

Item #1:
Report Of The AC Meeting - May 16, 2016:



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, May 16, 2016 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 March 21, 2016 Draft Meeting Minutes.**
- 2) **Consideration Of A Request For Approval For A Replacement Monument Sign For The "Long Grove Car Care Center" On Property Known As 7151 Rt. 83 , Submitted By Signs 3 Inc. On Behalf Of Mr. Patrick Stavros.**
- 3) **Consideration Of A Request For Signage For "Arborea Of Long Grove" (Formerly Verizon Wireless) Within The Sunset Grove PUD, Submitted By William Randolph Construction On Behalf Of Arborea Of Long Grove.**
- 4) **Consideration Of A Request For Replacement Signage For Village Hall And The Archer School/Ruth Barn, 3110 Old McHenry Road, Submitted By Roman Signs On Behalf Of The Village Of Long Grove.**

OTHER BUSINESS:

Update - Proposed amendments to the Village of Long Grove Comprehensive Plan.

ADJOURNMENT: Next Scheduled Meeting: June 20, 2016 @ 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 #2: For the ARCHITECTURAL COMMISSION, May 16 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “Arboria of Long Grove Information Center” (formerly Verizon Wireless), Sunset Grove, Building “E”, within the HR-1 PUD District, submitted by William Randolph Construction.

HISTORY/STAFF REVIEW:

The property in question is located at 4188 Route 83 and is located south of and adjacent to the Sunset Food Building in the Sunset Grove Development. (See site plan attached to the application). The “Arboria of Long Grove”, formerly known as Long Grove Senior Care, is constructing their facility on Route 53 near Long Grove Road. They are leasing the space in Sunset Grove on a short term basis (6 months or so) to allow for pre-leasing of space within the facility. Once construction has gotten to a certain point the “information center” will be moved on-site. In short, this signage is proposed on a quasi-temporary basis.

Per the final PUD approval ordinance (Ord. 2008-O-27) signage was approved as follows;

- A. **Signage.** All signage for the Proposed Development shall be located and installed in accordance with the Final PUD Plans. No more than 70% of the "Designated Zone for Placement of Signage and Graphics" depicted on the building elevations included within the Final Signage Plan may be occupied by tenant signage. "Alternate Sign 'A'", as depicted on the Final PUD Plans, may contain any of the following combinations of "Top Panels" (20 square feet of signage) and "Other Panels" (7.6 square feet of signage), as such panels are depicted on the Final Signage Plan: (i) four (4) Top Panels and zero (0) Other Panels; (ii) three (3) Top Panels and two (2) Other Panels; (iii) two (2) Top Panels and four (4) other Panels; (iv) one (1) Top Panel and six (6) Other Panels; or (v) zero (0) Top Panels and eight (8) Other Panels. The size, color, copy, and materials of all tenant signage including, but not limited to, the window treatments of the drug store (Building "D"), shall be subject to Architectural Commission review and approval. Any approved signage may be replaced by signage in the same location and of equivalent or smaller size, subject to Architectural Commission review and approval. Any other additional or replacement signage must undergo full review for a sign permit and receive Architectural Commission approval in accordance with the Village Code. **Electronic sign boards, neon signage, flashing signage, and internally illuminated signage shall be prohibited.**

A copy of the approved development plans for “Building E” is attached. The “Arborea” signage is proposed for the south end of the building opposite of the “Zengeler Cleaners”.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" (as it relates to this tenant space) is as follows;

South Elevation – 1 sign;
Placement Zone Dimensions 12.25' x 4' = 49 sq. ft. x .70 = 34.3 sq. foot of signage

West Elevation - 1 sign;
Placement Zone Dimensions 12.25' x 4' = 49 sq. ft. x .70 = 34.3 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is proposing two wall signs on the south and west facades of “Building E” in the locations approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
North Elevation:	8' x 4' (32 sq. ft)	34.3 Sq. ft.
West Elevation:	8' x 4' (32 sq. ft.)	34.3 Sq. ft.

The proposed signage is within the maximum allowable square footage for such signage as allowed by the PUD approval ordinance.

MATERIALS & ILLUMINATION

The signage is proposed to be painted on wood on a white background with dark green and light green copy, border and accents including a “tree” logo (material sample to be provided at the meeting).

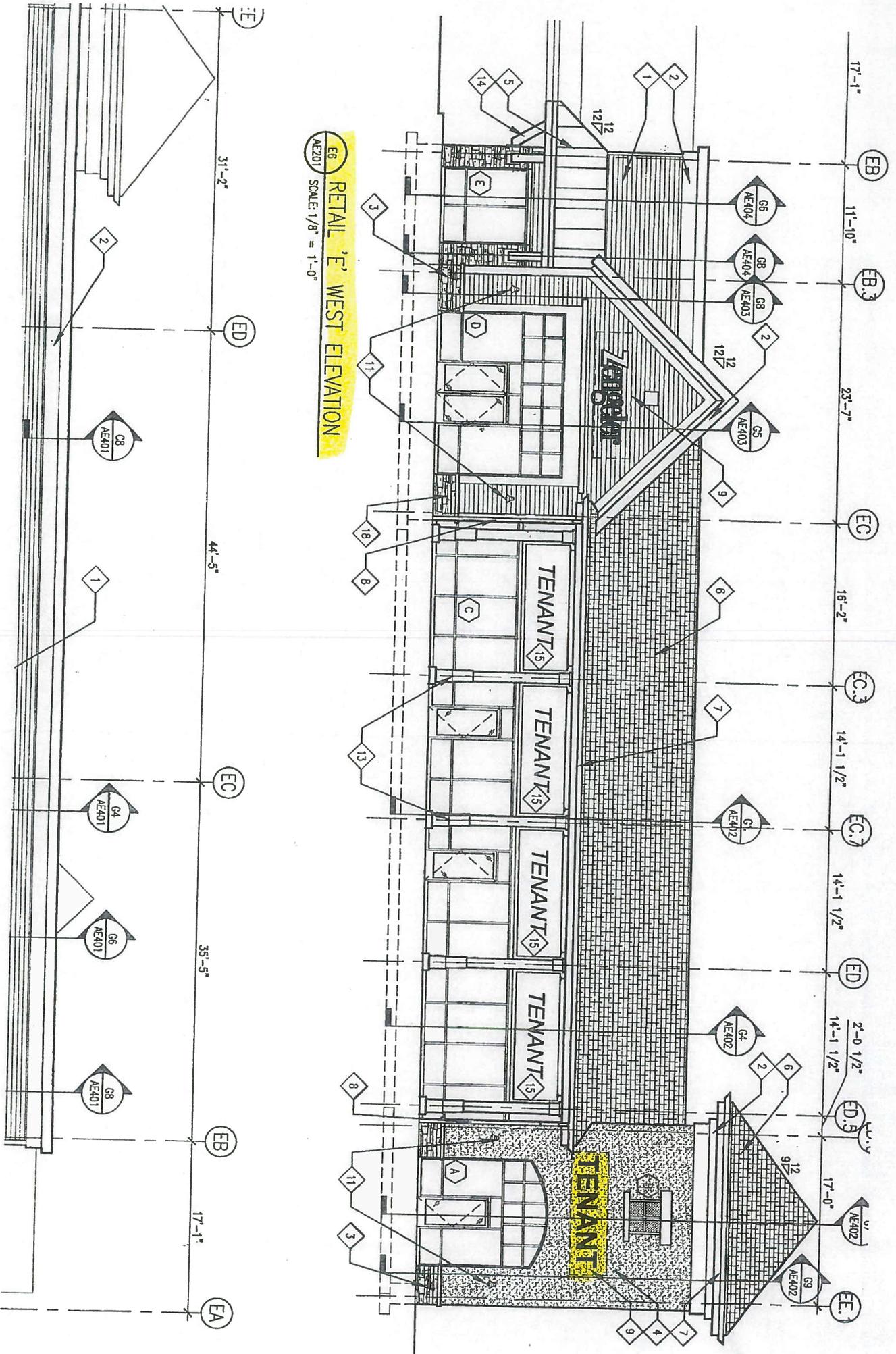
Illumination was not proposed with the signage request. Any illumination of this signage will likely utilize existing illumination sources on the structure.

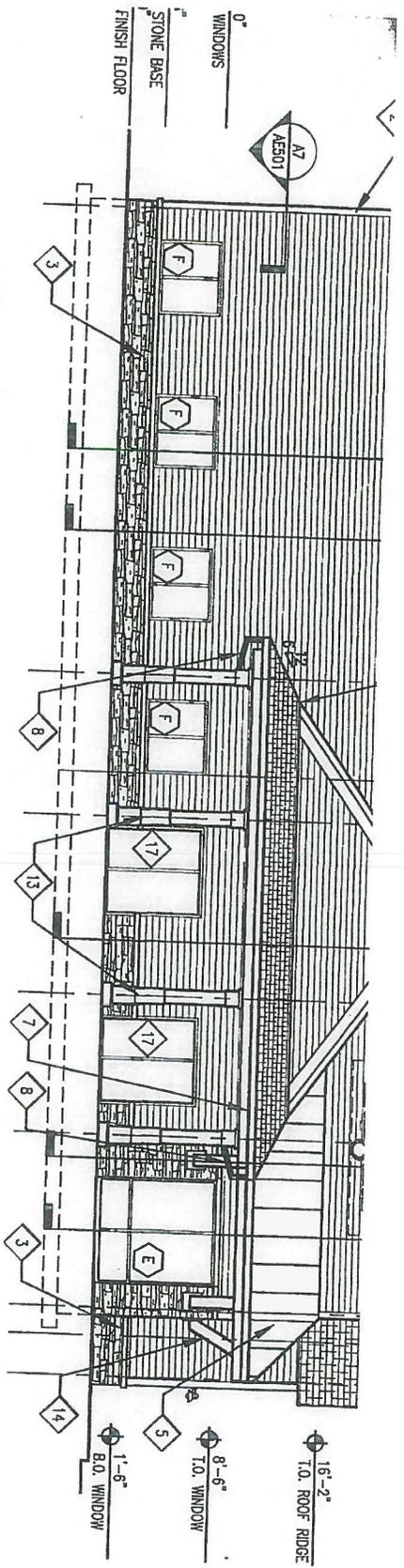
ARCHITECTURAL COMMISSION DECISION:

Signage as proposed is approvable per the Village Code and final PUD approval as the square footage of the signage needs to be reduced in size.

