

Item #1:

Report Of Architectural Commission (AC) Meeting: 03/16/15



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, March 16, 2015 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) Approval of the February 9, 2014 Draft Meeting Minutes.
- 2) Consideration of a request for railing replacement (front porch) with a composite material for "Cigars & More" 445 Robert Parker Coffin Road and with the B-1 Historic District submitted by Ms. Julie Neuman.
- 3) Consideration of a request for signage for "Fidelity Wes Builders," 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.
- 4) Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the "Primrose School" submitted by Mr. John Finnemore

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: April 20, 2015@ 7:00 P.M.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

Item #1A:

Report Of Architectural Commission (AC) Meeting: 03/16/15
Railing Replacement (Front Porch) With Composite Material For
Cigars & More, 445 Robert Parker Coffin Road



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, March 16, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for structural modifications (composite replacement railings) within the B-1 Historic District, submitted by Julie Neumann on behalf of Cigars & More.

HISTORY/STAFF REVIEW:

In August of 2014 staff explained a proposed amendment to the Zoning Code which would allow minor exterior changes to structures in the historic district subject to administrative review by staff. Administrative approval of minor modifications would be allowed if the materials/colors were consistent with the existing exterior of the structure. If modifications were found to be inconsistent with the existing structure or a "major" improvement referral to the AC for review would be required.

The goal of this proposal was to allow property owners to make timely and necessary minor repairs to structures quickly while maintaining the character and integrity of the structure thus improving the overall look of the downtown. This action was precipitated by the property maintenance inspections initiated by the Village in the downtown area.

The AC understood and were receptive to the concept, however had concerns with types of materials which would be used for replacement noting differences in quality and appearance of certain products. The concern is that "inappropriate" materials would be administratively approved. If a list of acceptable replaced materials were created and approved the AC had no issues with request and indicated an exact 1 for 1 replacement of materials should not need AC review even though a building permit may be required.

This request precipitated the code amendment.

PROPOSAL

The petitioner proposes that the existing wooden railing on the structure be replaced with a similar composite material. Materials would be similar in size and color to the existing wooden railing on the structure which is in disrepair (see photos attached).

A material sample will be available at meeting time. Photo's of a spindle of the proposed material are attached for the consideration of the AC.

ARCHITECTURAL COMMISSION DECISION:

The AC should determine the appropriateness of the proposed material at this location (in relation to the building and in relation to the area as a whole. If deemed appropriate this material would then be placed on a list of "acceptable" materials which could then be administratively approved by staff in subsequent permit applications and requests.







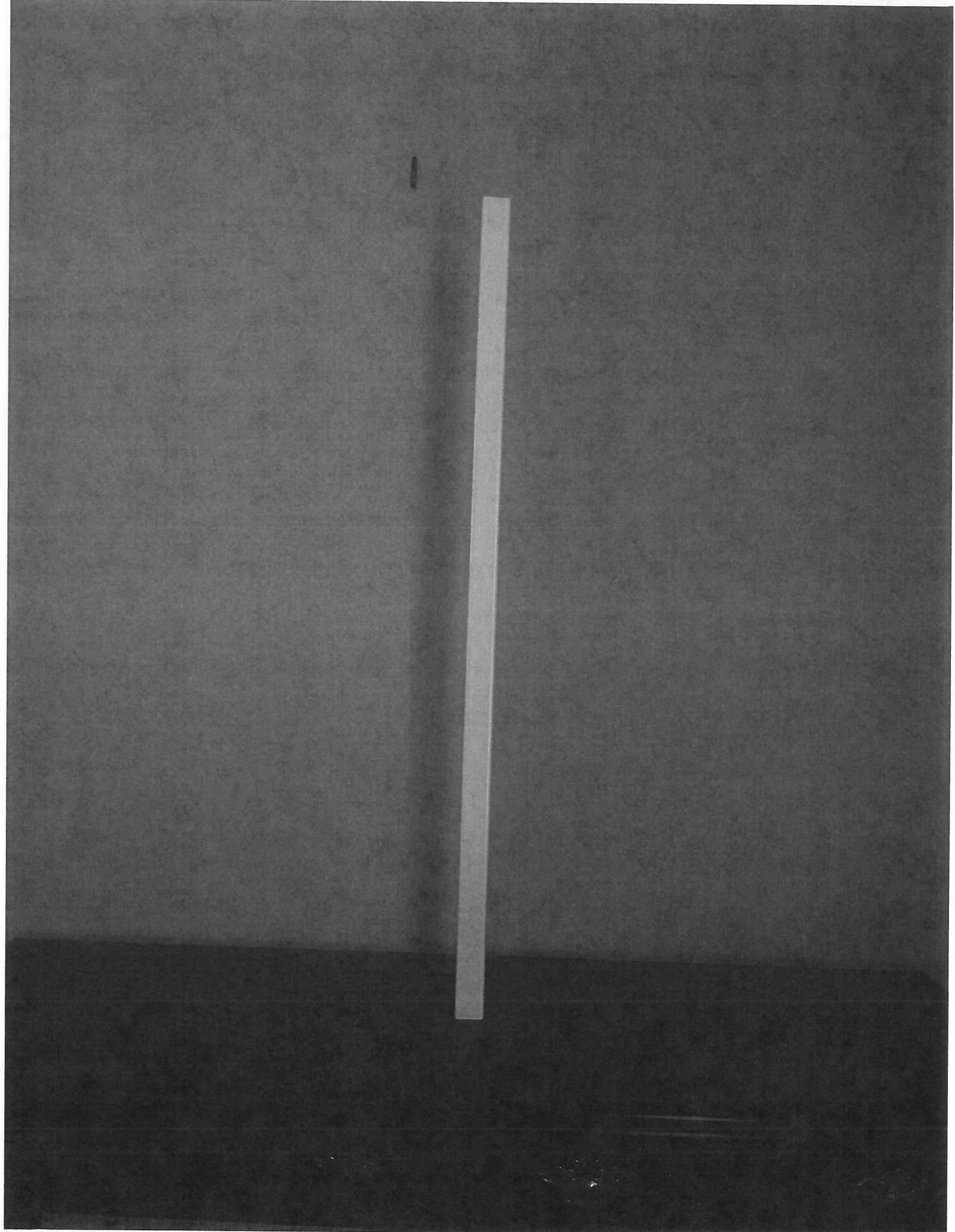
818

PROTECTED BY
LUX
SECURITY SYSTEMS
1773
771-7550













Item #1B:

Report Of Architectural Commission (AC) Meeting: 03/16/15
Signage For *Fidelity Wes Builders*, 203 Robert Parker Coffin Road



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, March 16, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for Fidelity Wes Builders 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.

