or from the provisions of any other ordinances of the Village.

SECTION 5: The variations approved in this Ordinance shall be established within one (1) year as provided in the Zoning Ordinance. Upon application, such one (1) year period may be extended by the Corporate Authorities of the Village if the facts and circumstances of the case warrant an extension after such one (1) year period has expired. The variations shall run with the land and shall be binding upon all owners from time to time of all or any portion of the Subject Property.

SECTION 6: This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law and its acceptance and approval by the Owners as provided below.

PASSED THIS 18 DAY OF March, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Holec, Wondrasek, Manthiram, President Darch

NAYS: None

ABSENT: Trustee Duncan

ABSTAIN: None

APPROVED THIS 18 DAY OF March, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED THIS
18TH DAY OF MARCH, 2024.

~~Tony Cantieri,~~ Village Clerk

Published in Pamphlet Form the 19 Day of March, 2024.

TONY CIGANEK

Tony Ciganek

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

ACCEPTANCE

The undersigned state that they are the Owners and/or the duly authorized agent(s) of the Owners of the Subject Property and the Petitioners herein, and that on behalf of the Owners and their respective heirs, successors and assigns, they hereby accept and agree to the provisions of the foregoing Ordinance this ____ day of _____, 2024.

OWNERS OF RECORD AND PETITIONERS:

Parkway Bank & Trust, as Trustee Under Trust No. 13616

By: _____
Its _____ and authorized agent

Barrington Commons Plaza, Inc.

By: _____
Its _____ and authorized agent

ZONING VARIATION ORDINANCE
RE: ZBA 24-02: Property of Parkway Bank & Trust, as Trustee Under Trust No. 13616
and Barrington Commons Plaza, Inc.
at 106-125 Barrington Commons Court and 0 Railroad Street
(Re: Signage)

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PROPERTY ADDRESSES: 106 – 125 Barrington Commons Court & 0 Railroad Street
PIN(s): 13-36-318-002; 13-36-318-003; 13-36-318-009; 13-36-318-010, 13-36-318-011; 13-36-318-013; and 13-36-318-014

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF BLOCK "C" AND OF VACATED CHESTNUT STREET, IN THE TOWN OF CUBA (NOW THE VILLAGE OF BARRINGTON), IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "W" OF DEEDS, PAGE 520 AND AS ALTERED BY AN ACT OF LEGISLATURE OF THE STATE OF ILLINOIS IN FORCE FEBRUARY 16, 1865, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK C (SAID EAST LINE OF SAID BLOCK BEING THE WEST LINE OF COOK STREET (FORMERLY WILLIAMS STREET) 212 FEET 5 INCHES TO A POINT WHICH IS 9 FEET 6 INCHES NORTH OF THE INTERSECTION OF THE WEST LINE OF COOK STREET (FORMERLY WILLIAMS STREET) WITH THE SOUTHERLY LINE OF CHESTNUT STREET IN SAID SUBDIVISION EXTENDED NORTHWESTERLY, THENCE WEST 70 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF FRANKLIN STREET, AS LOCATED: THENCE NORTH PARALLEL TO THE WEST LINE OF COOK STREET (FORMERLY WILLIAMS STREET), 80 FEET 5 INCHES TO THE SOUTH LINE OF FRANKLIN STREET, THENCE WEST ON THE SOUTH LINE OF FRANKLIN STREET 232.75 FEET TO A POINT IN THE EAST LINE OF HOUGH STREET (FORMERLY WALNUT STREET); THENCE SOUTH ALONG THE EAST LINE OF HOUGH STREET (FORMERLY WALNUT STREET) 84.89 FEET TO A POINT IN THE NORTHERLY LINE OF RAILROAD AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF RAILROAD AVENUE, 362.16 FEET TO A PLACE OF BEGINNING, TOGETHER WITH THE NORTHERLY ½ OF VACATED RAILROAD AVENUE ADJOINING THERETO, AND ALSO THAT PART OF LOTS 1 AND 2 IN LAMEY'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 154875 IN BOOK "J" OF PLATS, PAGE 3, BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF RAILROAD AVENUE AND THE EASTERLY LINE OF HOUGH STREET (FORMERLY WALNUT STREET) IN THE VILLAGE OF BARRINGTON; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD AVENUE TO A POINT OF INTERSECTION OF THE WEST LINE OF COOK STREET (FORMERLY WILLIAMS STREET), IN SAID VILLAGE WITH THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF RAILROAD AVENUE, 16 FEET 6 INCHES, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF HOUGH STREET (FORMERLY WALNUT STREET),

AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID HOUGH STREET (FORMERLY WALNUT STREET) 19 FEET 11 5/8 INCHES, MORE OR LESS, TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF THE SOUTHERLY HALF OF VACATED RAILROAD AVENUE ADJOINING THERETO, EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN AFORESAID BLOCK "C"; THENCE NORTH ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 42 FEET AND 1 3/4 INCHES FOR A PLACE OF BEGINNING, THENCE WESTERLY 65 FEET 3 5/8 INCHES TO A POINT IN THE NORTHERLY LINE OF RAILROAD AVENUE, 73.85 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LOT 5 IN BLOCK "C"; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF RAILROAD AVENUE, 16.50 FEET TO A POINT IN THE CENTER LINE OF RAILROAD AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAILROAD AVENUE TO THE WEST LINE OF LOT 5 IN SAID BLOCK "C" EXTENDED SOUTH; THENCE NORTH ALONG AN EXTENSION OF THE WEST LINE OF LOT 5 AND ALONG THE WEST LINE OF LOT 5 TO THE SOUTH LINE OF THE AFORESAID FRANKLIN STREET; THENCE EAST ALONG THE SOUTH LINE OF FRANKLIN STREET TO A POINT IN EAST LINE OF WEST 11 FEET 10 INCHES OF LOT 3 IN THE AFORESAID BLOCK "C"; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 11 FEET 10 INCHES OF LOT 3 TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF FRANKLIN STREET, 11 FEET 10 INCHES TO A PLACE OF BEGINNING; AND ALSO EXCEPT THE WEST 7.50 FEET OF LOT 1 IN THE AFORESAID LAMEY'S SUBDIVISION, TOGETHER WITH THAT PART OF THE SOUTHERLY HALF OF RAILROAD AVENUE LYING EAST OF THE WEST LINE OF LOT 5 IN AFORESAID BLOCK "C", EXTENDED SOUTH AND WEST OF THE EAST LINE OF THE WEST 7.50 FEET OF SAID LOT 5 EXTENDED SOUTH, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF BLOCK "C" AND OF VACATED CHESTNUT STREET (IF ANY) IN THE TOWN OF CUBA (NOW THE VILLAGE OF BARRINGTON), IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "W" OF DEEDS, PAGE 520 AND AS ALTERED BY AN ACT OF LEGISLATURE OF THE STATE OF ILLINOIS IN FORCE FEBRUARY 16, 1865, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN THE AFORESAID BLOCK "C"; THENCE NORTH ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 42 FEET AND 1 3/4 INCHES FOR A PLACE OF BEGINNING; THENCE WESTERLY 65 FEET 3 5/8 INCHES TO A POINT IN THE NORTHERLY LINE OF RAILROAD AVENUE, 72.85 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LOT 5 IN SAID BLOCK "C"; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF RAILROAD AVENUE, 16.50 FEET TO A POINT IN THE CENTER LINE OF RAILROAD AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAILROAD AVENUE TO THE WEST LINE OF LOT 5 IN SAID BLOCK "C" EXTENDED SOUTH; THENCE NORTH ALONG AN EXTENSION OF THE WEST LINE OF LOT 5 AND ALONG THE WEST LINE OF LOT 5 TO THE SOUTH LINE OF FRANKLIN STREET; THENCE EAST ALONG THE SOUTH LINE OF FRANKLIN STREET TO A POINT IN THE EAST LINE OF THE WEST 11 FEET 10 INCHES OF LOT 3 IN THE AFORESAID BLOCK "C"; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 11 FEET 10 INCHES OF LOT 3 TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF FRANKLIN STREET, 11 FEET 10 INCHES TO THE PLACE OF BEGINNING (EXCEPT THE WEST 7.50 FEET OF LOT 5 IN SAID BLOCK "C" AND THAT PART OF THE NORTHERLY HALF OF RAILROAD AVENUE LYING WEST OF THE EAST LINE OF THE WEST 7.50 FEET OF LOT 5 EXTENDED SOUTH AND LYING EAST OF THE WEST LINE OF SAID LOT 5 EXTENDED SOUTH), ALL IN LAKE COUNTY, ILLINOIS.