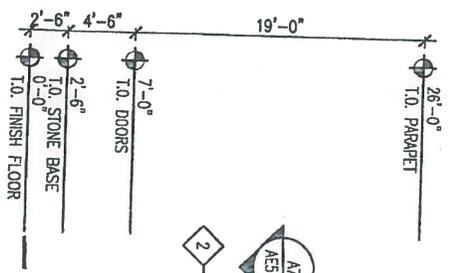
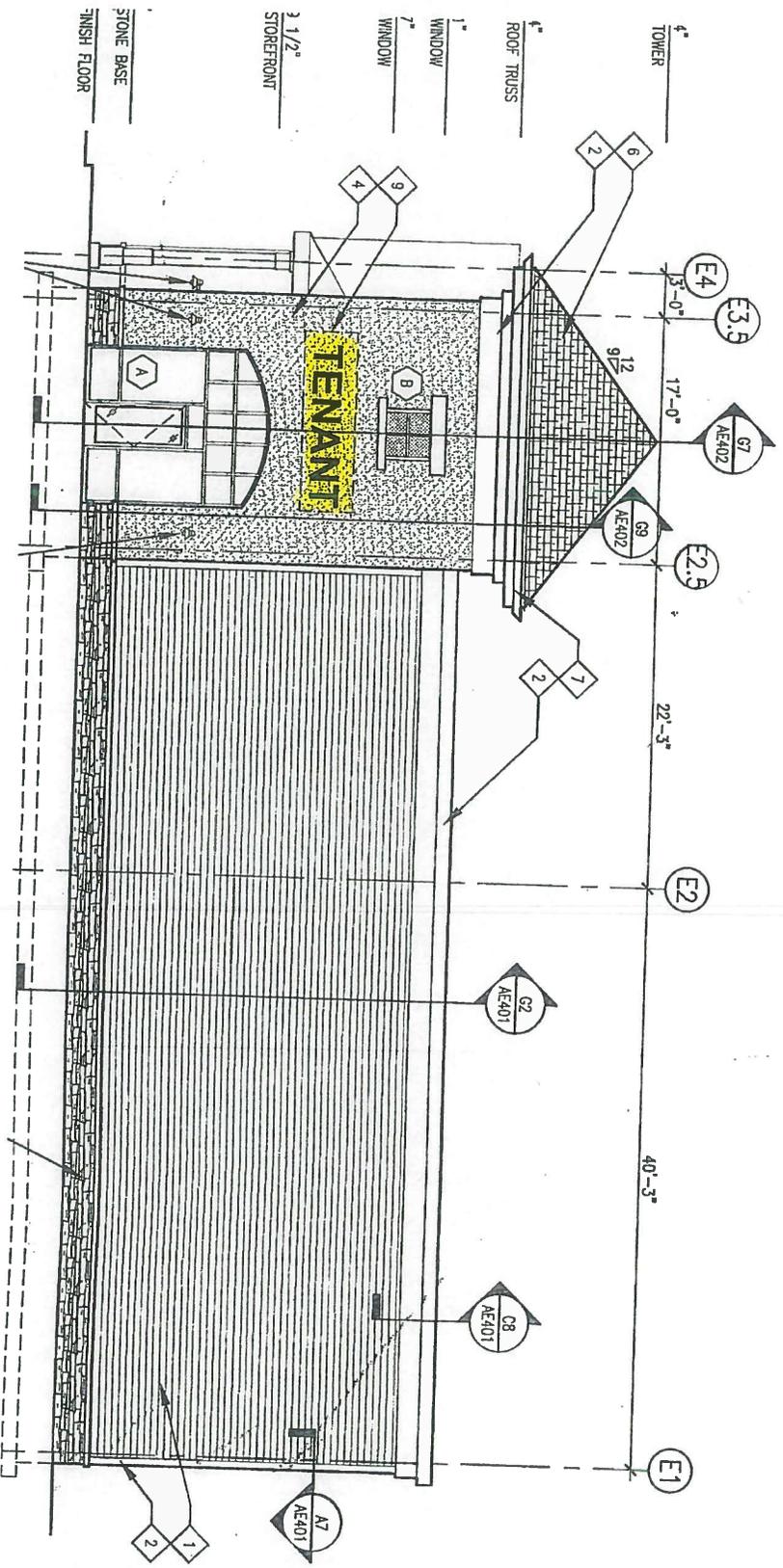
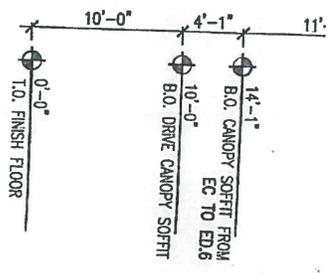
The AC may also wish to make comments on the overall aesthetics of the signage (e.g. color and materials) to the petitioner keeping in mind the quasi-temporary nature of the proposed signage at this location.

E8 RETAIL 'E' WEST ELEVATION
AEZ01 SCALE: 1/8" = 1'-0"





E2 RETAIL 'E' NORTH ELEVATION
 SCALE: 1/8" = 1'-0"





ITEM #3: for the ARCHITECTURAL COMMISSION, May 16 @ 7:00 P.M.

REQUEST: Consideration of a request for a replacement monument sign for "Long Grove Car Center", on property known as 7151 Rt. 83, Submitted by Signs 3 Inc. on behalf of Mr. Patrick Stavros.

HISTORY/STAFF REVIEW:

The property in question is located approximately at the southwest corner of Route 83 and Route 45. The property is zoned under the "B-2" Suburban Business District regulations. Petitioner seeks to replace the existing monument sign which was damaged by high winds several weeks ago.

The property was the subject of litigation in 1986 and a court order established use of the property as an automotive service & shopping center as well as parameters for signage, including the monument sign, on the property (excerpt attached). In short, signage for this development deviates from the "B-2" signage regulations found in the Village Zoning Code and are established by the this court order.

The existing monument sign, which was internally illuminated, appears to have been constructed in a manner consistent with this court order (see attached photos). Other than replacement panels for changing tenants the sign has remained in this configuration until damaged by wind.

Proposal:

The petitioner is proposing a single double faced monument sign to be placed in the same location as the previously installed monument sign. Overall this sign will measure 14' x 7.5' for a total of 105 square feet. Seven (7) tenant panels measuring 72" x 18" inches for a total of 9 square feet for each tenant panel. The sign will measure 2' feet in depth (see the attached rendering).

As proposed the sign will be mounted on two 6" steel posts encased in a concrete footing 4' below grade. The sign will measure 14' in height from the grade surrounding the footings and mounting posts. The existing landscape boulders will remain around the base of the sign.

The sign will be constructed of steel frame with a 1/8" painted (gray 80% black) aluminum exterior. The address & "Long Grove Car Care Center" copy will routed into the aluminum and backed with a 3/16" white "lexan" (polycarbonate) insert. Tenant panels will be of the same polycarbonate material with graphics/copy to be determined on a tenant by tenant basis. Tenant panels will be outlined with a gray 90% black border.

The tenant panels will be internally illuminated utilizing an LED "Quik Stik" illumination source and be connected to the existing power supply to the sign area. The address & "Long Grove Car Care Center" copy appear non-illuminated.

See the attached detail drawing for sign specifics.

Sign Specifications per the Court Order:

Per the court order filed in December of 1986 (excerpt attached) the following parameters were established;

- Site signage shall be in “substantial conformance: with the signage plan (“Exhibit J” - dated 12.16.86) and incorporated by reference;
- Sign Height shall not exceed 15’ feet with the illuminated portion of the not greater than 12.5 feet from grade;
- One monument sign is allowed with appropriate landscaping;
- Only internal illumination is permitted;
- The maximum square footage of the entrance (monument sign) shall not exceed 105 sq. ft.
- All other signs, if permitted are subject to AC review;
- No sign shall have moving or flashing parts.

Review & Analysis;

As proposed one double faced monument sign is proposed in the location of the previously constructed sign. The sign will be 14 feet in height as measured from grade. Illuminated tenant panels measure 12.5 feet from grade. The address & “Long Grove Car Care Center” copy appear non-illuminated. The entire sign will be measure 14’ x 7.5’ for a total of 105 square feet. No moving or flashing lights are proposed with the sign and the base of sign is somewhat landscaped with boulders. Illumination is internal so there is no fixture to screen with landscaping.

I do not have an “Exhibit J” but it appears to be a signage plan for the entire site including buildings and not just limited to the monument sign. Although configured differently than the previously constructed sign the proposed sign is in substantial compliance with the parameters established by the court order in relation to the monument sign at this site.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage in light of the aforementioned of standards as established by the court order and render a determination based upon those criteria. The AC should also determine the appropriateness of the proposed LED illumination as well as the landscaping.



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: Long Grove Car Care Center	BUS. PHONE #: 312-771-3399
BUSINESS ADDRESS: 7151 N IL RT 83, Long Grove IL 60060	
BUSINESS OWNER'S NAME: Stavros Family Limited Partnership	E-MAIL p.stavros@live.com

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	Monument Sign
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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:

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

65 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) **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: Jeff Dash	PHONE #: 847-222-0505
ADDRESS: 207 S Gail Ct, Prospect Heights IL 60070	E-MAIL: Jeff@signs3.com

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.

