



ITEM #1: For the **ARCHITECTURAL COMMISSION - October 19, 2015 @ 7:00 P.M.**

REQUEST: Consideration of a request for “secondary” signage for the Dunkin’ Donuts (formerly PNC Bank), 3980 Illinois Route 22, in the Long Grove Commons PUD submitted by ECA Architects & Planners

History:

Signage for the structure was first considered and approved in March of 2005 as part of the PUD approval for the Long Grove Commons. This approval considered size, color and location of the signage for “National City Bank”. In April of 2006 an additional request for ATM signage was considered and approved by the AC.

In February of 2010 the AC approved “one for one” replacement signage (externally illuminated) when “National City Bank” became “PNC Bank”. PNC Bank moved to a location near Sunset Grove in 2013 and this structure has remained vacant since that time.

At the September 21st meeting the AC considered alterations to this structure and signage to allow the Dunkin Donuts at this location. The following motion was made with regard to this request;

A motion was made by Commissioner Styer to recommend approval of the signage as submitted and the modifications to the approved building elevations subject to the following conditions;

- All exterior elevation modifications shall be consistent with the character and style of the existing structure;
- Building color and replacement materials are to remain consistent with the existing structure;
- The unused drive through lanes shall be treated in a “maintenance free” manner (such as outdoor seating) so as not to become neglected and create an eyesore;
- Menu Board, directional and other “secondary” signage shall be brought back to the AC for further consideration.

On a voice vote; all aye.

Proposal:

a). Signage – Per the motion at the September 21st meeting the petitioner has submitted (part of the packet going to the PCZBA in November for the SUP for the drive though) the attached packet of secondary signage.

Per the proposed site plan a menu board measuring 86” x 74.25” (approximately 45 sq. ft. – minus extenders) is proposed to be located on the north elevation of the structure (see photo attached). Extenders on both sides of the menu board measure approximately 47” x 15” (1.5 sq. ft. +/-). A canopy with speaker is also proposed in the same general location as the menu board (see attached drawing).

Additional directional signage measuring approximately 2.75 feet appear to be proposed as well. Location of the directional signage is not identified on the submitted site plan. Directional signage will be in corporate colors and illuminated with fluorescent lamps.

b). Other modifications – Per the suggestion of the AC at the September meeting, a rock garden is proposed in the unused drive-thru bays. Drive islands will be removed and replaced with curbing at the perimeter. Geo-textile fabric will be installed and decomposed granite with 3’ to 4’ “gunmetal” boulders installed in the unused drive-thru bays. This is proposed as a “maintenance free” treatment of the unused bays as suggested by the AC at the September meeting.

Additionally, the petitioners are proposing expansion of the existing trash enclosure. As built the trash enclosure measures approximately 7’ x 8’ (56 sq. ft.). Petitioners propose expansion of the trash enclosure to 16’ x 12’ (192 sq. ft.) as well as a double gate enclosure instead of the existing single gate enclosure. Materials used in the expansion would match the existing materials from the existing enclosure. The exiting enclosure is well landscaped and not readily visible except from the front for access purposes (photos attached). Staff suggests this landscaping be maintained or enhanced to screen the enlarged trash enclosure structure.

ARCHITECTURAL COMMISSION DECISION:

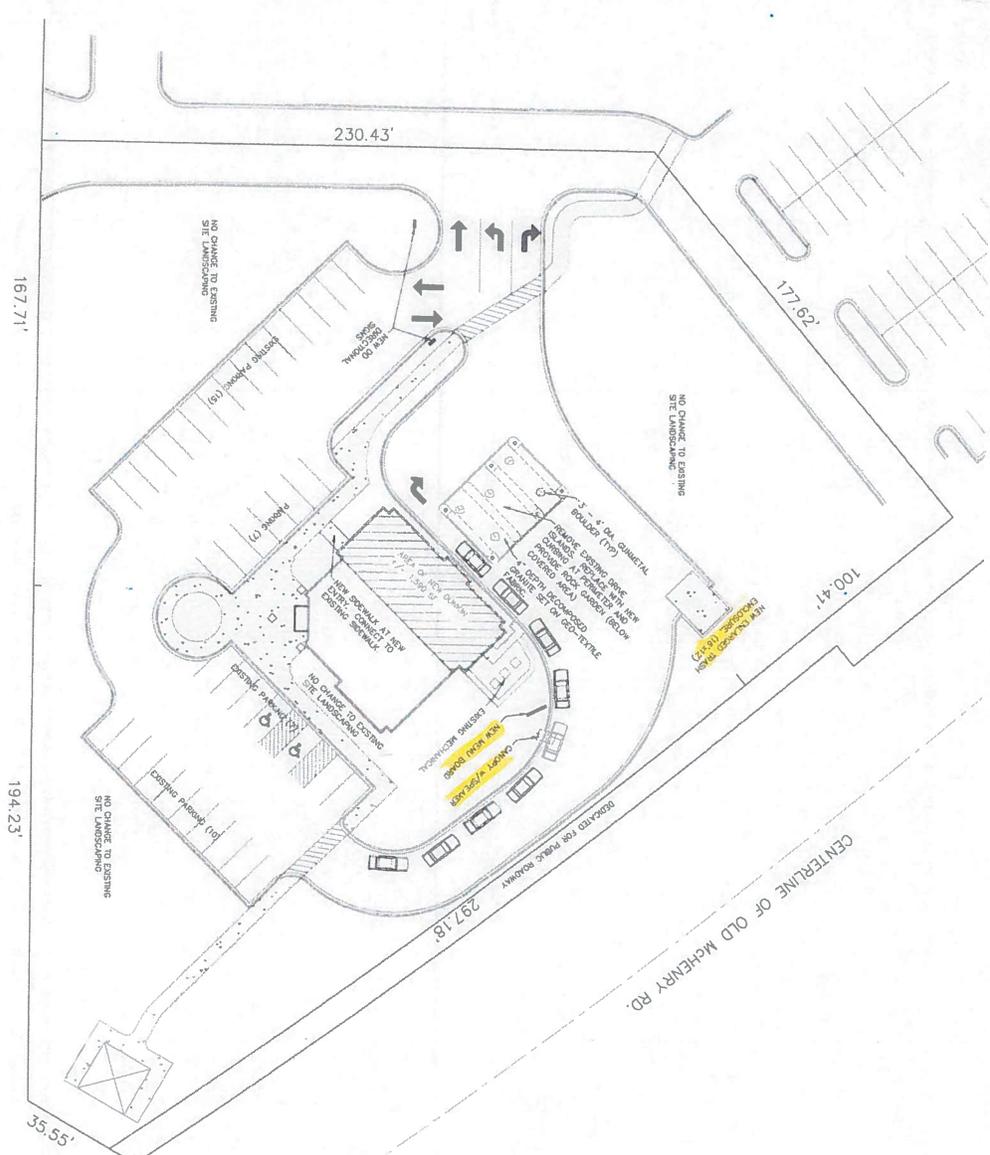
The property is zoned B-2 PUD. As such, the sign regulations have been modified by the PUD ordinance. The size and location of the signage was previously determined as part of the PUD process. Per the PUD approval signage is at the discretion of the AC as follows;