Update:

At the February meeting the AC had the following concerns with regard to this request for signage;

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester; to continue this item to the March 16th regular meeting and to have the petitioner address the following concerns;

- 1) Materials out of which the wall sign will be constructed;*
- 2) Detail on how the wall sign will be mounted to the building;*
- 3) Resolution of the types of signs and maximum square footages allowable including the size, materials, colors, copy, sign placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building.*
- 4) All requested materials must be submitted by Friday, March 6th @ 5:00 PM to be included for the March 16th meeting date.*

Per the direction of the AC at the February 9th meeting Staff contacted the petitioner regarding the concerns of the AC in relation to the request for signage (e-mails attached).

Staff received the attached "sketch plan" in response to these concerns. It appears the request for a hanging sign has been withdrawn. The wall sign will be constructed of painted plywood. The sign will be mounted to ¾" plywood base with a bead molding around the sign. A 1"x 6" frame is proposed around the plywood base.

It is assumed the copy, color and size of the actual sign remains unchanged from the previous submittal. Per the definition of sign measurement the "frame" would not be included and the area encompassed by the "bead molding" would constitute the area of the sign.

*The sign will be mounted directly to the brick but exactly how this will be accomplished is not identified. Assuming the copy dimensions have not changed the wall sign is approvable as proposed. This is **without** the hanging sign.*

HISTORY/STAFF REVIEW:

The property in question is located on the northeast corner of Robert Parker Coffin Road and Old McHenry Road and is next to the former "Long Grove Soap & Candle". The petitioner will occupy the spaces at both 201 & 203 which will be combined into one business space. This site formerly occupied the business formerly known as "Harpers Attic" (203 R.P.C.) and "Celine Custom Jewelers", (201 R.P. C.).

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced) measuring 8' x 2.5' (20 square feet) to be mounted directly to the structure and one (1) hanging sign mounted on the corner of the structure. Dimensions of the hanging sign were not provided. Materials out of which the signs will be constructed were not provided. The signage would be blue and white with regard to the color scheme. Signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

Per the Village Code sign area is measured as follows;

Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.

Square footage of the combined commercial space for which the signage is being requested is approximately 2160 square feet (40'x 54'). For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (20 square feet), the request is within the maximum square footage limitation for the floor area at this location.

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

- (d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:
 - (1) Except as otherwise authorized by variation pursuant to section 5-11-15(E)1(c) of this code, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN
BUSINESS ZONING DISTRICTS IN SQUARE FEET

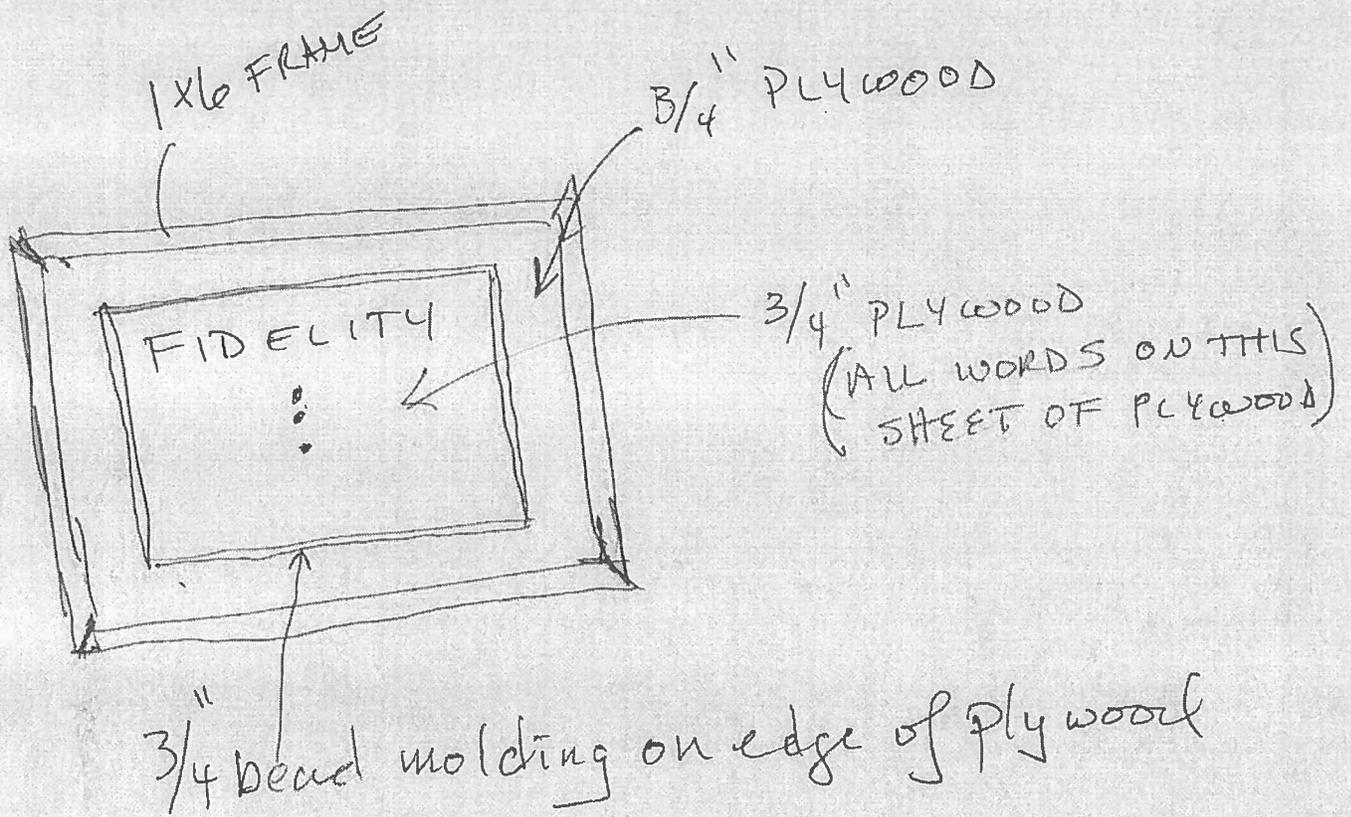
Total Area of Business in Square Feet	Arterial Access		B2
	B1	B2	
1-1,000	12	12	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30 ⁽ⁱ⁾	50 ⁽ⁱⁱ⁾

- (i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.
- (ii) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible with regard to the types and location of proposed signage. The square footage of the wall sign as proposed is permissible and the maximum amount of signage permissible at this location per the Village Code. The **hanging sign is not permissible** and may not be allowed unless the area of the proposed wall sign is reduced or a variation of the sign regulations is successfully obtained.