	<div style="text-align: center;">5/3/2106</div> <div style="text-align: center;">PROPERTY OWNER(S)' SIGNATURE(S)</div>
Patrick J Stavros 	<div style="text-align: center;">PROPERTY OWNER(S)' PRINTED NAME(S)</div> <div style="text-align: center; border-top: 1px solid black; padding-top: 5px;">5/3/2106</div> <div style="text-align: center;">BUSINESS OWNER(S)' SIGNATURE(S)</div>

(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)**

FOR OFFICE USE ONLY					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">TYPE OF SIGN(S)</th> <th style="width: 50%;">FEE(S)</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;"> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)			<p>Amount Paid: _____</p> <p>Date Paid: _____</p> <p>Permit #: _____</p>
TYPE OF SIGN(S)	FEE(S)				
<p>Village Official: _____</p>	<p>Date of Issuance: _____</p>				

MONUMENT SIGN

7151 N. Rt. 83
Long Grove, IL 60060

Scale: _____

Job #: _____ Date: 04/12/2016

Designer: fmp _____

1-: 00/00/00 _____

2-: 00/00/00 _____

3-: 00/00/00 _____

4-: 00/00/00 _____

Auto Center 7151 N Rt 83 Mundelein 04/12/2016

Design Status: Approved as noted

Reverse & re-submit

DATE: _____

SIGN: _____

Permit Status: _____

MUNICIPALITY: _____ DATE: _____

Applied DATE: _____

Reverse & re-submit DATE: _____

Approved DATE: _____

SIGNS3, Inc. FULL SERVICE SIGN COMPANY

207 S. Gail Court
Prospect Hts., IL 60070
PH/FX: 847.222.0505

info@signs3.com signs3.com

PROJECT COLORS:

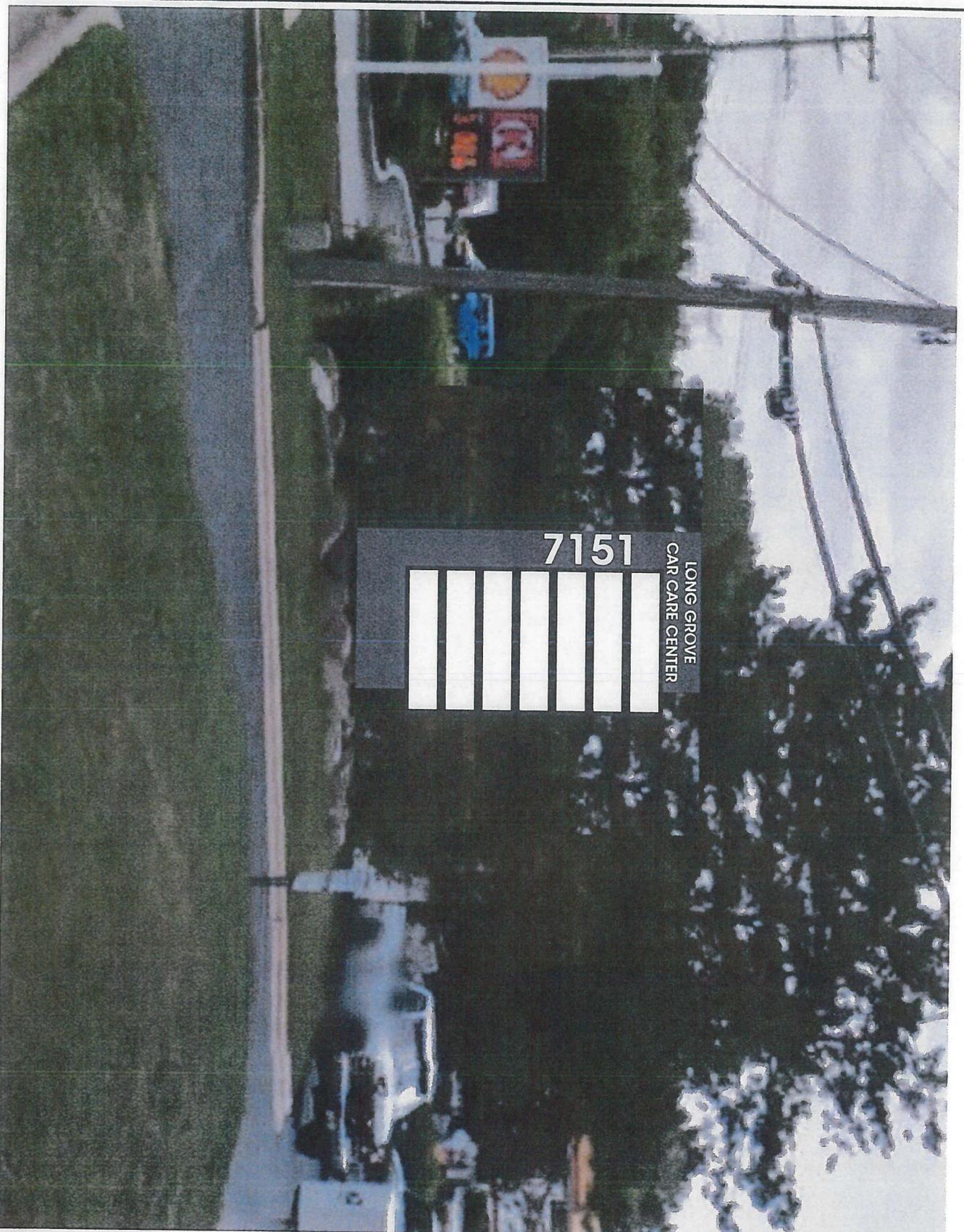
Gray (80% black)

Gray (90% black)

White

PROJECT NOTES:

- QUANTITY: (1) monument sign/double sided
- STRUCTURE: steel posts w/ steel structure
- EXTERIOR/SKIN: 1/8" painted aluminum
- ILLUMINATION: interior/LED Qwik Sign
- INSERT/FACES: white levan(exact graphics TBD)
- DIMENSIONS: see detail
- PRIMARY ELECTRICAL REQUIREMENT: connect to existing power supply
- ILL LISTED: yes



This rendering depicts the approximate size and color. Final product may vary.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

RENDERING

DRAWING

MONUMENT SIGN

7151 N. Rr. 83
Mundelein, IL 60060

Scale:	
Job #:	
Designer: fmp	Date: 04/12/2016
r1:	00/00/00
r2:	00/00/00
r3:	00/00/00
r4:	00/00/00
 Auto Center 25754 N. Rr. 83 Mundelein, IL 60120 (6.5m)	

Design Status:

Approved Approved as noted
 Revise & resubmit

DATE: _____

SIGN: _____

Permit Status:

MUNICIPALITY: _____ DATE: _____

Applied DATE: _____
 Revise & resubmit DATE: _____
 Approved DATE: _____

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY



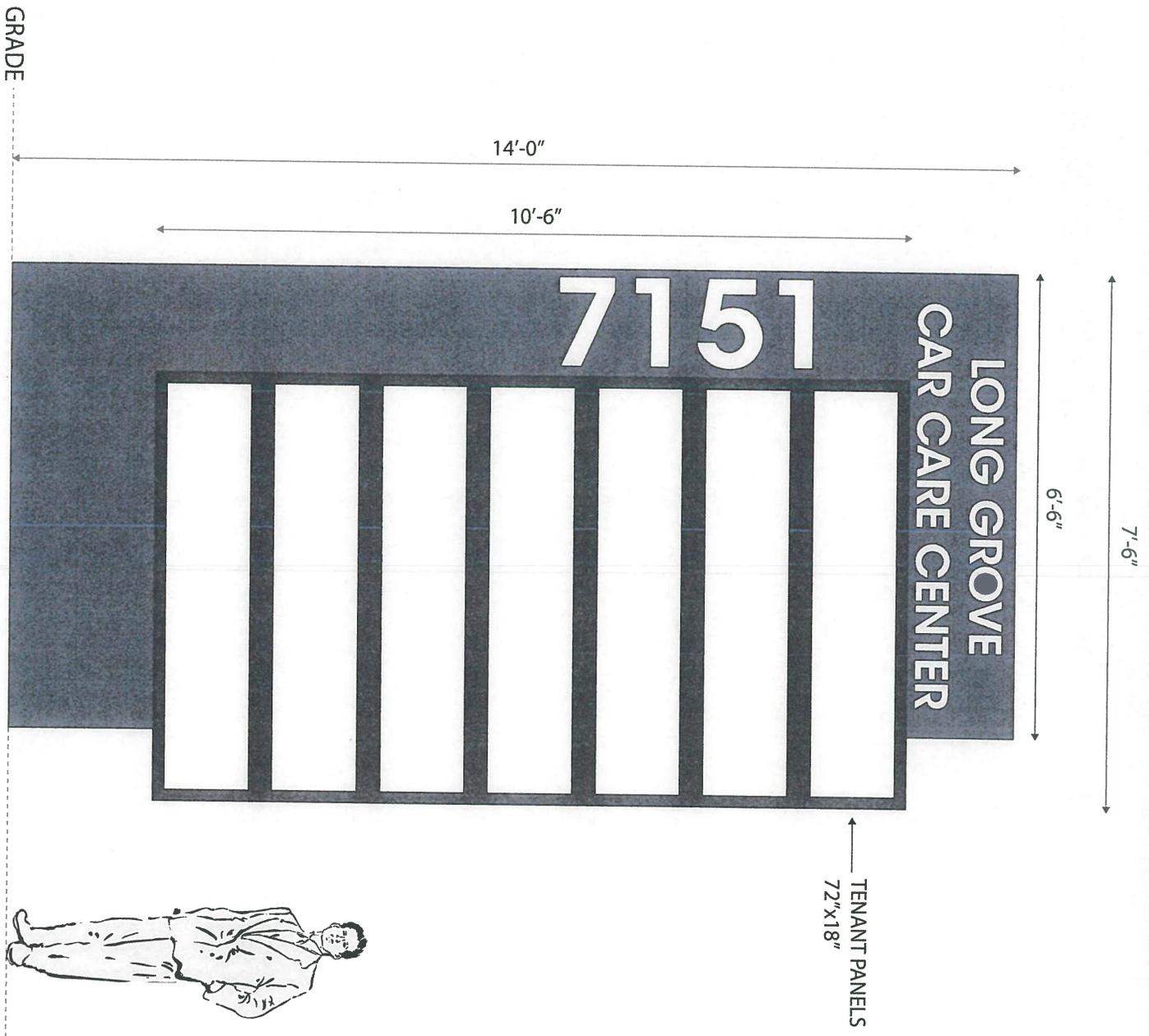
207 S. Gail Court
Prospect Hts., IL 60070
PH/FX: 847.222.0505

info@signs3.com signs3.com

PROJECT COLORS:

PROJECT NOTES:

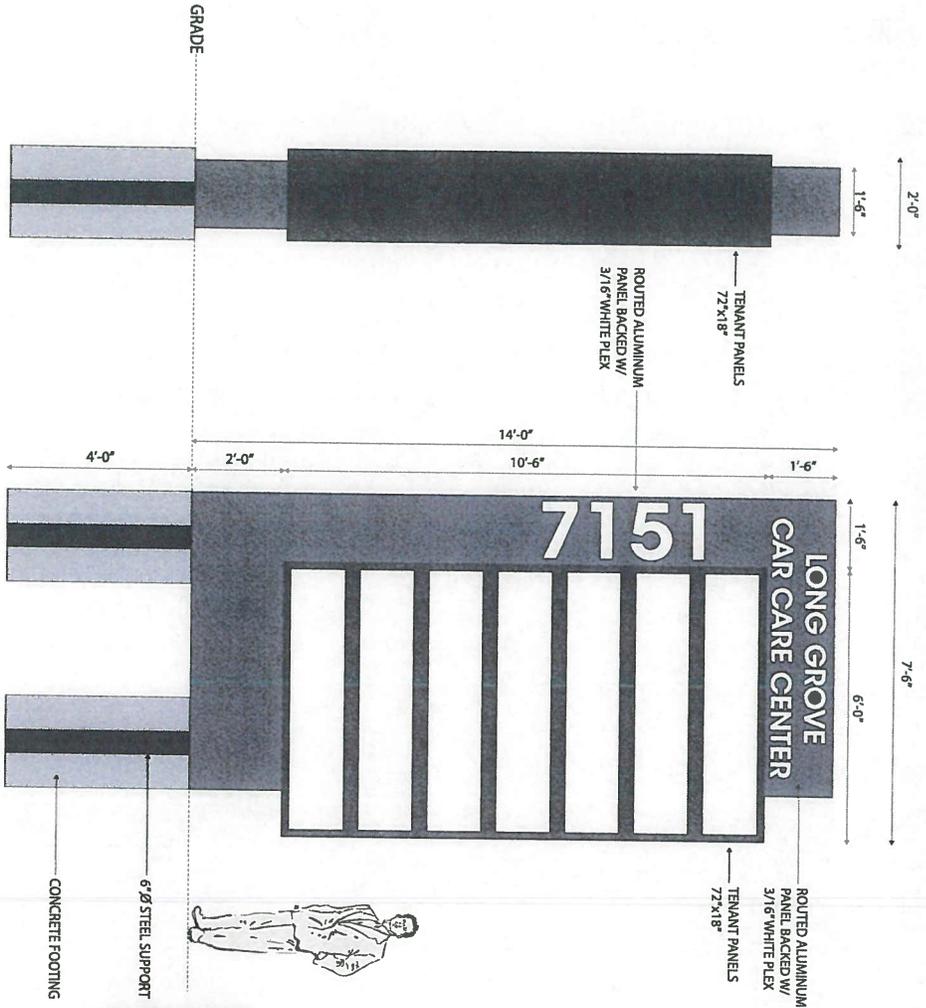
RENDERING
DRAWING



This rendering depicts the approximate size and color. Final productivity may vary. This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIDE:

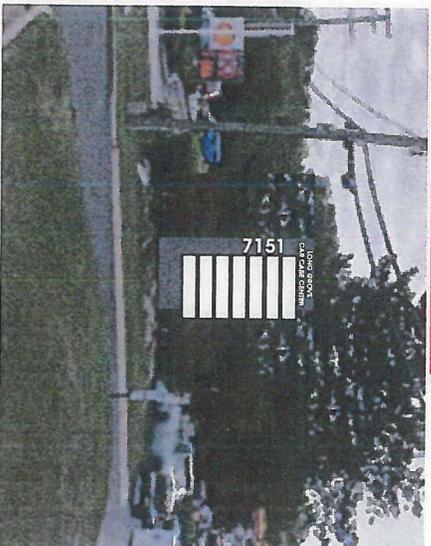
FRONT:



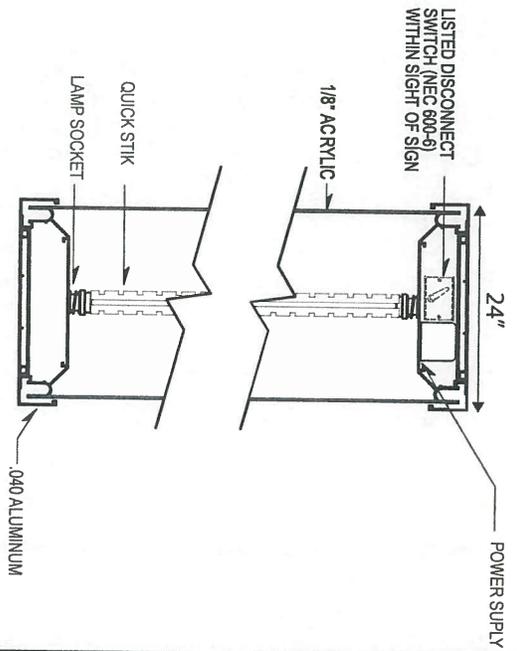
PREVIOUSLY INSTALLED:



PROPOSED:



ILLUMINATED CABINET - TYPICAL SECTION - LED/QUICK STIK



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit.
2. 8 amp draw
3. Junction box installed within 6 feet of sign
4. Three wires: Line, Ground, Neutral

MONUMENT SIGN

7151 N. Rt. 83
Long Grove, IL 60060

Scale: _____

Job #: _____ Date: 04/12/2016

Designer: fmp

1: 00/00/00

2: 00/00/00

3: 00/00/00

4: 00/00/00

Auto Center 27251 N. Rt. 83 Mundelein, IL 60060

Design Status:

Approved Approved as noted

Revise & resubmit

DATE: _____

SIGN: _____

Permit Status: _____

MUNICIPALITY: _____

Applied DATE: _____

Revise & resubmit DATE: _____

Approved DATE: _____

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY

207 S. Gail Court
Prospect Hts., IL 60070
PH/FX: 847.222.0505

Info@signs3.com
signs3.com

- PROJECT COLORS:**
- Gray (80% black)
 - Gray (90% black)
 - White

PROJECT NOTES:

- QUANTITY: (1) monument sign/double sided
- STRUCTURE: steel posts w/ steel structure
- EXTERIOR/SKIN: 1/8" Painted aluminum
- ILLUMINATION: interior/LED Quick Stik
- INSERT/FACES: white reanitect graphics (TRD)
- DIMENSIONS: see detail
- PRIMARY ELECTRICAL REQUIREMENT: connect to existing power supply
- UL LISTED: yes

DETAIL DRAWING

This rendering depicts the approximate size and color. Final products may vary. This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.



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Google earth

Google earth

feet
meters





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Google earth



12-16-86

inches and shall not be illuminated. All exterior store signs shall be of the same style and color, except for recognized National tenants whose signage is determined by Corporate Standards, in which case the color and style of the signage shall be determined thereby.

G. No more than 30% of any store window may be used for interior signage or window signage purposes.

H. All other signs, if any are permitted, shall be subject to the review and approval of the Long Grove Architectural Board.

I. No sign shall have moving parts or flashing lights.

9. All garbage or refuse disposal areas must be totally enclosed and not subject to public view.

10. All businesses located on the subject property shall obtain and maintain Long Grove business licenses.

11. The plaintiff's and their successors, if any, shall maintain, in good condition, the landscaping, fences, signage, and buildings.

12. There shall be no merchandise, supplies or any other materials stored, temporarily or otherwise, outside of the interior of the buildings to be constructed on the Subject Property.

13. Long Grove shall issue all necessary building and all other permits to permit the proposed use upon submission by the plaintiff of plans and specifications required by and in compliance with the ordinances of Long Grove, and upon compliance with all other Long Grove ordinance provisions

12-16-86

Exhibit C.

6. The hours of operation of all businesses operated on the subject property shall be restricted to 7:00 A.M. through 9:00 P.M.

7. The permitted uses which may be established within the Center shall be as designated by the list of permitted uses (hereinafter "list of uses"), attached hereto as Exhibit F and incorporated herein by reference. Any other uses may be permitted in the discretion of the Village of Long Grove upon application to the Village and approval thereby as a special use.

8. The signage of the center as to size, location, and appearance, shall be in substantial conformance with the signage plan dated December 16, 1986, attached hereto as Exhibit J and incorporated herein by reference, and shall conform to the following criteria:

A. The height shall not exceed 15 feet above grade, and the illuminated portion of the sign shall be no greater than 12 1/2 feet above grade.

B. The type of sign shall be monument only with appropriate landscaping. No poles shall be permitted.

C. All signs shall be illuminated internally only.

D. The maximum square footage of the entrance sign shall not exceed 105 square feet.

E. Only one exterior sign shall be permitted per store except that the anchor tenant may have two signs.

F. All exterior store signage shall be silhouette letters. The letters shall be no greater in height than 18



ITEM #4: For the ARCHITECTURAL COMMISSION; May 16th @ 7:00 P.M.

REQUEST: Consideration of a request for replacement signage for the Village of Long Grove; 3110 Old McHenry Road within the R-1 Zoning District, submitted by the Village of Long Grove.

HISTORY/STAFF REVIEW:

The property in question is located on the northeast side of Old McHenry Road adjacent to and immediately behind the Kildeer-Countryside School. The property is zoned under the R-1 Residential District Regulations.