- G. Signage. All signage shall be reviewed and approved by the Architectural Board of Review prior to installation of such signage on the Property. The proposed pylon sign shall be designed to incorporate the tenant signs between the outer edges of the pylon structure, which tenant signs shall not exceed six square feet in sign area for each tenant sign.

The AC is reminded that a corporate entity is being dealt with in this instance. Consistency in signage is necessary from the corporate perspective for recognition by the general public.

The AC may wish to comment on the maintenance free rock garden treatment as proposed.

Staff suggests the existing landscaping be maintained or enhanced to screen the enlarged trash enclosure structure as proposed by the petitioner.



CENTERLINE OF IL STATE RTE 22

1 SITE PLAN
SCALE: 1" = 30'-0"



SITE DATA	
CURRENT ZONING	B-2 PUD
SITE AREA	86,345 SF
EXISTING BUILDING AREA	17,652 SF
PROPOSED TENANT AREA	3,798 SF
PARKING PROVIDED	1,390 SF
	39 SPACES (INCL. 2 H/V)

ARCHITECT
 2411 BOWEN BL
 TOLL FREE 1-800-368-5134
 PHONE 630-438-0200
 FAX 630-788-3132
 PROJECT NO. 164-00764

08-20-15

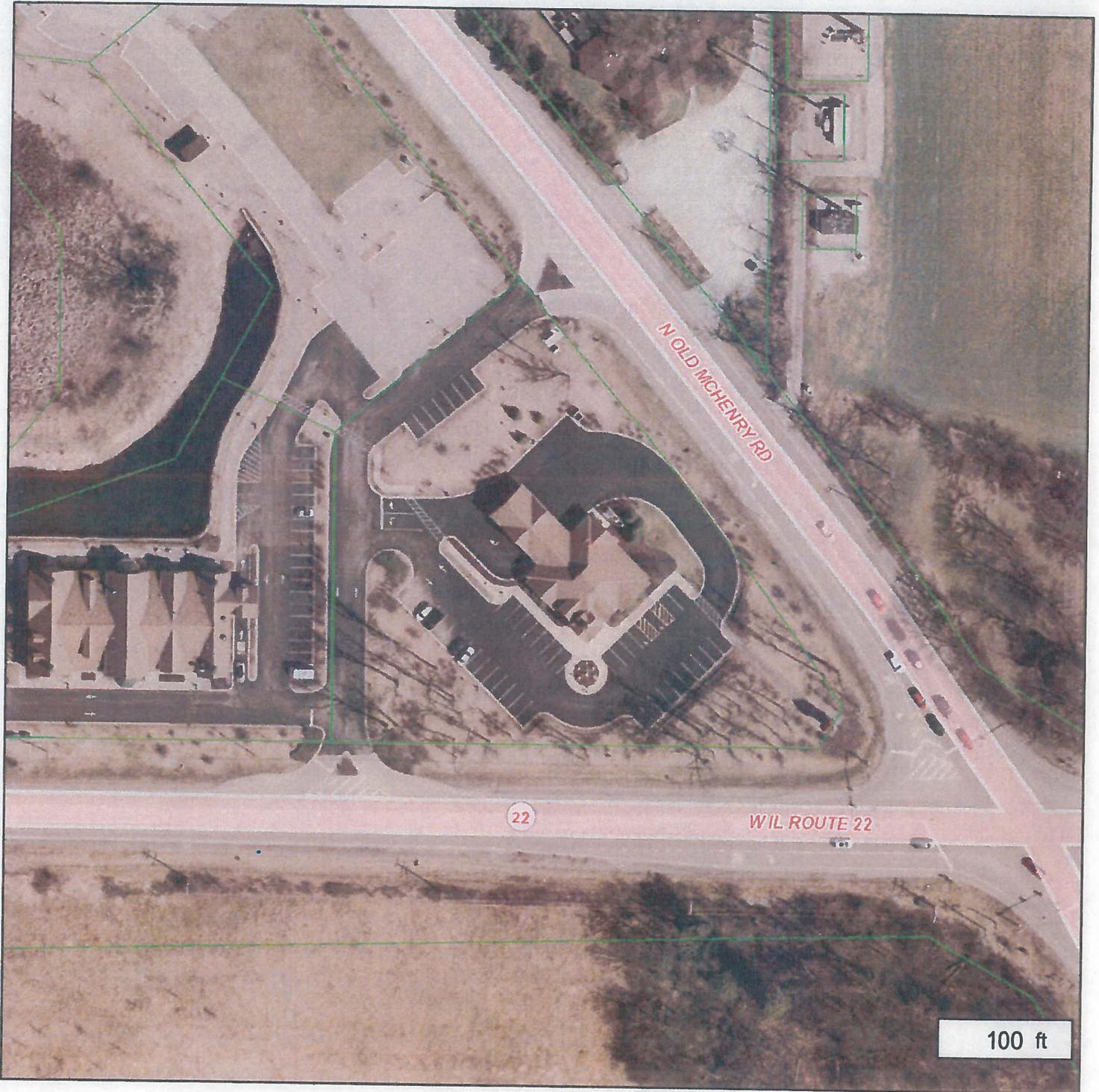
CLIENT

3980 Hwy 22
Long Grove, IL 60047

REVISION	DATE	DESCRIPTION
1	08-20-15	ISSUE FOR PERMITS

DATE: 08-20-15
 SHEET TITLE: SITE PLAN
 SHEET NO.: SP1.1

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

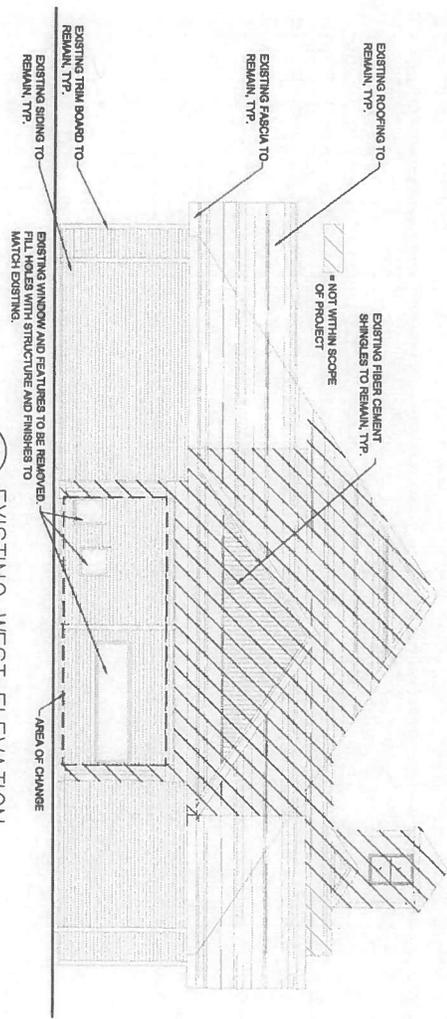
Map Printed on 10/13/2015



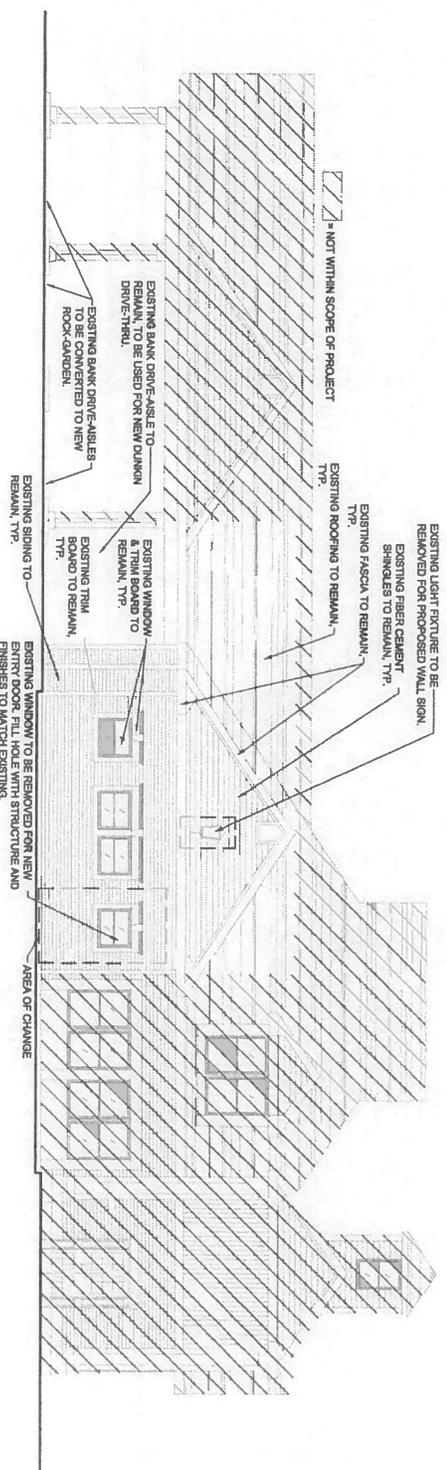
 Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



2 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

EXISTING ELEVATIONS SHEET A1-1	REVISIONS	DRAWN BY: GVB
	REV. 1:	DATE: 03-29-15
	REV. 2:	
	REV. 3:	
	REV. 4:	

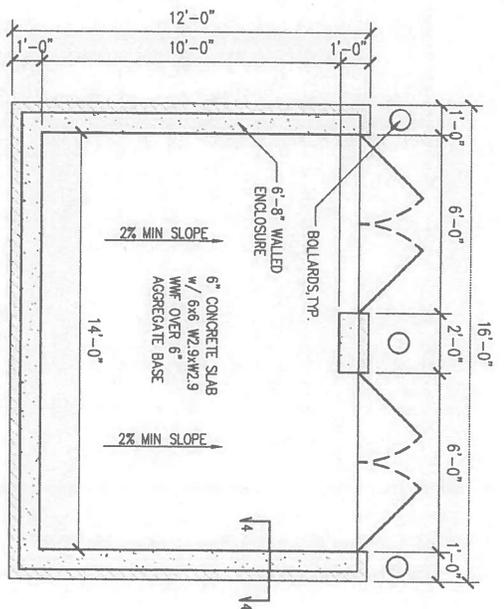
Proposed Elevations For:
Dunkin Donuts
 3980 Rt. 22
 Long Grove, IL



24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875

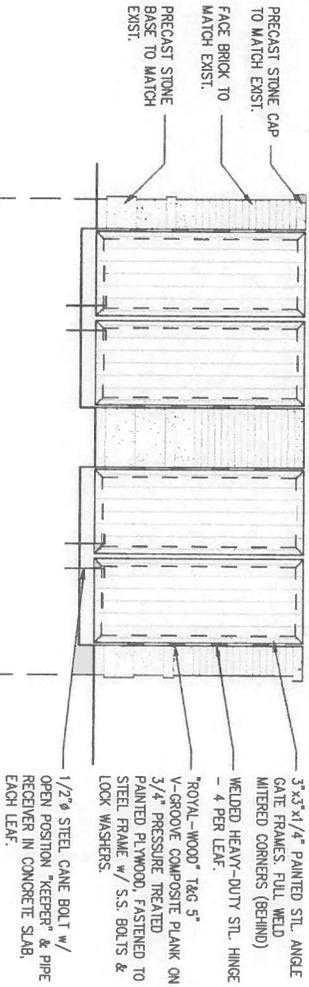
PROFESSIONAL DESIGN FIRM
 NO. 184 005766

PROPOSED EXPANDED TRASH ENCLOSURE.
STRUCTURE AND SITING TO MATCH EXISTING.