The Commission should review the request for signage against the aforementioned regulations, the downtown design guidelines and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage in the vicinity.



ALL PAINTED AND ATTACHED DIRECTLY
ONTO BACK

SAME OVERALL SIZE

TO: JIM H.

FROM: MIKE D. FIDELITY WES

Mike,
FYI –
JIM

RESENT
3/4/15


Mike,

ORIGINALLY SENT
2/11/15

Per you phone inquiry;

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced) measuring 8' x 2.5' (20 square feet) to be mounted directly to the structure and one (1) hanging sign mounted on the corner of the structure. Dimensions of the hanging sign were not provided. Materials out of which the signs will be constructed were not provided. The signage would be blue and white with regard to the color scheme. Signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

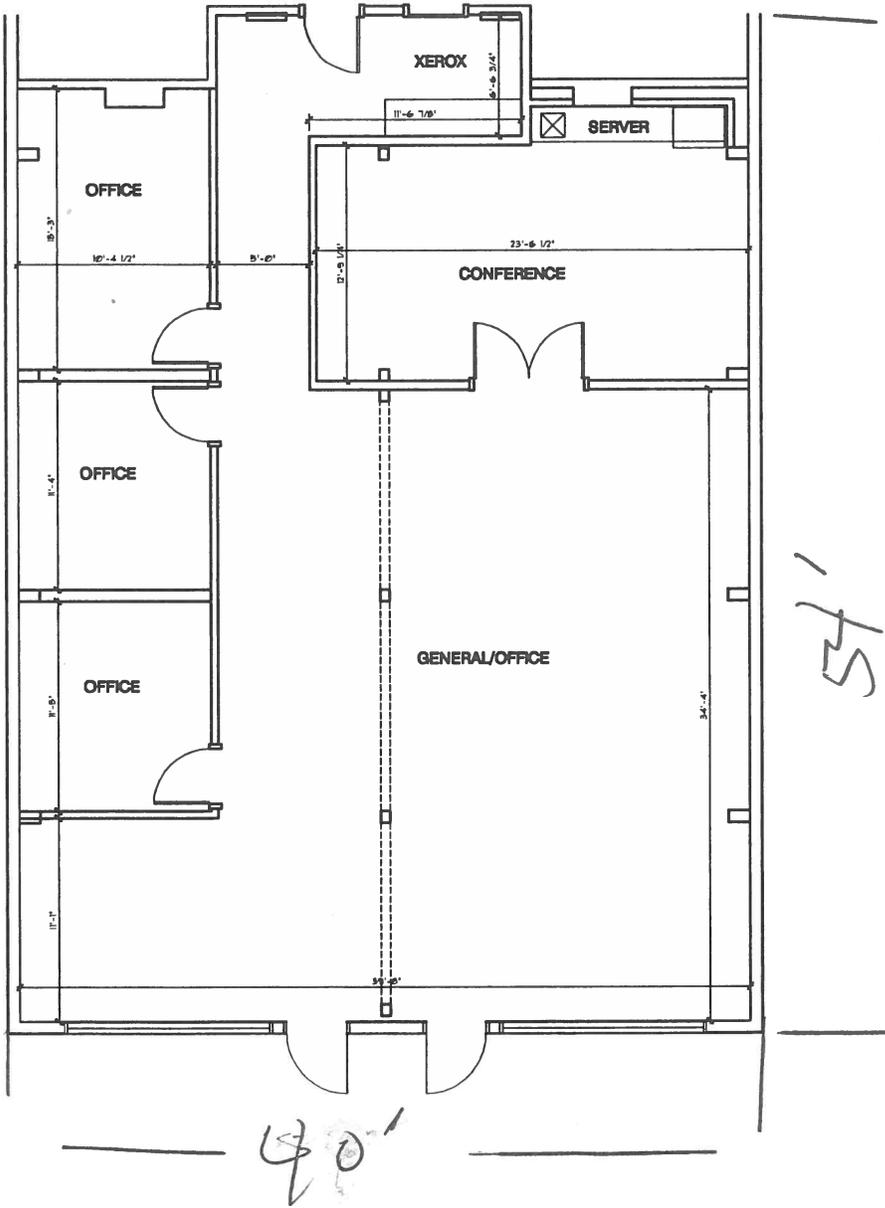
He further indicated the request as proposed is permissible with regard to the types and location of proposed signage. The square footage of the wall sign as proposed is permissible and the maximum amount of signage permissible at this location per the Village Code. The hanging sign is not permissible and may not be allowed unless the area of the proposed wall sign is reduced or a variation of the sign regulations is successfully obtained.

The AC had questions regarding the sign materials and how the petitioner wished to deal with the signage as proposed and the square footage issue and how the sign would be mounted to the building. **The AC noted the petitioner was not present to address these issues. As such, this item was continued to the March 16th AC meeting.**

You need to provide information on the following;

- 1) Materials out of which the wall sign will be constructed;
- 2) Detail on how the wall sign will be mounted to the building;
- 3) You are limited to a total of 20 square feet of signage at this location. The wall sign as proposed is 20 square feet. If you want the hanging sign the size of the wall needs to be reduced. If you still want the hanging sign details of that sign need to be submitted for review prior to the AC Meeting including size, materials, colors, copy, placement on the structure and details on the fixtures/brackets used to affix the hanging sign to the building.
- 4) **All requested materials must be submitted by Friday, March 6th @ 5:00 PM to be included for the March 16th meeting date.**

JIM



FIDELITY
W E S

Custom Luxury Homes
Kitchens & Baths



Established 1992





96 inches

FIDELITY
W E S
Builders • Designers • Developers

30 inches

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs area allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building facade.

Materials

- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail "specials" signs or sandwich board are not allowed to be placed within the right-of-way.



FOR OFFICE USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	



FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME:	<i>Fidelity Wes Builders</i>	BUS. PHONE #:	<i>847 883 0130</i>
BUSINESS ADDRESS:	<i>203 Robt Parker Coffin Rd</i>		
BUSINESS OWNER'S NAME:	<i>MIKE DEMAR</i>	E-MAIL:	<i>mike alison @ fidelitywes.com warren</i>
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>office bldg downtown</i>		

The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - PROVIDE SITE PLAN
 - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
 - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

under 30 total sq. ft. *2104*
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - DIMENSIONS
 - SAMPLE OF COLORS ON SIGN
 - LETTER STYLE TO BE USED
 - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE**

Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

NAME:	<i>Self.</i>	PHONE #:	
ADDRESS:			
	E-MAIL: <i>mike @ fidelitywes.com</i>		

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

Mike Demar

PROPERTY OWNER(S)' SIGNATURE(S)

MIKE DEMAR

PROPERTY OWNER(S)' PRINTED NAME(S)

Mike Demar Pres

BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION
MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²

¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.
² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.