As submitted the Village proposes two signs to replace the existing signs which have become dilapidated and unsightly over time. Both would be hanging signs mounted from the existing sign post (which will be sandblasted and re-painted black) on Old McHenry Road just north of the driveway entrance to the school and Village Hall. The existing Village Hall sign and Archer School /Ruth Barn sign measure 57" x 50" and 18" x 36" respectively for a total of approximately 24.25 sq. ft. of signage. The existing sign post is non-conforming in terms of setback and location within the vision triangle.

As proposed both signs will be double faced. The Village Hall replacement sign will measure 48" x 48" (16 sq. ft.) and the Archer School /Ruth Barn sign will measure 30.75" x 48" (10.25 sq. ft.) the total square footage of signage proposed (26.25 square feet) **including the borders.** Signs will be made of sandblasted cedar with the borders and primary copy raised. The signage will be comprised of brown borders with an antique white background and green lettering, logos and arrow. Both signs will retain the same appearance. Signage will be non-illuminated at this time. (See attached).

Total floor area for the Village Building is approximately 3,025 sq. ft. As proposed 26.75 gross square feet of signage is proposed. The requested signage is within the square footage limits for the floor area at this location (sign regulations listed below)

The hanging signs be mounted with chains connected with a closed hook to threaded steel eye bolts integrated into the sign frame (see attached) to the existing sign post.

SIGN REGULATIONS:

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

(k) Churches, Public Buildings And County Clubs: Signs to be located on churches or public buildings located within a residential zoning district and not addressed as part of any special use permit or PUD, shall conform to the maximum sign area requirements of the B1 historic district. Signs located on county clubs and not addressed as part of any special use permit or PUD, shall be limited to a maximum of two (2) freestanding not to exceed a cumulative total of forty (40) square feet of sign area.

Total Size: Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)**

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26
3,001 - 5,000	30	38
5,001 or greater	30	38

Setback & Vision Triangle

The existing sign post is non-conforming in terms of setback and location in the visions triangle. Based upon aerial photos for the Lake County GIS the existing sign post encroached into the Old McHenry Road right-of-way by approximately 10' feet and is approximately 18' feet from the edge of the pavement.

The vision triangle is defined as follows;

VISION TRIANGLE: A triangle measured twenty five feet (25') from the intersections of any two (2) right of way lines or roadway easements and fifteen feet (15') from the intersection of a driveway, a right of way or roadway easement.

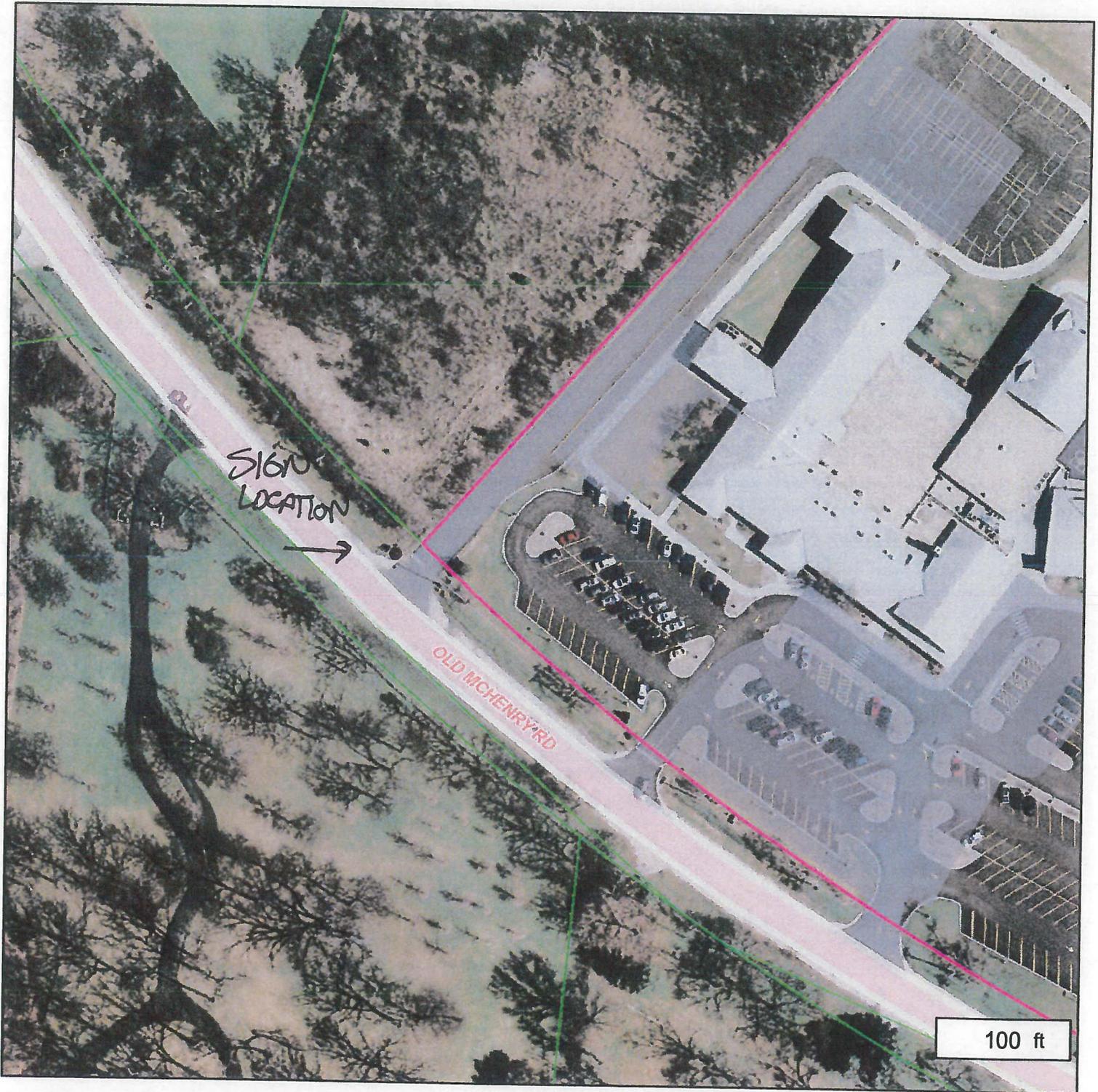
As the entrance to Village Hall would be considered a driveway the intersecting a right-of-way the 15' standard would apply. Given the configuration of the driveway the vision triangle would actually be located on private property in this instance (see attached map).

Presently the Village Hall sign measures 57" long and is approximately 80" (6.5. feet) from grade adjacent to the sign. As proposed the replacement sign would measure 48" long and would hang approximately 89" from grade (7.4 feet +/-) thereby lessening site distance issues at the intersection. Furthermore the smaller Archer School /Ruth Barn sign will be placed on the outside of the sign post and measure approximately 106" from grade (8.8 feet). This is done to also minimize impacts to sight lines at the intersection. This is particularly important for the school bus traffic entering and exiting the property. In short, signs have been configured and are proposed to be placed to minimize sight line issues and should be an improvement over the existing signage.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review make a recommendation on the appropriateness of the signage at this location in relation to the area.

Lake County, Illinois



 Lake County
Geographic Information System

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

Map Printed on 5/9/2016

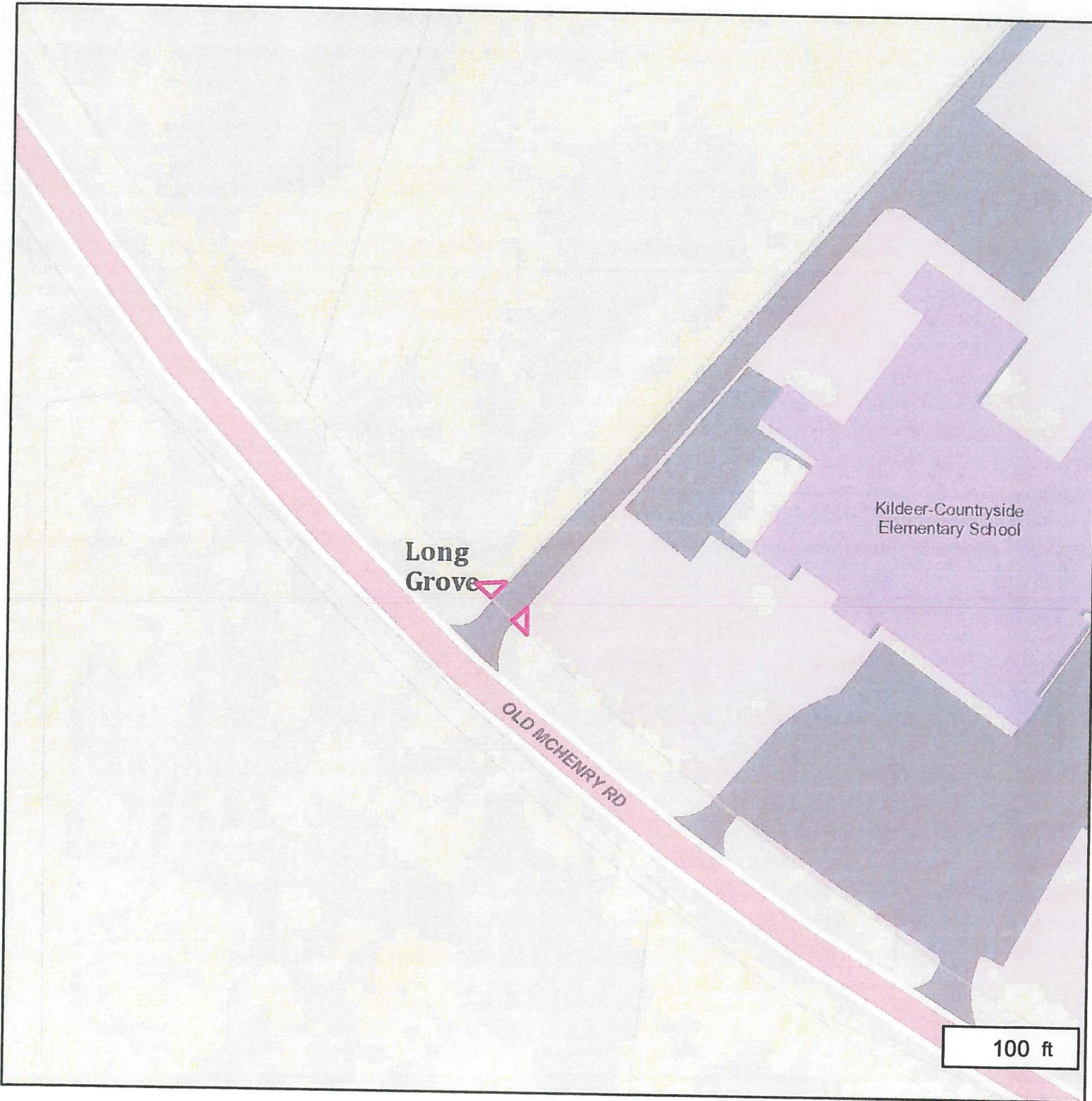


— Tax Parcels

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.