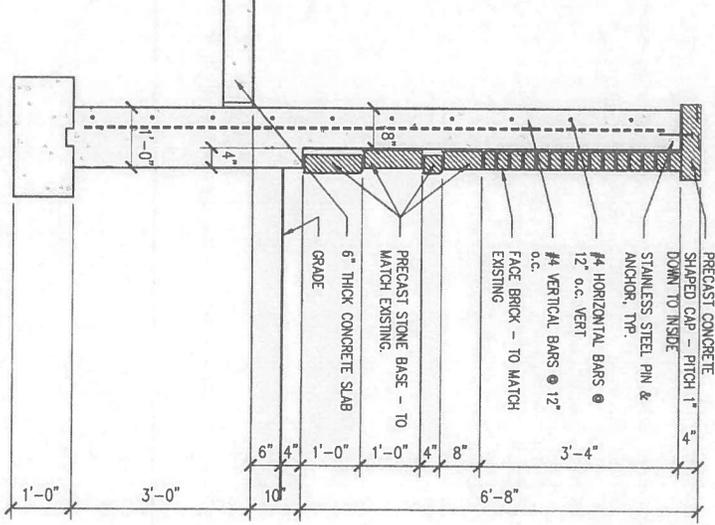


1 PROPOSED TRASH ENCLOSURE (PTE) - PLAN
SCALE: 1/4" = 1'-0"

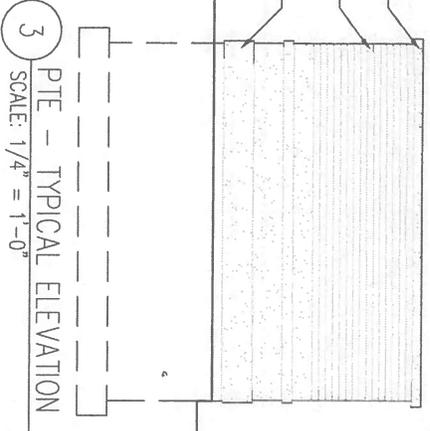
NOTE:



2 PTE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 PTE - WALL SECTION
SCALE: 1/2" = 1'-0"



3 PTE - TYPICAL ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE: 09-09-15	DRAWN BY: GVB
REV 1:	
REV 2:	
REV 3:	
REV 4:	

PROPOSED TRASH ENCL. SHEET
A2-1

Proposed Elevations For:
Dunkin Donuts
 3980 Rt. 22
 Long Grove, IL

EFA
 ARCHITECTS AND PLANNERS

24 N BENNETT ST.
 GENEVA, IL 60134
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SIDE VIEW

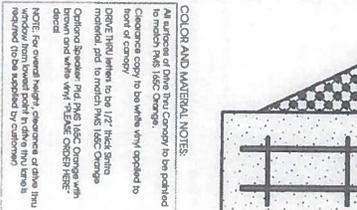
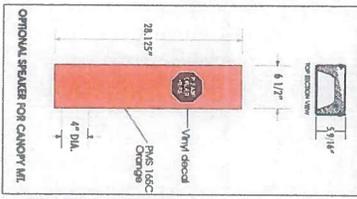
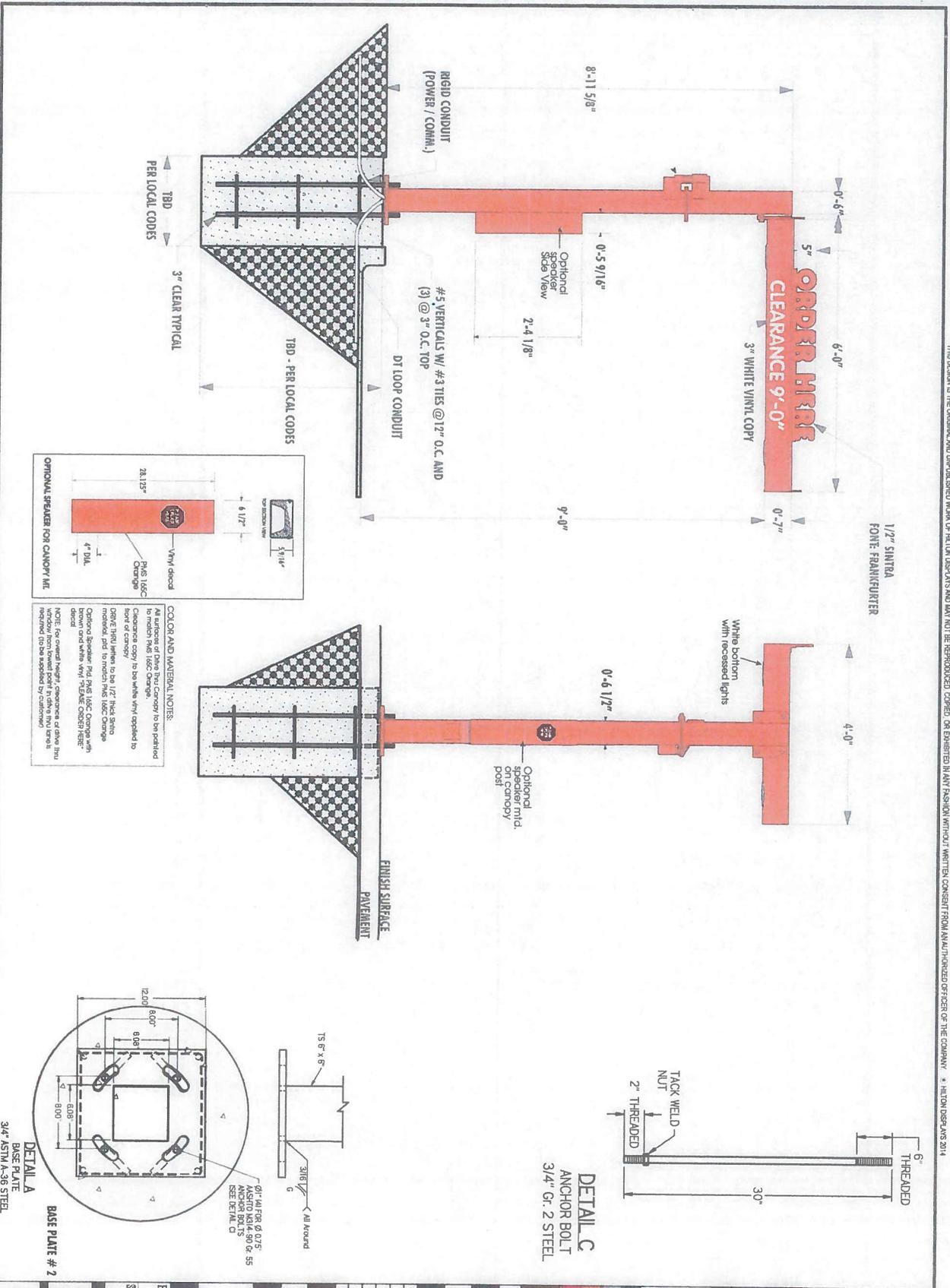
FRONT VIEW