FEE: Fees are calculated based on square footage of the sign and are as follows:

B – 1 DISTRICT*		B – 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 – 12 sq. ft.	\$60.00	75.1 sq. ft – 100 sq. ft.	\$125.00
12.1 – 20 sq. ft.	\$70.00	100.1 sq. ft. – 125 sq. ft.	\$150.00
20.1 – 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.

FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.

Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

TYPE OF SIGN(S)		FEE(S)

FOR OFFICE USE ONLY

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____ Date of Issuance: _____

Item #1C:

Report Of Architectural Commission (AC) Meeting: 03/16/15
Building #1 Elevations, Long Grove Commons, Primrose School



ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, March 16, 2015 @ 7:00 P.M.

REQUEST: Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the “Primrose School” submitted by Mr. John Finnemore

2nd UPDATE - *At the February meeting the AC revisited this proposal. At that meeting the AC again noted concerns with the proposed structure and offered the following suggestions or remedy those concerns;*

- *Provide further articulation of the structure to reduce the scale of the structure to provide more of a residential look;*
- *Articulate trim board around the structure;*
- *Project dormers down the north and south side of the building (to break-up window lines);*
- *Revised elevations shall identify building lighting including fixture details and photometrics (if possible).*

The petitioner has again submitted revised elevations for consideration by the AC which address the concerns raised by the AC and are attached.

UPDATE - *At the December meeting the AC initially discussed this proposal. At that meeting the AC noted concerns with the proposed structure and offered the following suggestions or remedy those concerns;*

- *Elements of the “Long Grove Style” should be better incorporated into the structure;*
- *More contrast should be added to the color scheme of the building;*
- *Elevations should incorporate more of the architectural details found in the existing structures in Long Grove Commons;*
- *A fencing detail should be provided;*
- *A final landscaping plan should be provided;*
- *Revisions to be presented to the AC at the February 9th meeting (11” x 17” format).*

To that end the petitioner has submitted revised elevations for consideration by the AC which are attached. Fencing detail, a final landscape plan and play ground equipment details are also included for AC consideration.

The AC should review the modified structure, landscape and playground equipment details for consistency with the character of the development and make recommendations as appropriate.

HISTORY:

The Long Grove Commons received approval as a Planned Unit Development in May of 2005 as part of that approval building elevations were approved by the Architectural Commission. The architectural plans were reviewed for Building #1 as part of this approval. Buildings 1 and Building 2 are the last two buildings left to be constructed in the development. The lots on which these structures are proposed have remained vacant since they were approved in 2005. The approved elevations and structure (attached) per the PUD do not meet needs of the petitioner. Modifications to the structure as proposed are similar to those previously approved per the PUD approval and require AC approval.

The Cloverleaf Group, property owner and the Primrose School, contract purchaser, requested reconfiguration of the parking area Lots 6 & 7 (adjacent to buildings 1 & 2) and the modification of the building footprint for Lot 7 (Building 1). This would be done to accommodate the needs of the proposed tenant and contract purchaser (of both Lots 6 & 7) Primrose Schools. This request was approved by the Village Board as a minor PUD amendment at their November 11th regular meeting.

Proposal:

Staff has received a request for changes to Building 1 to accommodate the Primrose School of Long Grove. Petitioners have requested the change due to the needs of their business. Details of the request are attached for the review and consideration of the AC.

Site Plan:

The site plan remains essentially the same. Total square footage of all buildings remains under the cap of 38,030. Building 1 will still be a 2 story building but the second floor will now be utilized instead of vacant space. Total square footage for structure on lots 6 & 7 were calculated at 15,800 sq ft. As proposed Primrose would have a building foot print of 6418 sq. ft. which is less than the 8,060 sq ft. anticipated under the original approval. Originally and "L" shaped building the structure as now proposed is rectangular.

Parking is reconfigured however. As originally calculated 39 regular plus two handicapped spaces were allocated for Lot 7/Building 1. As built, 41 spaces plus 2 handicapped spaces were built. While spaces were assigned to each structure, the entire development is "cross-parked" meaning that any parking space is available for any store on-site. As proposed 39 spaces will be allotted for Lot 7/ Building 1 (plus 2 handicapped) which is the original number calculated for this portion of the development. See the attached diagram for reconfigured parking plan.

Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

Building Elevations

Attached are the approved elevations for Building 1 per the Long Grove Commons PUD approval. As proposed this building was an “L” shaped two story building with false second floor. Materials proposed for the building were hardiboard and stone siding with asphalt shingles.

Proposed elevations for the building are attached. As noted the structure will have a smaller footprint with an occupied second floor. The structure will be placed in the same general location as anticipated in the original approval. Parking is proposed to be reconfigured and has been approved as a minor amendment to the original PUD approval.

Petitioners are proposing a two story structure similar in nature to the PUD approval. Material for the proposed structure include; hardiboard siding, stone and asphalt shingles, similar to those in the original approval. Earthtones are anticipated for the building color scheme. Material samples are anticipated to be presented at the meeting.

ARCHITECTURAL COMMISSION DECISION:

The property is zoned B-2 PUD and elevations for all structures were approved as part of the PUD approval. Petitioners are proposing a two story structure similar in nature to the PUD approval including colors and materials for the structure.

Minor modifications to allow reconfiguration of the parking area have been approved as a minor amendment to the approved PUD. Aside from this modification the proposed site plan remains consistent with the original PUD approval. Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

The AC should review the modified structure for consistency with the character of the development and make recommendations as appropriate.