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 5/9/2016



VISION TRIANGLE

-  Tax Parcels
-  Municipalities

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.

*Revised
Per 5/16/16 AC*



Double Sided Sandblasted Sign 48"X48"

Antique White will be recessed - Borders and Primary Copy Raised

Colors:

Dark Brown Borders

Medium Green Lettering, Arrow and Logo

Antique White Background, Flourish and 3110

How Signs will hang from Arm:

Welded Threaded Steel Rod with Closed Hook on top to
hang with chain.

original



Double Sided Sandblasted Sign 48"X48"

Antique White will be recessed - Borders and Primary Copy Raised

Colors:

Dark Brown Borders

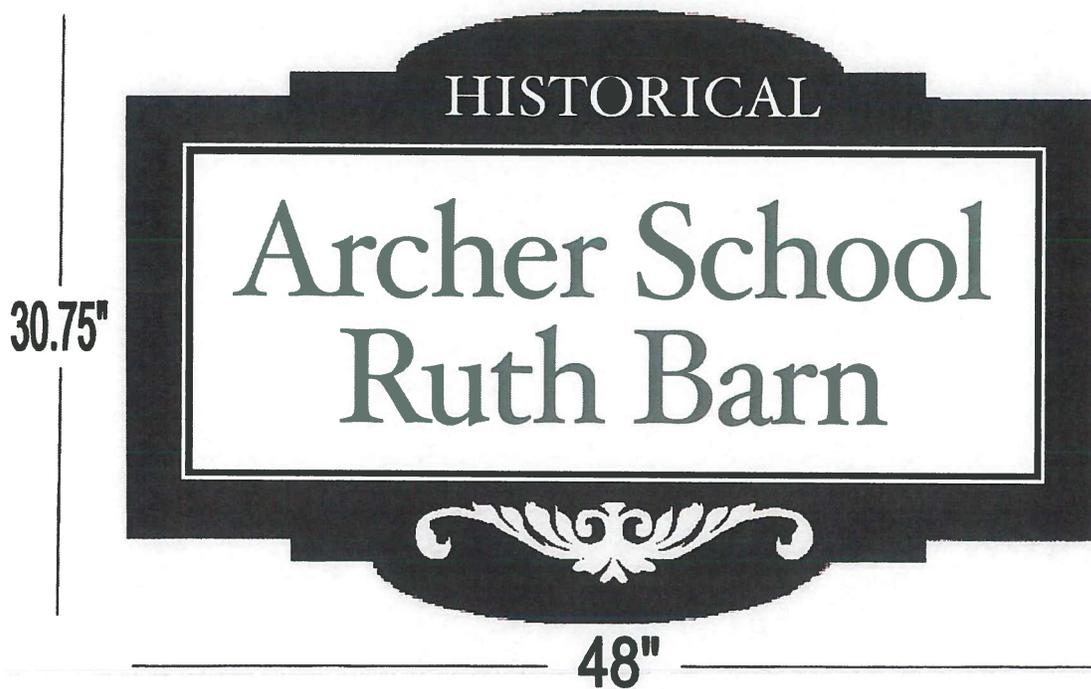
Medium Green Lettering, Arrow and Logo

Antique White Background, Flourish and 3110

How Signs will hang from Arm:

Welded Threaded Steel Rod with Closed Hook on top to
hang with chain.

Revised
Per 5/16/16 AC



Double Sided Sandblasted Sign 30.75"X48"

Antique White will be recessed - Borders and Primary Copy Raised

Colors:

— ~~Dark Brown~~ Borders

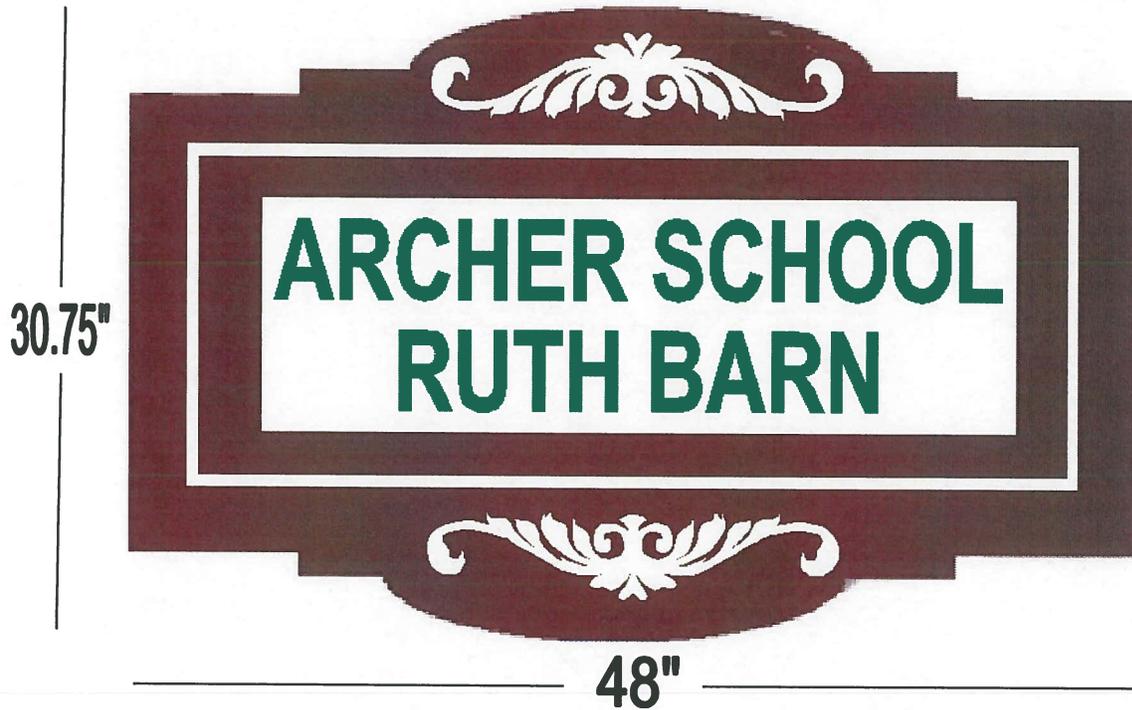
Medium Green Lettering

Antique White Background, Flourishes

How Signs will hang from Arm:

Welded Threaded Steel Rod with Closed Hook on top to
hang with chain.

Original



Double Sided Sandblasted Sign 30.75"X48"

Antique White will be recessed - Borders and Primary Copy Raised

Colors:

Dark Brown Borders

Medium Green Lettering

Antique White Background, Flourishes

How Signs will hang from Arm:

Welded Threaded Steel Rod with Closed Hook on top to
hang with chain.



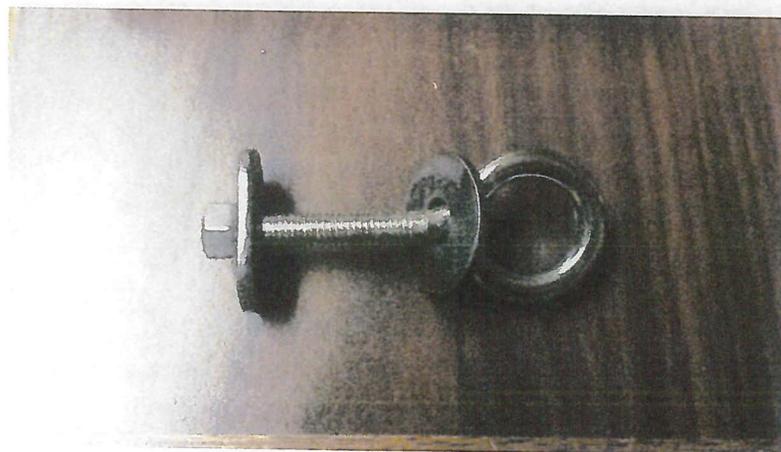
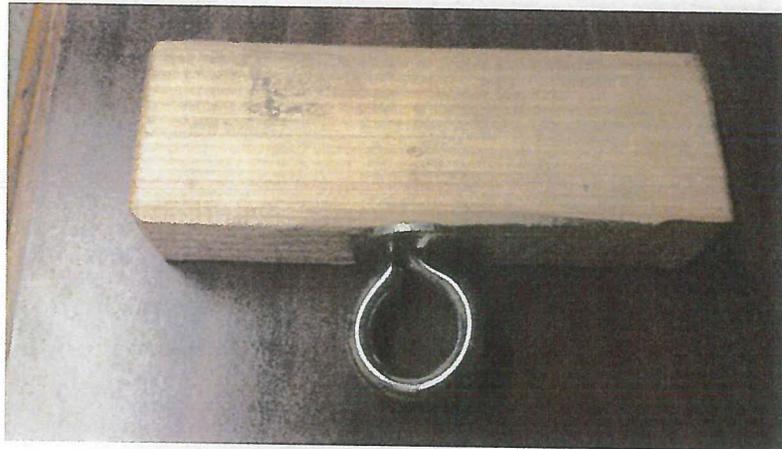
3110

Village of
Long Grove
Illinois
VILLAGE HALL

ARCHER SCHOOL
RUTH BARN

03 22 2016

Demo for Sign Installation and Attachment:



ARCHER SCHOOL
RUTH BARN

Village of
Long Grove
Office-Hall



03 22 2016

3110

ARCHER SCHOOL
RUTH BARN

VILLAGE OF
LONG GROVE
Illinois
VILLAGE HALL

03 22 2016



FOR OFFICE USE ONLY:	
AC Received:	5.16.16
AC Reviewed:	5.16.16
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: Village of Long Grove	BUS. PHONE #: 847-634-9440
BUSINESS ADDRESS: 3110 Old McHenry Road	
BUSINESS OWNER'S NAME: Village of Long Grove	E-MAIL: jhogue@longgrove.net

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	Hanging Signs (Replacement)
---	-----------------------------

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:

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

N/A

 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) 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: Roman Signs	PHONE #: 847-381-3425
ADDRESS: 819 W Northwest Hwy, Barrington, IL 60010	E-MAIL: roman@romansigns.com

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.