NOTE: THESE DRAWINGS ARE FOR HAZARD DESIGN GUIDANCE ONLY. IT IS THE SOLE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO PERFORM ALL NECESSARY CONSTRUCTION REQUIREMENTS FOR THE PARTICULAR PROJECT LOCATION. DYNKINI BRANDS, INC., THEIR AGENTS AND EMPLOYEES DO NOT GUARANTEE THAT THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN COMPLY WITH ANY FEDERAL, STATE OR LOCAL LAWS, REGULATIONS, ORDINANCES, BUILDING CODES OR INDUSTRY BEST PRACTICES. IT IS THE SOLE RESPONSIBILITY OF THE USER TO ENSURE COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES AND OTHER REQUIREMENTS, INCLUDING WITHOUT LIMITATION, AMERICANS WITH DISABILITIES ACT.

Everbrite
 4949 South 111th Street
 PO Box 20020
 Greenfield, WI 53220-0020
 414 529 7131

DYNKINI BRANDS
 [eatdrinkthink]

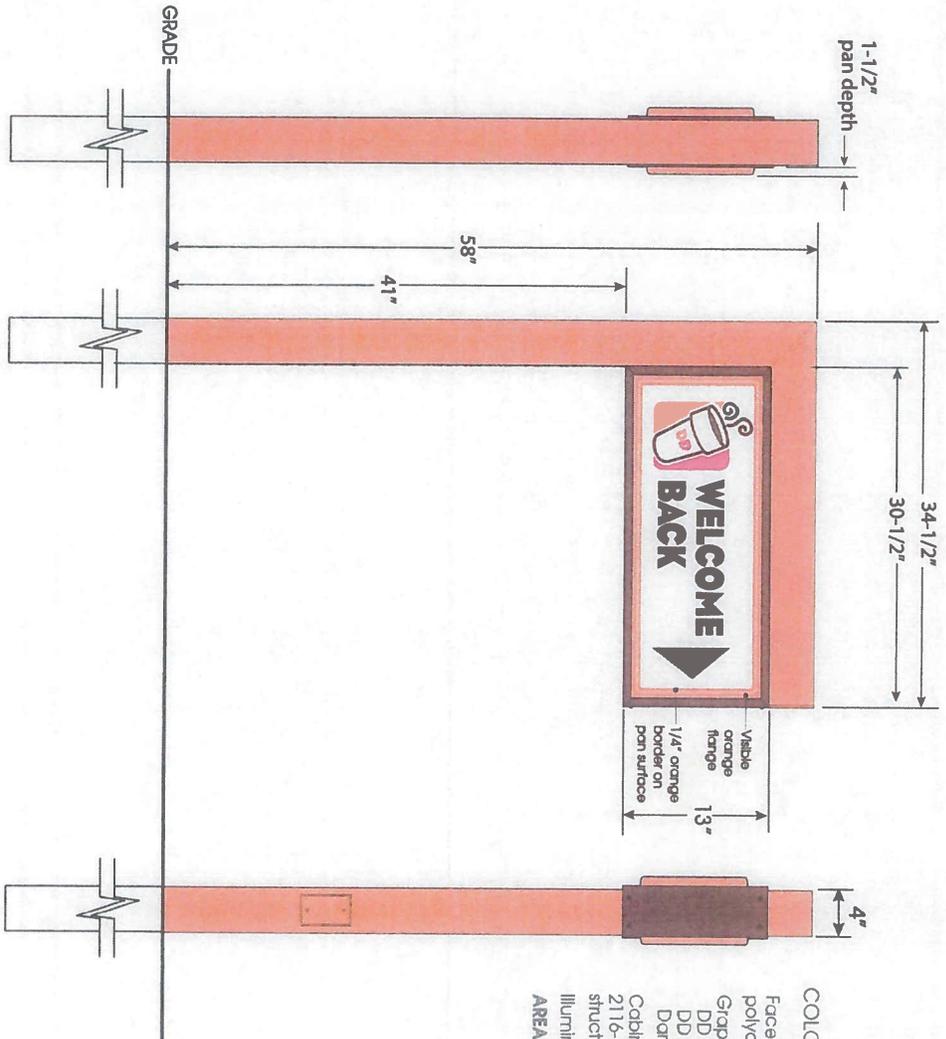
REVISIONS:		Date	9/8/09
8/15/11 - FACINGS	NGSS DD VALUE ENGINEERED DT MB W/ CLADDING (NO SPEAKER)	Scale	NTS
	FILE	Drawn	C HART
			DT-1