ZONING VARIATION ORDINANCE
RE: ZBA 24-02: Property of Parkway Bank & Trust, as Trustee Under Trust No. 13616
and Barrington Commons Plaza, Inc.
at 106-125 Barrington Commons Court and 0 Railroad Street
(Re: Signage)

GROUP EXHIBIT B

APPROVED PLANS

Exhibit B-1 Signage Plan
Exhibit B-2 Plat of Survey

Frantonio's Deli	Date: 00.00.2024	Job Name: Exterior signs	
	Revised Date: 00.00.2024	Revisions: 00	Contact Person: --

MATERIAL: Aluminum
QTY: 1

RENDERING

SITE ADDRESS: --

Bloomingdale / Glendale Hts.
Signarama
The way to grow your business.
399 Wall Street, Unit J
Glendale Heights, IL 60139
(630) 351-8400

Sales Person: Mike Burcker	Designer: John Amparo	PAGE: 1 OF 5
Link to File (Office Use Only): Customers\Frantonio's Deli		

Frantonio's Deli	Date: 00.00.2024	Job Name: Exterior signs	
	Revised Date: 00.00.2024	Revisions: 00	Contact Person: --

MATERIAL: Window perf
QTY: 1

RENDERING

SITE ADDRESS: --

Bloomingdale / Glendale Hts.
Signarama
The way to grow your business.
399 Wall Street, Unit J
Glendale Heights, IL 60139
(630) 351-8400

Sales Person: Mike Burcker	Designer: John Amparo	PAGE: 2 OF 5
Link to File (Office Use Only): Customers\Frantonio's Deli		

Frantonio's Deli	Date: 00.00.2024	Job Name: Exterior signs	
	Revised Date: 00.00.2024	Revisions: 00	Contact Person: --

MATERIAL: Aluminum
QTY: 1

RENDERING

SITE ADDRESS: --

Bloomingdale / Glendale Hts.
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399 Wall Street, Unit J
Glendale Heights, IL 60139
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Sales Person: Mike Burcker	Designer: John Amparo	PAGE: 3 OF 5
Link to File (Office Use Only): Customers\Frantonio's Deli		

Frantonio's Deli	Date: 00.00.2024	Job Name: Exterior signs	
	Revised Date: 00.00.2024	Revisions: 00	Contact Person: --

MATERIAL: Aluminum
QTY: 1

RENDERING

SITE ADDRESS: --

Bloomingdale / Glendale Hts.
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The way to grow your business.
399 Wall Street, Unit J
Glendale Heights, IL 60139
(630) 351-8400

Sales Person: Mike Burcker	Designer: John Amparo	PAGE: 4 OF 5
Link to File (Office Use Only): Customers\Frantonio's Deli		

Frantonio's Deli	Date: 00.00.2024	Job Name: Exterior signs	
	Revised Date: 00.00.2024	Revisions: 00	Contact Person: --

TOP VIEW

OPTION A

OPTION B

RENDERING

MATERIAL: Illuminated bracket sign
QTY: 1

SITE ADDRESS: --

Signarama
Bloomingdale / Glendale Hts.
The way to grow your business.
399 Wall Street, Unit J
Glendale Heights, IL 60139
(630) 351-8400

Sales Person: Mike Burcker	Designer: John Amparo	PAGE: 5 OF 5
Link to File (Office Use Only): Customers\Frantonio's Deli		