PROPERTY OWNER(S)' SIGNATURE(S)
David Lothspeich, Village Manager
PROPERTY OWNER(S)' PRINTED NAME(S)

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)**

FOR OFFICE USE ONLY

TYPE OF SIGN(S)	FEE(S)

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____

Date of Issuance: _____



MEMORANDUM

TO: Long Grove Architectural Commission
FROM: James M. Hogue, Village Planner
DATE: May 12, 2016
RE: Village Plan Update – Community Assessment Report; Workshop results; Draft Sub- Area Recommendations.

Since the March Meeting substantial progress has been made on the plan update.

In early April the Community Assessment Report was completed and is available on –line at <https://longgrovecompplan.wordpress.com>. This is a lengthy and comprehensive document which was nicely done. In the interest of saving paper please visit the website noted above to review this document.

Additionally, the Public Workshop held on April 11th was well attended. It is estimated approximately 125 people were in attendance which was double the amount of participation anticipated prior to the event. Attached is the summary of that session.

Also attached are the Draft Recommendations for the Sub-Area plans as a result of the workshop.

These will be considered by the Steering Committee and then posted to the webpage for review and comment before being presented in draft form as part of the plan update.

The website is the best way to stay informed and comment on plan progress to date .

Should you have any questions or concerns feel free to contact me at (847) 634-9440.



MEMORANDUM

To: Comprehensive Plan Steering Committee
James Hogue, AICP, Community Development Director
David Lothspeich, Village Manager

From: Konstantine T. Savoy, AICP, Principal
Todd Vanadilok, Senior Associate

Date: May 11, 2016

SUBJECT: *Specific Sub-Area Plans: Draft Recommendations & Workshop Summary*

A key element of Long Gove's Comprehensive Update process is the determination of the land use, design, and transportation policies that will direct the development of the several large undeveloped tracks of land within the Village. Each of the concepts summarized below reflect the information from Teska's Assessment Report, and the results of input received at the EnVision Long Grove Workshop in April, 2016. Based on the Committee's direction, Teska will amend the concept plans and incorporate them into the draft Comprehensive Plan update to be provided for Committee review in early July.

EnVision Long Grove Workshop

Approximately 100+ participants at the Workshop were invited to participate in two engagement exercises to assist the Village in understanding the preferences, ideas, and concerns for the development of each of five sub-areas.

Image Preference Survey. The first exercise involved participants in evaluating images of various land use types and architectural styles. The purpose of the Image Preference Survey is intended to identify the architectural standards and other elements of building and site design that should be encouraged in the Village for commercial and higher density residential land uses. The results of this survey will be translated into design guidelines to establish a unified, high quality character for Long Grove. A summary of the results of the survey is provided in Appendix A.

'Building the Vision' © - Design Charrette. Workshop participants were involved in a hands-on exercise to cooperatively create plans for each specific sub-area. Each of the five sub-areas had two table groups that were given air photo base maps, "Plan-it-Toys"© (three-dimensional block models of various types of development), and markers to express their ideas for the future of each area. Participants worked

together in small table groups using these mapping tools to communicate their preferred land use and urban design ideas more effectively in a visual form. The purpose of this cooperative exercise is to provide an opportunity for all ideas to be expressed by creating their own “vision” for each sub-area. In instances where differences of opinion were voiced, alternative land use concepts were prepared or ideas were recorded to ensure every voice was heard. Results from the design charrette were used by the Teska Team and ideas evaluated as part of the recommended development and design guidelines for each specific sub-area. The results of this exercise are summarized in Appendix B.

Memo Purpose:

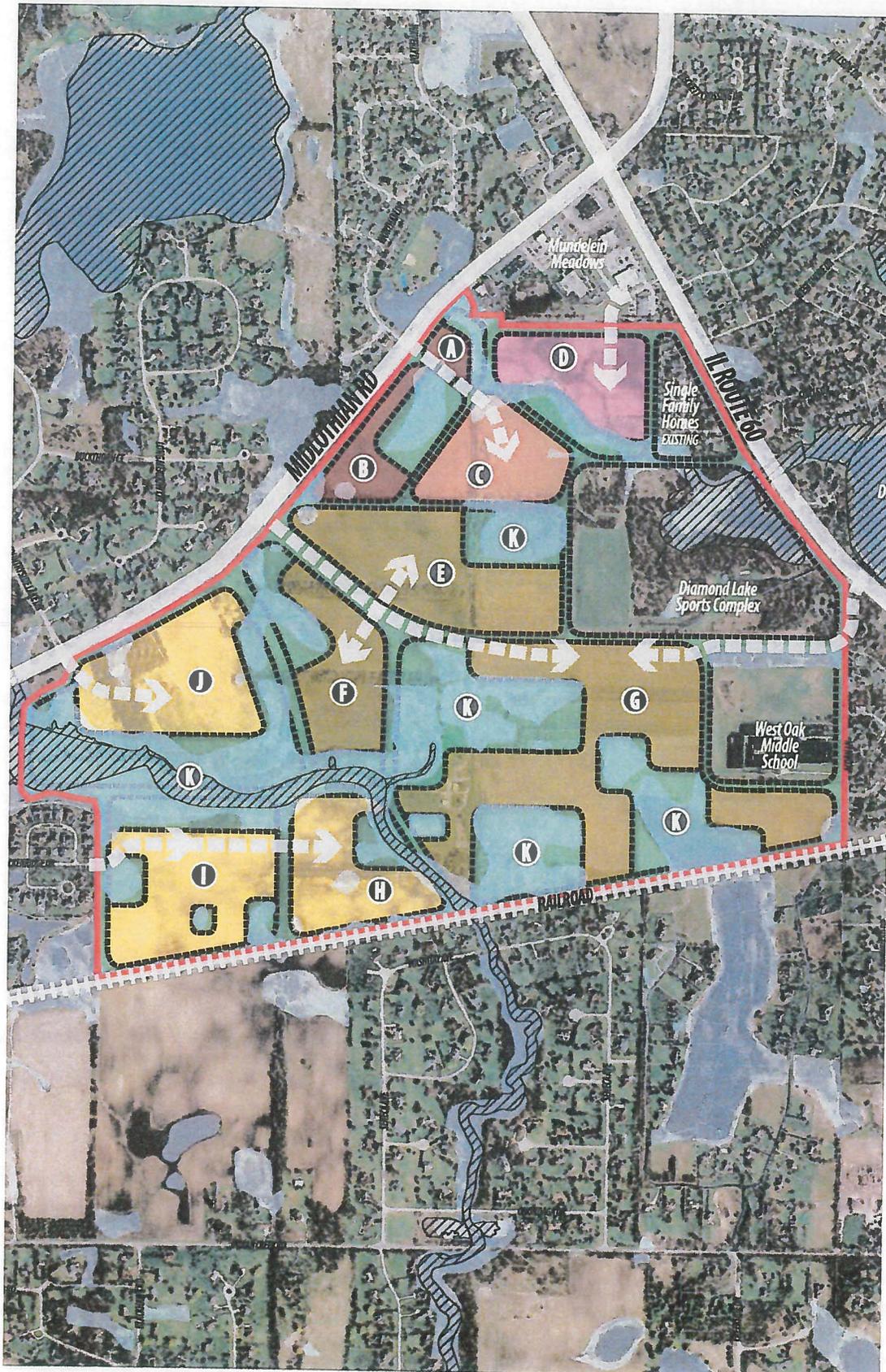
The Steering Committee is requested to evaluate and provide guidance on the draft concept development plans for each of the five sub-areas, in light of the findings of the Assessment Report and input from stakeholders at the vision workshop, and to recommend a course of action for each key sub-area. Based upon the Steering Committee’s guidance, Teska will modify and refine the concept plans for inclusion in the draft Comprehensive Plan Update. Once direction is provided, Teska will also integrate the bike path system as suggested on the Village trail plan. To assist the Committee in its evaluation, provided below is a summary of the key features of each development concept. For each of the land use types illustrated on the maps and discussed below the image preference survey results will serve as the guidelines for the desired character of each use.

1. **MIDLOTHIAN ROAD.** The focus of this sub-area is to capitalize on the existing retail node at the intersection of Midlothian Road and IL Route 60, by expanding commercial and office uses. The balance of the property is heavily influenced by extensive floodplains and wetlands, thereby providing an opportunity for a planned residential development that both takes advantage of and orients residential uses to open spaces and associated trail opportunities. The plan integrates both the Diamond Lake Sports complex and the West Oak Middle School by providing road connections that will improve access to these facilities by Long Grove residents, and improve overall walkability.
 - **LAND USE**
 - *Residential:* Three residential land use types provide a transition from the existing rural residential subdivisions to the west and north, and to commercial development.
 - *Commercial:* Expansion of neighborhood oriented retail along Midlothian, and professional office opportunity as a complimentary use to the existing retail and services uses in the Mundelein Meadows retail center.
 - **TRANSPORTATION ACCESS**
 - Three full access roads are proposed along Midlothian, with interconnections to the existing access road serving the retail center and the sports complex and school.
 - The extension of Breckenridge Drive is recommended to provide an alternative access to the existing subdivision, and to improve the connectivity and walkability of Long Grove neighborhoods.