COLOR AND MATERIAL NOTES:
 All surfaces of Dunkin' Donuts Canopy to be painted to match PMS 165C Orange.
 PMS 165C Orange
 Change
 Vinyl decal
 PMS 165C Orange
 Change
 4\"/>

DETAIL C
 ANCHOR BOLT
 3/4\"/>

HILTON DISPLAYS											
125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com											
PART NUMBER	DD-DI-CANOPY-S										
DESCRIPTION	DUNKIN DONUTS DTL CANOPY W/ SPEAKER BAR										
COLOR LEGEND	<table border="1"> <tr> <th>PMS PAINT</th> <th>VINYL</th> </tr> <tr> <td>PMS 165C</td> <td>3M 3630-3123</td> </tr> <tr> <td>DD MAGENTA</td> <td>3M 3630-1379</td> </tr> <tr> <td>DD BROWN</td> <td>3M 3630-59</td> </tr> <tr> <td>BM 2116-10</td> <td></td> </tr> </table>	PMS PAINT	VINYL	PMS 165C	3M 3630-3123	DD MAGENTA	3M 3630-1379	DD BROWN	3M 3630-59	BM 2116-10	
PMS PAINT	VINYL										
PMS 165C	3M 3630-3123										
DD MAGENTA	3M 3630-1379										
DD BROWN	3M 3630-59										
BM 2116-10											
DESIGNER	DWG. DATE										
B. PERRY	4-15-15										
REV. DATE / REVISION	XXXXXX XXXXXXXX										
SCALE	1" = 24"										
DD DRAWING #	SS-6										
DESIGN SPECIFICATIONS ACCEPTED BY:	EST. CLIENT:										
SIGNATURE LAND/DONOR:											
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO THE NATURE OF THE BUSINESS AND SYSTEMS, THE FINISHED PRODUCT MAY DIFFER FROM THIS DRAWING.											



COLORS & SPECIFICATIONS:

Faces: Pan flat clear solar grade polycarbonate.
 Graphics 2nd surface vinyl:
 DD Orange- 3M #3630-3123
 DD Magenta- 3M #3630-1379
 Dark Brown- 3M #3630-59
 Cabinet ptd: Benjamin Moore 2116-10 Nightshade; Pole structure ptd: PMS 165C Orange
 Illumination: Fluorescent lamp
AREA OF SIGN: 2.75 SQ. FT.

FACE OPTIONS:

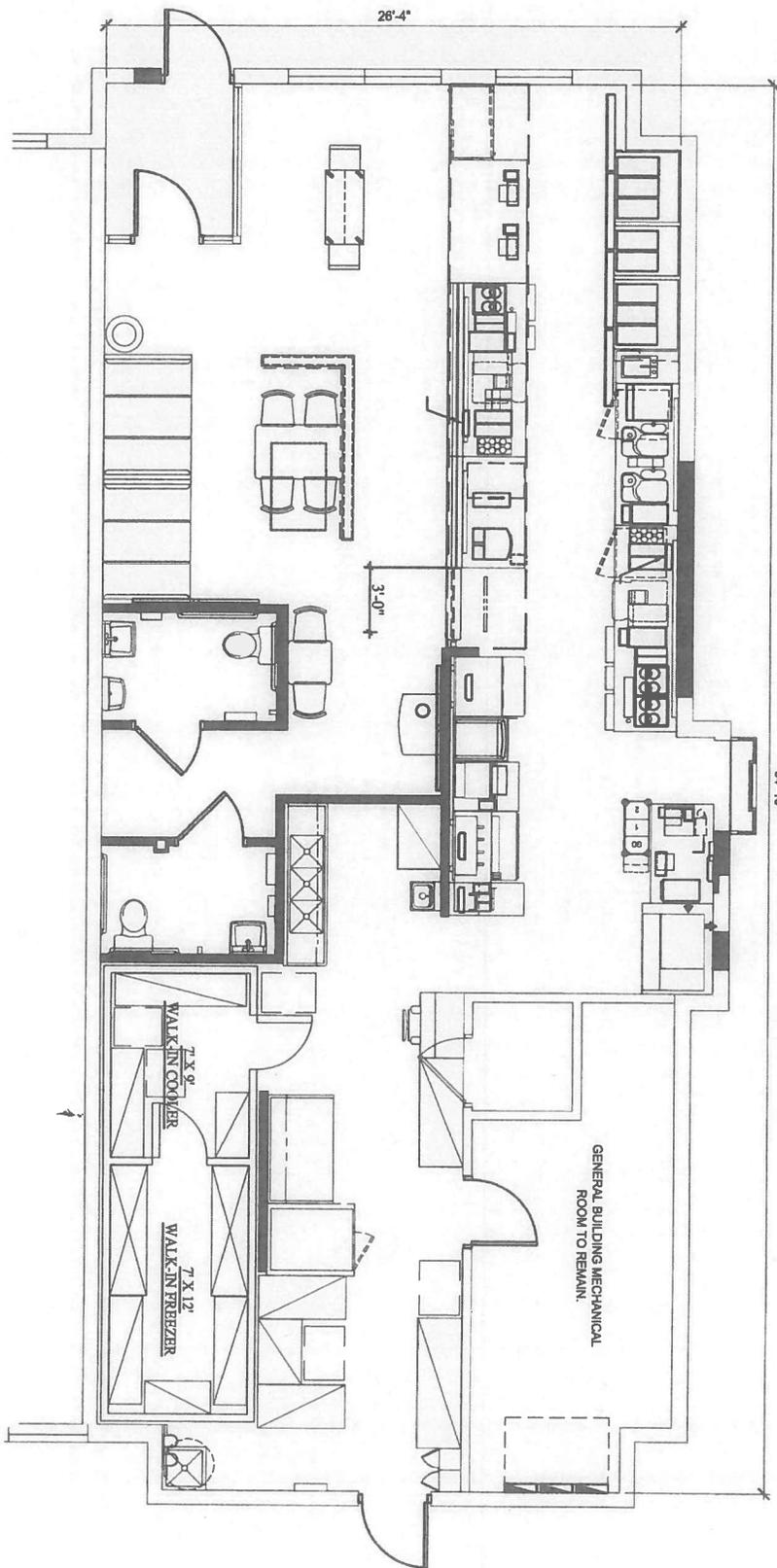
- A
- B
- C
- D
- E
- F
- G

NOTES: THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. IT IS THE SOLE RESPONSIBILITY OF THE ARCHITECT AND ENGINEER TO PREPARE THE PROJECT LOCATION, DRAWING BOARD, INC. THEIR AGENTS AND EMPLOYEES, DO NOT GUARANTEE THAT THESE DRAWINGS AND THEIR COMPONENTS MEET THE REQUIREMENTS OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDINANCE, BUILDING CODE, AND/OR OTHER REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, AMERICANS WITH DISABILITY ACT.