Date of Plan Registration No. 184-20229 200 S. MICHENERY AVE. SUITE 200 CHICKEN LAKE, GEORGIA 30128 (770) 455-1700 Fax: (770) 455-1700	Building Type: TWO-STORY 21844 OLD MICHENERY ROAD LEVING GROVE, ALPHARETTA	Drawing Title: PUD EXHIBIT	Date:	Scale:	Drawing Number:	EXH-PUD	Revision:
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SITE USAGE AREA TABLE - LOT 7

LOT 7 AREA	47,011 SF	1,079 AC	100%
BUSINESS	0.156 AC	14.48%	
OFF-STREET PARKING	14.14 AC	3.24%	
PROPOSED OFF-STREET PARKING	15.884 AC	34.01%	
EXISTING OFF-STREET PARKING	21.418 SF	0.452 AC	45.80%

SITE BUILDING USAGE AREA TABLE

PROJECT BUILDING AREA LIMITS (G STORIES)

GROSS	13,382 SF	
NET (WALLS OF WALLS)	12,702 SF	
FIRST FLOOR INSTITUTIONAL	6,765 SF	0.156 AC
SECOND FLOOR INSTITUTIONAL	6,827 SF	0.153 AC

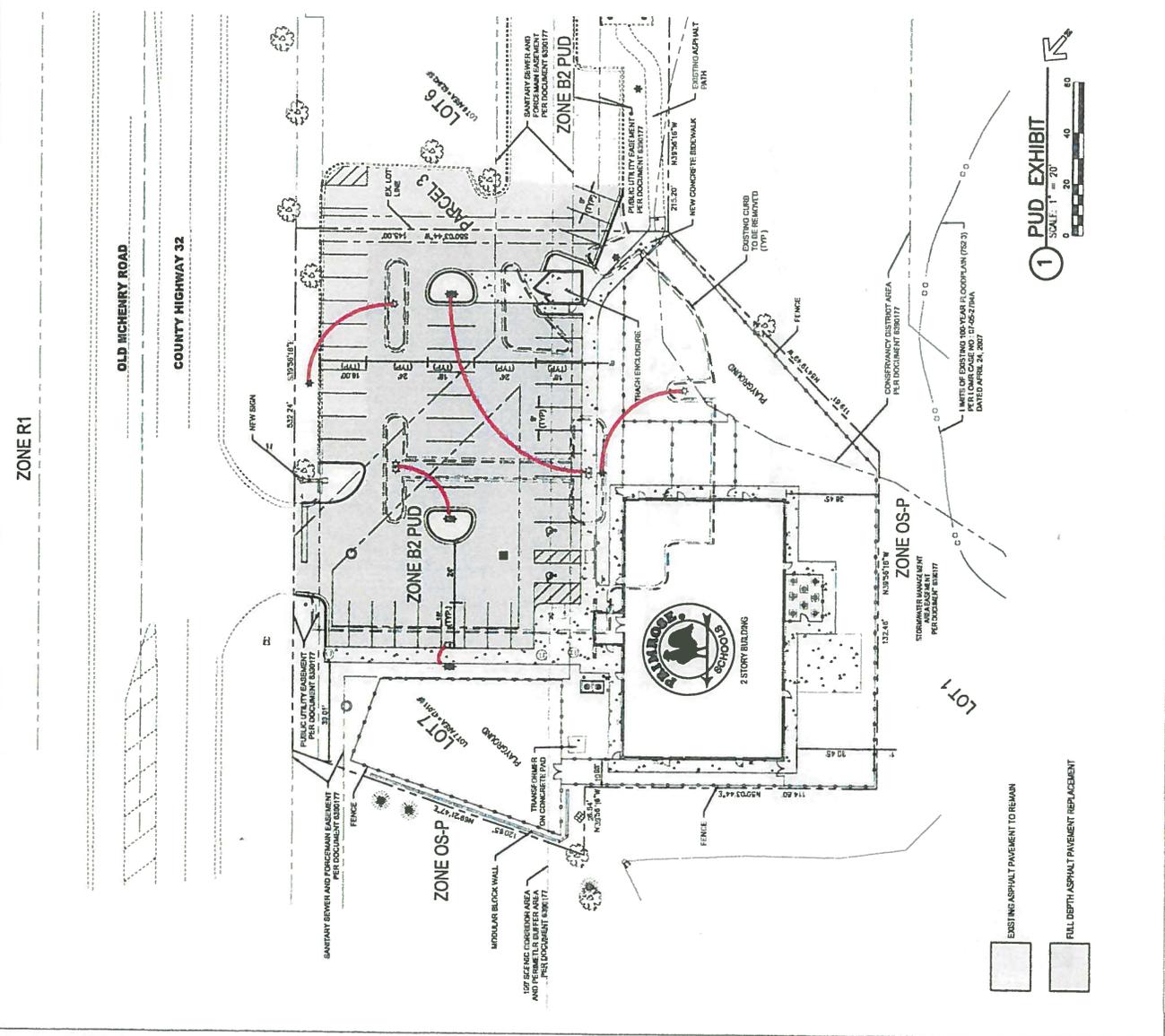
TOTAL PARKING - LOT 7

EXISTING PARKING SPACES 42 x 2.0 A/A

PROPOSED PARKING SPACES 39 x 2.0 A/A

LOT 7 SURFACE AREAS

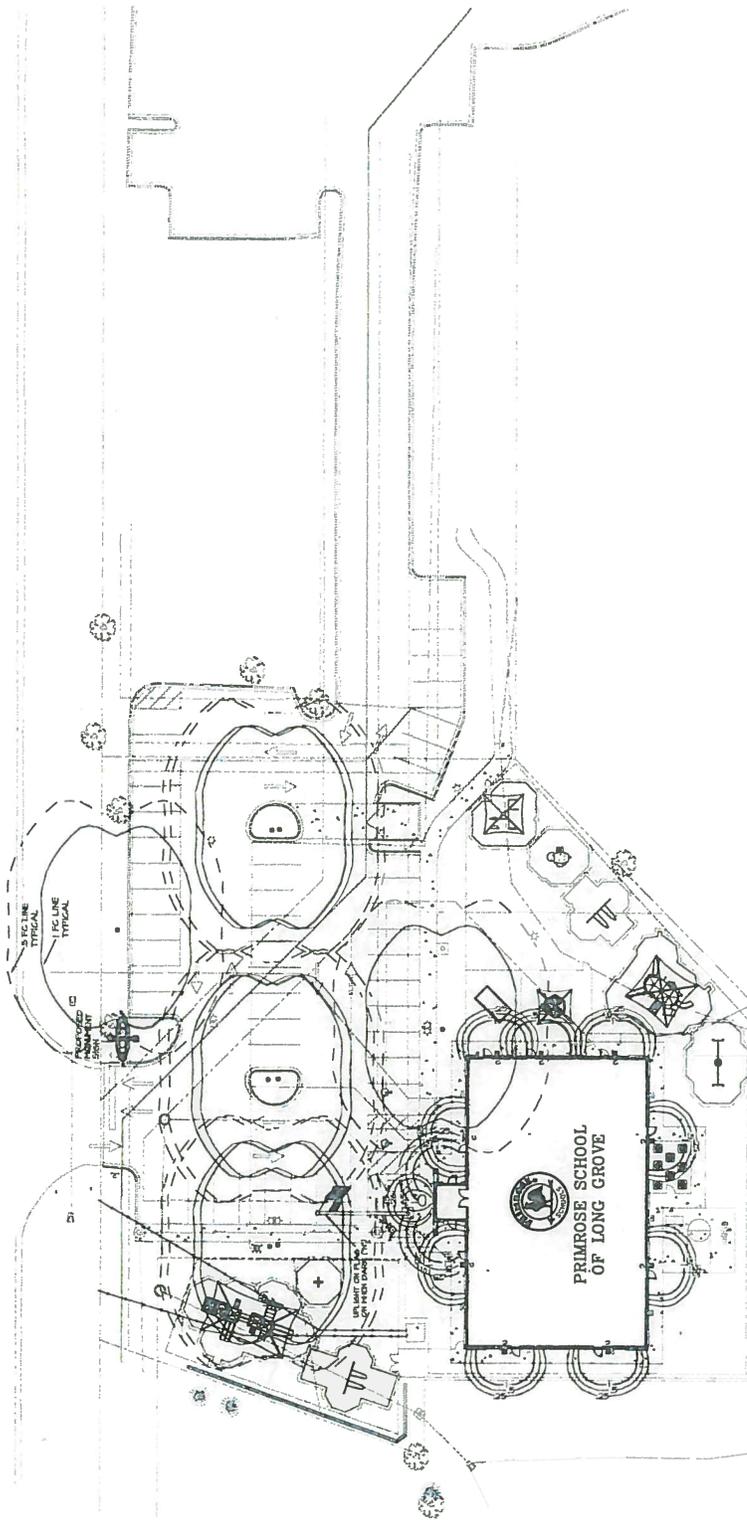
PROJECT AREA LIMITS	47,011 SF	1,079 AC
BUILDING AREA	6,750 SF	0.156 AC
NET (WALLS OF WALLS)	6,827 SF	0.153 AC
PROPOSED CONCRETE DRIVEWAY	4,684 SF	0.107 AC
PROPOSED ASPHALT PLAYGROUND AREA	13,124 SF	0.307 AC
PROPOSED LANDSCAPING AREA	6,464 SF	0.149 AC