2. **ROUTE 22/OLD MCHENRY ROAD.** The presence of the existing agricultural use provides an opportunity to build on the farming community history of the area by promoting the development of a Farm-to-Market commercial enterprise, and associated seasonal produce garden area. The season garden could not only provide produce, but native plants and seed for Long Grove residents use in restoring conservation areas. The garden area could also be supported by the new residential neighborhood providing healthy living choices, similar to arrangements provided residents in the Prairie Crossings, a conservation oriented community in Grayslake IL.
- **LAND USE**
 - *Residential:* Three residential land use types provide a transition from the existing rural residential subdivisions to the north, and to commercial development.
 - *Commercial:* Farm-to-Market specialty commercial and associated seasonal garden
 - **TRANSPORTATION ACCESS**
 - IDOT Strategic Regional Arterial plans for Route 22 will permit only one full access to Route 22, with a secondary right-in and right-out access.
 - Access to Old McHenry Road takes advantage of two existing access points to the family day camp.
 - Connection to the rural single-family areas on the end of the site would be provided by a private road due to the cost of crossing the floodplain and the limited number of developable lots.
3. **TRIANGLE AREA (HISTORIC DOWNTOWN).** Although not containing historically significant uses, the ‘triangle area’ is an important part of Long Grove’s historic downtown center. It represents an opportunity to both expand Long Grove’s unique district and to provide supportive land uses that provide a walk-in market for local businesses, and attractive location for younger and older home buyers.
- **LAND USE**
 - *Residential:* Attached single-family dwelling serve to provide a market for Long Grove residents and serve as a transitional use to the Downtown commercial area. The intent is that each group of units will be designed to represent the similar scale of other historic buildings in the area.
 - *Commercial:* As provided for in the Downtown Plan, limited expansion of Downtown retail is proposed as an extension of the alignment of Archer Road, with a signature, high-quality retail use at the gateway to Downtown at Old McHenry and Route 53. All new commercial uses should be subject to the architectural guidelines for the Downtown to ensure Long Grove’s brand is maintained.

- TRANSPORTATION ACCESS
 - Extension of Archer Road to the south to improve circulation to align with existing streets, connect with public parking areas, and to provide more parking via on on-street spaces.
 - The additional of a minor access road to serve the attached single-family uses.
4. SUNSET GROVE. In terms of long term economic opportunity, both from direct impact of potential new sales, and indirect impact to expand the residential base to support businesses in the larger Downtown area, this sub-area is a high priority development opportunity site. The overall plan capitalizes on the access and visibility to Route 83, a high volume regional arterial road, by establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas.
- LAND USE
 - *Residential*: Higher density forms of residential use (cluster and attached single-family housing) are recommended to serve as a walk-in market for commercial uses, provide housing options, and to create a transition between commercial and residential areas.
 - *Commercial*: Commercial expansion consists of both smaller scale shopping centers, similar to the Sunset Grove development, office uses, and opportunities for 'mid-sized' retail stores ranging from 30,000 to 50,000 sq. ft.
 - TRANSPORTATION ACCESS
 - Access to the largest commercial concentration on southern '15 acres' is dependent on IDOT granting of complete, full access at the current signal at the extension of Route 53.
 - One full access road serving the property north of Aptakistic Road to align with the access to Sunset Grove. Other access to properties from Aptakistic are likely to be limited to right in and out due to the planned median as part of Lake County's improvements plans.
 - Access to the Ballybunion and nursery take advantage of existing curb-cuts, which will likely need to be accepted by IDOT as part of new development proposals. The current design of the median in Route 83 provides for full access to these properties.
5. LAKE COOK ROAD/ROUTE 53. This sub-area's convenient access to major regional road corridors and the IL 53 expressway, combined with large tracks of available land for development (exclusive of wetlands), continues to be the Village most significant opportunity for expansion of its sales tax base. The area can support a large-box retail use similar to Menards.

SUBAREA SITE 1
Midlothian Road



- A** **COMMERCIAL**
NET ACREAGE: 2.6 ac (5.3 ac GROSS)
FLOOR AREA: 22,000 sq ft GFA
- B** **COMMERCIAL**
NET ACREAGE: 7.0 ac (12.5 ac GROSS)
FLOOR AREA: 61,000 sq ft GFA
- C** **TOWNHOUSES**
NET ACREAGE: 13.5 ac
UNITS: 95 dwelling units
- D** **PROFESSIONAL OFFICES OR TOWNHOUSES**
NET ACREAGE: 13.1 ac (17.0 ac GROSS)
FLOOR AREA: 143,000 sq ft GFA
-OR- UNITS: 92 dwelling units
- E** **CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 23.7 ac (30.1 ac GROSS)
UNITS: 60 dwelling units
- F** **CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 13.9 ac (22.1 ac GROSS)
UNITS: 44 dwelling units
- G** **CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 39.4 ac (91.5 ac GROSS)
UNITS: 183 dwelling units
- H** **RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 15.0 ac (18.2 ac GROSS)
UNITS: 15 dwelling units
- I** **RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 19.3 ac (30.2 ac GROSS)
UNITS: 19 dwelling units
- J** **RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 21.9 ac (43.9 ac GROSS)
UNITS: 22 dwelling units
- K** **ENVIRONMENTALLY SENSITIVE OPEN SPACE**

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.



SUBAREA SITE 2

Route 22 / Old McHenry Road



- A FARM-TO-MARKET COMMERCIAL**
NET ACREAGE: 2.1 ac (2.6 ac GROSS)
FLOOR AREA: 18,000 sq ft GFA
- B TOWNHOUSES**
NET ACREAGE: 2.5 ac (3.0 ac GROSS)
UNITS: 17 dwelling units
- C CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 4.1 ac
UNITS: 8 dwelling units
- D RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 4.8 ac (11.3 ac GROSS)
UNITS: 4 dwelling units
- E TOWNHOUSES**
NET ACREAGE: 3.6 ac
UNITS: 25 dwelling units
- F SEASONAL PRODUCE**
NET ACREAGE: 3.3 ac
- G COMMERCIAL**
NET ACREAGE: 1.0 ac
FLOOR AREA: 9,000 sq ft GFA
- H ENVIRONMENTALLY SENSITIVE OPEN SPACE**

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.



SUBAREA SITE 3
Triangle Area - Historic Downtown



- A** **COMMERCIAL**
NET ACREAGE: 1.0 ac
FLOOR AREA: 8,700 sq ft GFA
- B** **TOWNHOUSES**
NET ACREAGE: 2.1 ac (4.1 ac GROSS)
UNITS: 20 dwelling units
- C** **TOWNHOUSES**
NET ACREAGE: 0.5 ac
UNITS: 4 dwelling units
- D** **COMMERCIAL**
NET ACREAGE: 0.8 ac
FLOOR AREA: 7,000 sq ft GFA
- E** **ENVIRONMENTALLY SENSITIVE OPEN SPACE**

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.



SUBAREA SITE 4
Sunset Grove/Ballybunion



- A CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 13.5 ac
UNITS: 27 dwelling units
- B ATTACHED SINGLE FAMILY RES**
NET ACREAGE: 7.5 ac
UNITS: 53 dwelling units
- C TOWNHOUSES**
NET ACREAGE: 6.7 ac
UNITS: 47 dwelling units
- D TOWNHOUSES**
NET ACREAGE: 2.1 ac
UNITS: 15 dwelling units
- E COMMERCIAL**
NET ACREAGE: 5.1 ac
FLOOR AREA: 44,000 sq ft GFA
- F COMMERCIAL**
NET ACREAGE: 3.3 ac
FLOOR AREA: 29,000 sq ft GFA
- G OFFICE**
NET ACREAGE: 2.2 ac
FLOOR AREA: 24,000 sq ft GFA
- H GREEN BOULEVARD / OPEN SPACE**
- I COMMERCIAL**
NET ACREAGE: 10.4 ac
FLOOR AREA: 90,000 sq ft GFA
- J RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 4.5 ac
UNITS: 4 dwelling units
- K TOWNHOUSES**
NET ACREAGE: 2.9 ac
UNITS: 21 dwelling units
- L TOWNHOUSES**
NET ACREAGE: 2.7 ac
UNITS: 19 dwelling units
- M NATURAL TRANSITIONAL BUFFER**
NET ACREAGE: 0.4 ac
- N CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 7.5 ac
UNITS: 15 dwelling units

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.



SUBAREA SITE 5
Lake Cook Road / Route 53



- A OFFICE**
NET ACREAGE: 9.2 ac (13.1 ac GROSS)
FLOOR AREA: 100,000 sq ft GFA
- B CLUSTER SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING**
NET ACREAGE: 48.2 ac (65.0 ac GROSS)
UNITS: 130 dwelling units (CLUSTER)
 -or- 337 dwelling units (SENIOR)
- C OFFICE**
NET ACREAGE: 14.9 ac (25.8 ac GROSS)
FLOOR AREA: 162,000 sq ft GFA
- D RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 31.2 ac
UNITS: 31 dwelling units
- E CLUSTER SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING**
NET ACREAGE: 20.5 ac (34.3 ac GROSS)
UNITS: 68 dwelling units (CLUSTER)
 -or- 140 dwelling units (SENIOR)
- F RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 33.4 ac
UNITS: 33 dwelling units
- G LARGE FORMAT RETAIL OR DISTRIBUTION**
NET ACREAGE: 27.1 ac (53.3 ac GROSS)
FLOOR AREA: 236,000 sq ft GFA
- H COMMERCIAL (MENARDS OUTLOTS)**
NET ACREAGE: 7.0 ac
FLOOR AREA: 61,000 sq ft GFA
- I ENVIRONMENTALLY SENSITIVE OPEN SPACE**

Average residential densities used to calculate number of dwelling units: 2.00 dw/ac for cluster single family; 1.00 dw/ac for rural single family; and 7.00 dw/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