Everbrite
 4949 South 110th Street
 PO Box 20020
 Greenfield, WI 53220-0020
 414.559.7131



Revisions:	ILLUM'D FLAG MTD. DIRECTIONAL	Date: 3/25/13
	FILE	Scale: NTS
		Drawn: C HART
		SS-1



1 PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 NOTE:

PROPOSED FLOOR PLAN SHEET A3-1	REVISIONS
	DRAWN BY: GVB
	DATE: 09-29-15
	REV. 1:
	REV. 2:
REV. 3:	
REV. 4:	

Proposed Elevations For:
Dunkin' Donuts
 3980 Rt. 22
 Long Grove, IL



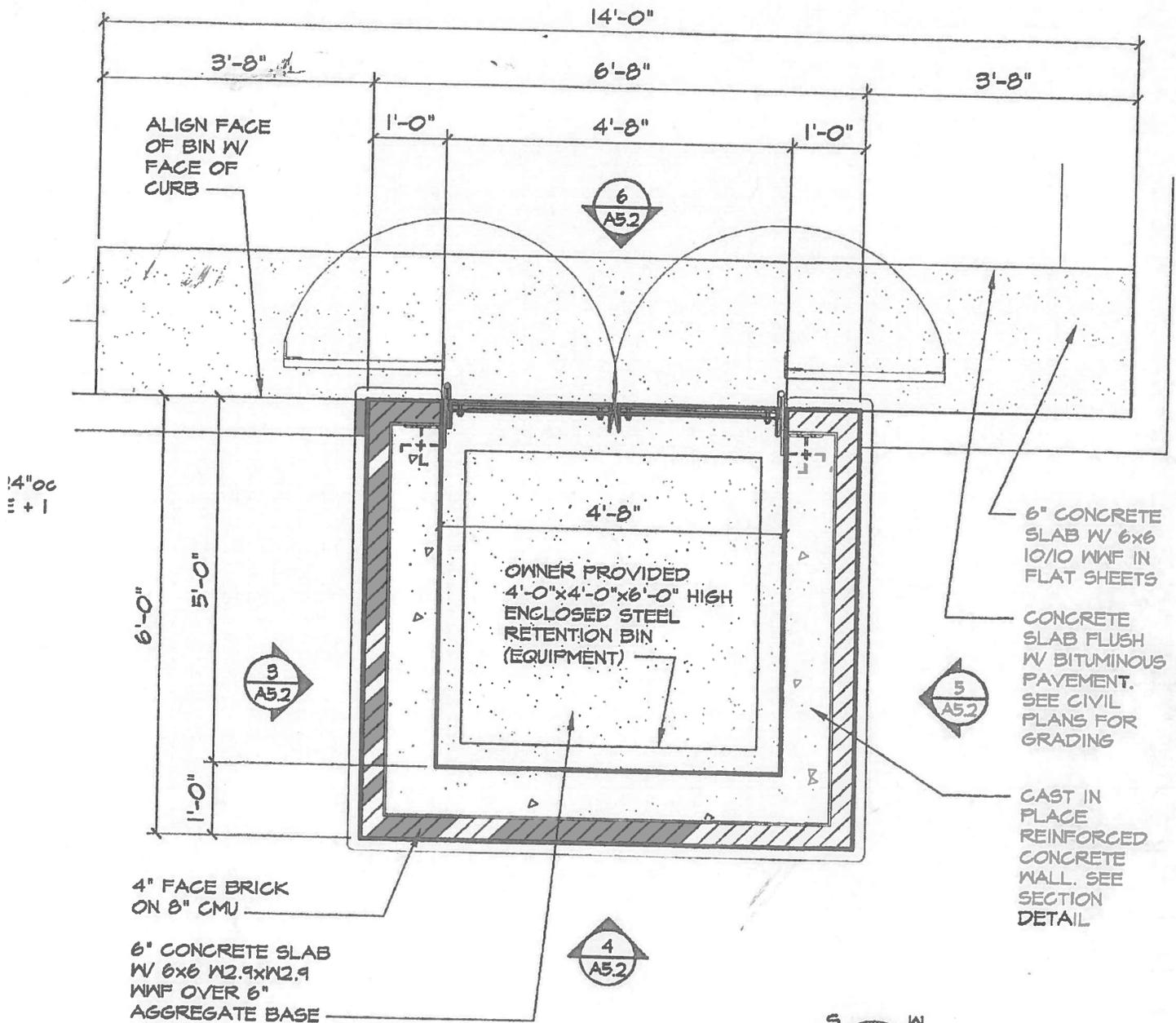
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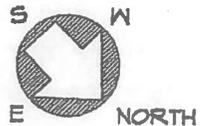
IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"





14" oc
= + 1

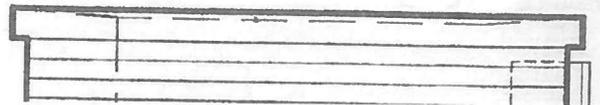
2 BIN PLAN
A5.2 ad-bin. 1/2" = 1'-0"

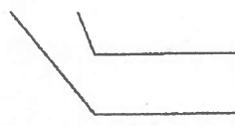
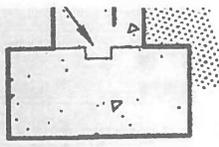