1 PUD EXHIBIT
 SCALE: 1" = 20'
 0 20 40 80

[Hatched Box] EXISTING ASPHALT PAVEMENT TO REMAIN
 [Solid Grey Box] FULL DEPTH ASPHALT PAVEMENT REPLACEMENT

COUNTY HIGHWAY 32



A New Building For
Primrose School Franchising Company
 3660 Cedarcrest Road
 Alpharetta, Georgia 30201
 Copyright © 2012
 Primrose School Franchising Company
 These drawings and the design represented hereon are the intellectual property of Primrose School Franchising Company. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Primrose School Franchising Company. All rights reserved.



Children's Design Group
 Mark D. Pevay, A.A. Architect
 GULF SHORES, AL 36547
 (251) 456-8264
 (251) 450-0503 Fax
 chid.design@mrdspeing.com



Site:
 Primrose School at
 Long Grove
 Long Grove School Board
 Long Grove, IL

Building Type:
 IL-2 School

Drawing Title: PHOTOMETRIC SITE PLAN
Date: 10/20/2011
Drawn By: DWH
Checked By: DWH
Drawing Number: E-5
Revision:



FIGURE 1'



FIGURE 2'



FIGURE 3'



FIGURE 4'



FIGURE 5'



FIGURE 6'



FIGURE 7'



FIGURE 8'



FIGURE 9'

MARK	MANUFACTURER	CATALOG NO.	VOLT	LAMP	PLANTS	DESCRIPTION	REMARKS
G	GARDCO	GR-4 2X4-100-10-NM-1	120	27W LED	2	AREA LIGHTS TYPE 4 LIGHT REFLOR	COLOR = RMA
D	TOP	LED100R300K	120	14W LED	1	RECESSED EXTERIOR	5' OR 6' CAN REZTD
P	RAO	RFLED24	120	30W LED	1	GROUND MOUNTED	SEE SITE PLAN AND ELEVATION
S	HALOCARE/LITES	CAH	120	5.4W INC.	2	EMERGENCY INT.	HALL INT. T. AFF
J	PROGRESS	PRO-4 20W-TOP 250 DEGREE LED BLS	120	10W LED ALAMP	1	EXT. GARAGE LIGHT	HALL MOUNTED
N	RAS	RFLED24	120	30W LED	1	GROUND MOUNTED	SEE SITE PLAN AND ELEVATION
P	RAS	GRLED24R300K	120	30W LED	1	EMERGENCY SIGN IN GARAGE	SEE ELEVATION FIELD FINISH =
T	STERNBERG	6-DOE LATERN CANE ASSEMBLY MODULAR LEDS	120	20W CLEAR BT-20 REFLECTOR	1	AREA LIGHT	DOOR 611-4-14-4 TOLF (CONFORM)

PHOTOMETRIC SITE PLAN

0 10' 20' 30' 60'



Children's Design Group
 1000 D. Rossy AVE - #1000
 GULF SHORES, AL 36547
 (904) 244-2474
 (904) 252-2276
 www.childrensdesign.com

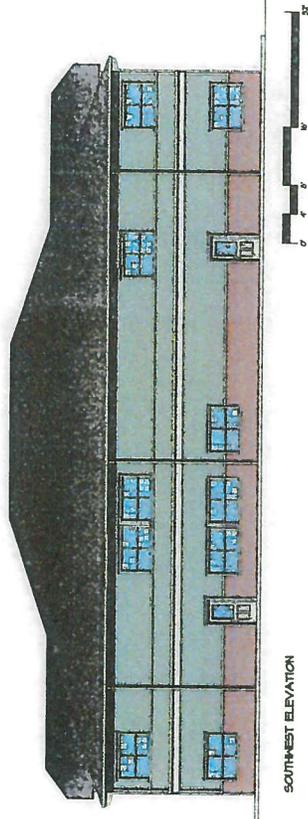


A New Building For
Primrose School Franchising Company
 8800 Colchester Road
 Memphis, TN 38118
 (901) 320-1000
 www.primroseschools.com

Site:
 Primrose School at
 Long Grove
 Old McHenry Road
 Long Grove, IL



Drawing Title:
EXTERIOR ELEVATIONS

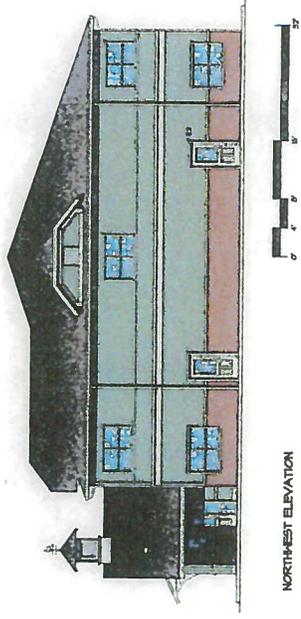


SOUTHWEST ELEVATION

EXTERIOR COLOR SCHEDULE

1	TRIM, EXTERIOR GUTTERS, ROOF EAVES	WHITE
2	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
3	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
4	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
5	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
6	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
7	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
8	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
9	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM
10	EXTERIOR WALLS, EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR STAIRS, EXTERIOR PORCHES, EXTERIOR PATIOS, EXTERIOR TERRACES	TRIM

NOTE: ALL EXTERIOR PAINTS SHALL BE USED TO MATCH THE COLOR OF THE EXTERIOR WALLS.