EXISTING TRASH ENCLOSURE



FACE BRICK ON





PLYWOOD
 STAINLESS STEEL
 BOLT @ 24"oc
 3/8" STEEL PLATE
 HINGE EXTENSION
 ALL WELDED
 FABRICATION

LL SECTION DETAIL

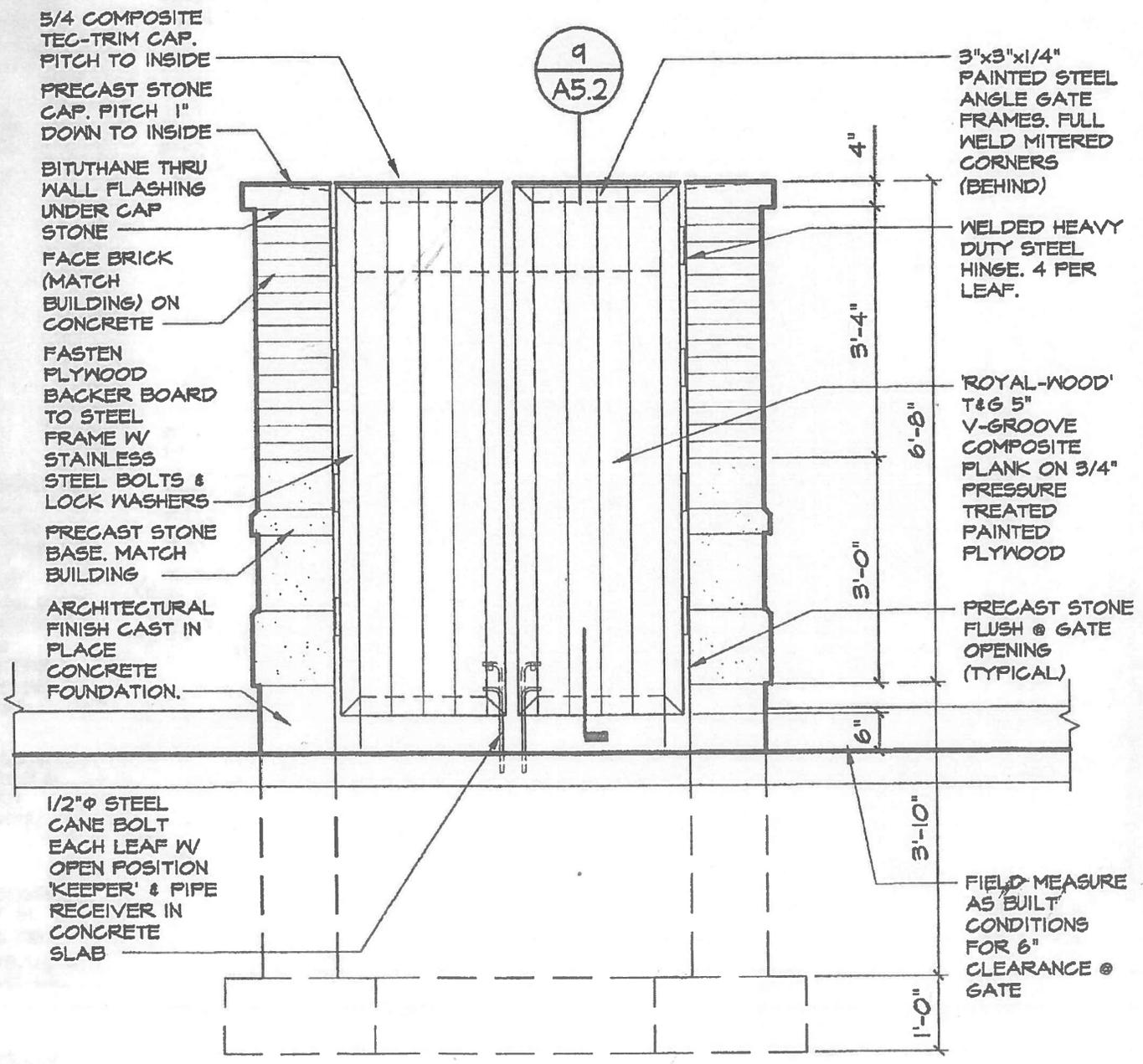
10 BIN GATE PLAN

10
 A5.2

ad-bin-gtpl.

3"=1'-0"

1/2"=1'-0"



5/4 COMPOSITE
 TEC-TRIM CAP.
 PITCH TO INSIDE

PRECAST STONE
 CAP. PITCH 1"
 DOWN TO INSIDE

BITUTHANE THRU
 WALL FLASHING
 UNDER CAP
 STONE

FACE BRICK
 (MATCH
 BUILDING) ON
 CONCRETE

FASTEN
 PLYWOOD
 BACKER BOARD
 TO STEEL
 FRAME W/
 STAINLESS
 STEEL BOLTS &
 LOCK WASHERS

PRECAST STONE
 BASE. MATCH
 BUILDING

ARCHITECTURAL
 FINISH CAST IN
 PLACE
 CONCRETE
 FOUNDATION.

1/2"φ STEEL
 CANE BOLT
 EACH LEAF W/
 OPEN POSITION
 'KEEPER' & PIPE
 RECEIVER IN
 CONCRETE
 SLAB

3"x3"x1/4"
 PAINTED STEEL
 ANGLE GATE
 FRAMES. FULL
 WELD MITERED
 CORNERS
 (BEHIND)

WELDED HEAVY
 DUTY STEEL
 HINGE. 4 PER
 LEAF.

'ROYAL-WOOD'
 T&G 5"
 V-GROOVE
 COMPOSITE
 PLANK ON 3/4"
 PRESSURE
 TREATED
 PAINTED
 PLYWOOD

PRECAST STONE
 FLUSH @ GATE
 OPENING
 (TYPICAL)

FIELD MEASURE
 AS BUILT
 CONDITIONS
 FOR 6"
 CLEARANCE @
 GATE

6
 A5.2

SOUTH-WEST ELEVATION

ad-bin.

1/2"=1'-0"

**EXISTING
 TRASH
 ENCLOSURE**



10 13 2015



10 13 2015



10 13 2015



10/13/2015



10 13 2015