NORTHWEST ELEVATION

DATE: 1/28/2015

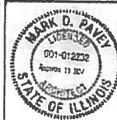
1ST REVISION

Children's Design Group
 Mark D. Pavay, A.I.A. - Architect
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 GULF SHORES, AL 36547
 (334)-548-3824
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 child.design@mindspring.com

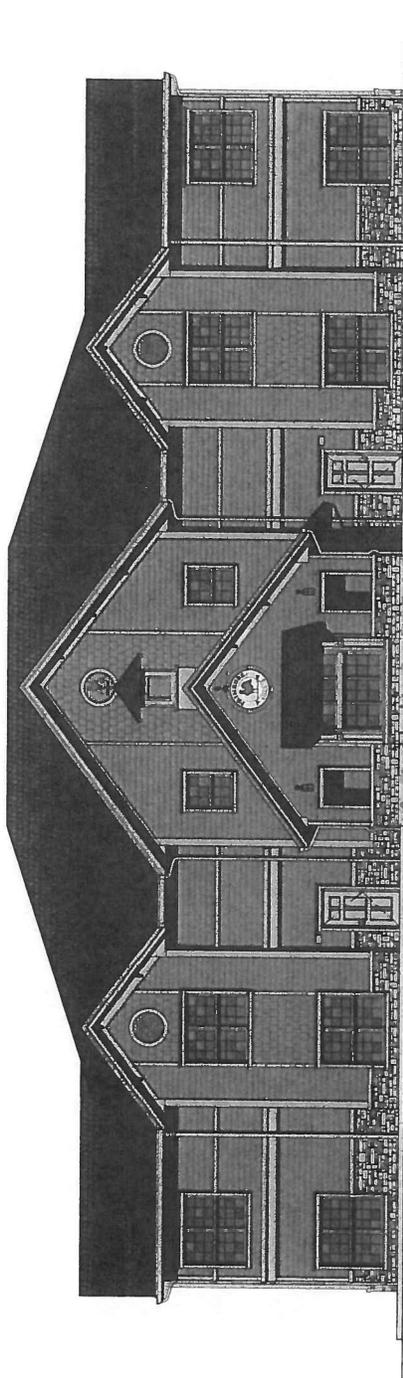


A New Building For:
Primrose School Franchising Company
 9640 Cedarcrest Road
 Acworth, Georgia 30101
 Copyright © 2011
 Primrose School Franchising Company
 One County College Station Plank Place
 222 Ross 2nd Street, Suite 200, Houston, TX 77027
 Phone: 713-222-0110 Email: hcc@primroseschooldevelopment.com

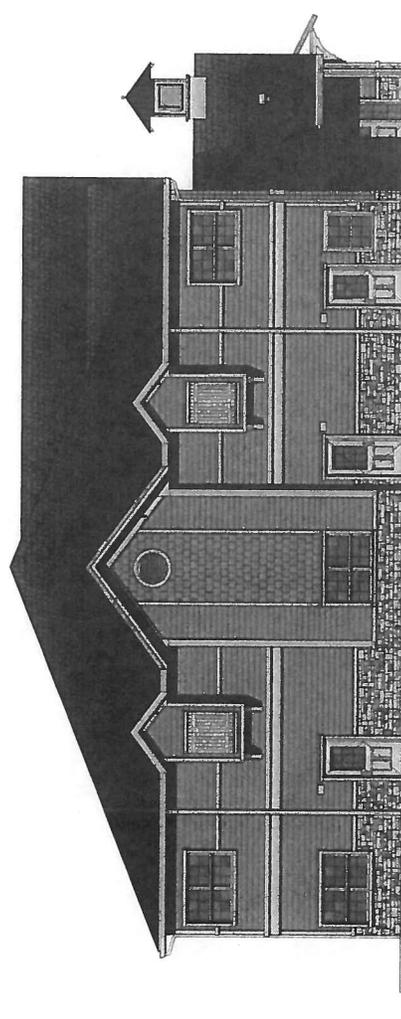
Site:
**Primrose School at
 Long Grove
 Old McHenry Road
 Long Grove, IL**



Drawing Title:
**EXTERIOR
 ELEVATIONS**



NORTHEAST ELEVATION

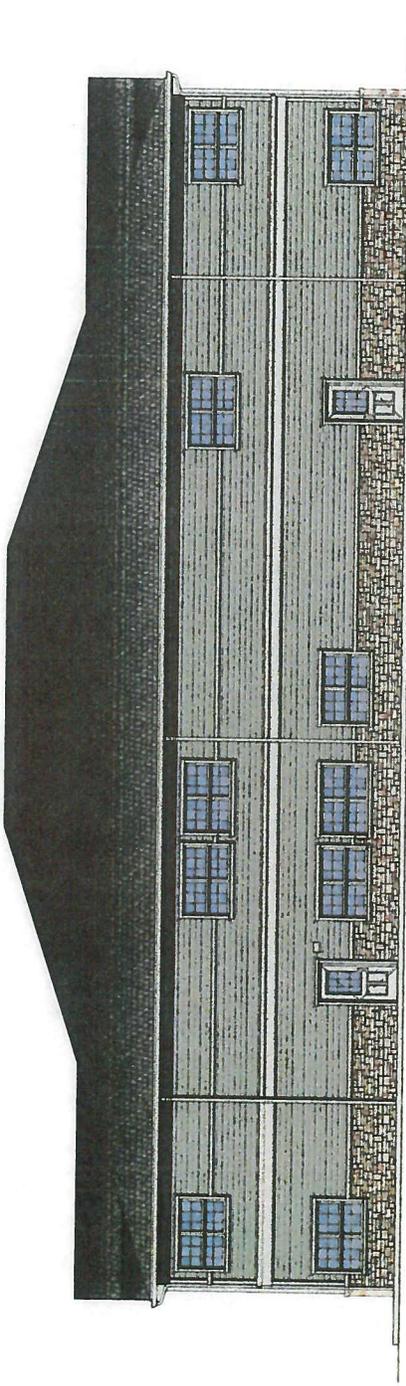


SOUTHEAST ELEVATION

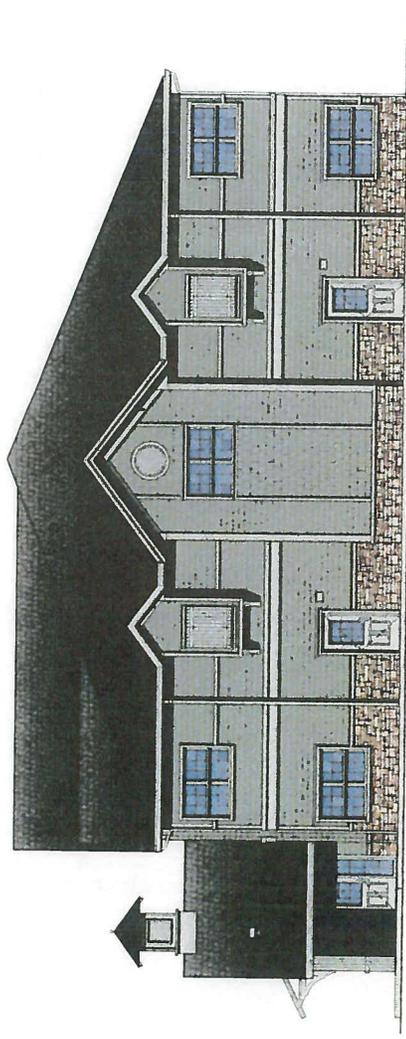
EXTERIOR COLOR SCHEDULE

- (A) TRASH ENCLOSURE GATES (POST & HINGES)
 RBM 1K 1I2 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
- (B) EXTERIOR HD. TRIM, EXTERIOR TRIM, DOWNERS, CURBS, WALLS, FOUNTAINS AND DOWNSPOUTS, SPURTS.
 SANDSTONE BEIGE 1B8-2D (B&H 1C-02 or SH 5H 057)
- (C) EXTERIOR FASCIA, FRIEZE
 SANDSTONE BEIGE 1B8-2D (B&H 1C-02 or SH 5H 057)
- (D) WINDOWS
 BEIGE ALUMINUM/VTL
- (E) SIDING
 HARDER LANK BEADED CEDARHILL TATE OLIVE RBM 1I2
- (F) ASPHALT SHINGLES:
 MANIF. 6AF
 STYLE: 6AW9 56/00A
 COLOR: CEDAR
 NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR
- (G) STANDING SEAM ROOF:
 ASP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE
- (H) STEEL ANCHOR SUPPORTS & WOOD BRACKETS:
 SANDSTONE BEIGE 1B8-2D (B&H 1C-02 or SH 5H 057) (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
- (J) STONE:
 LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT - DIRT COLORED MORTAR

DATE: 3/4/2015



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

EXTERIOR COLOR SCHEDULE

(A) TRASH ENCLOSURE GATES (POST & HINGES)	8M HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
(B) EXTERIOR HD. TRIM, EXTERIOR DOOR CASES, CORNICES, AND DOOR/WINDOW SILL AND AND DOMESTIC SILL/FRITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE J80-20 (8M HC-02 or 3M 3M 657)
(C) EXTERIOR FASCIA, FRIEZE	SANDSTONE BEIGE J80-20 (8M HC-02 or 3M 3M 657)
(D) SIDING	BEIGE ALUMINUM VINYL
(E) SIDING	HARDERLANK BEAUZED CEDARSHILL TATE OLIVE 8M 112
(F) ASPHALT SHINGLES	MANIF. 6AF
(G) STANDING SEAM ROOF.	ASP-SPAN SHAPSEAM - 12" COLOR = DARK BRONZE
(H) STEEL ANCHOR SUPPORTS & HOOD BRACKETS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE J80-20 (8M HC-02 or 3M 3M 657) (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
(J) STONE	LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT - BUFF COLORED MORTAR

NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR.



HC-82

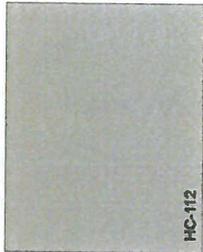
PAINT: SANDSTONE BEIGE - TRIM



STANDING SEAM ROOF & SUPPORTS

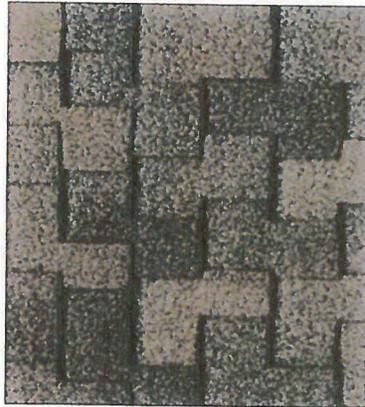
EXTERIOR COLOR SCHEDULE

- (A) TRASH ENCLOSURE GATES (POST & HINGES)
 #PM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
- (B) EXTERIOR HD. TRIM, EXTERIOR DOORS, FRAMES, LAMBS, CIPOLA WALLS, GUTTERS AND DOWNSPOUTS, SOFFITS, AND EXTERIOR FASCIA, FRIEZE
 TO MATCH HANGING TRIM SANDSTONE BEIGE #HC-82 (PM HC-82 or 5M 5M 667)
- (C) SANDSTONE BEIGE #HC-82 (PM HC-82 or 5M 5M 667)
- (D) WINDOWS
 BEIGE ALUMINUM/VINYL
- (E) SIDING
 HAZDIE/LAK BEADED CEDARKILL TATE OLIVE #PM 112
- (F) ASPHALT SHINGLES
 MANUF. GAF STYLE, GRAND SEQUOIA COLOR, CEDAR
 NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR
- (G) STANDING SEAM ROOF
 AFP-SPAN SHAPES/AM - 12" COLOR = DARK BRONZE
- (H) STEEL ANCHING SUPPORTS & HOOD BRACKETS
 SANDSTONE BEIGE #HC-82 (PM HC-82 or 5M 5M 667) (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
- (J) STONE
 LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR

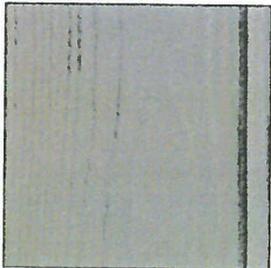


HC-112

PAINT: TATE OLIVE



SHINGLES



SIDING



STONE

DATE: 3/4/2015