

Item #1:

Report Of The Architectural Commission Meeting 09/21/2015



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 21, 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 August 26th Draft Meeting Minutes.**
- 2. Consideration Of A Request By ECA Architects & Planners For Signage And Modifications To The Approved Elevations For The Former PNC Bank Building In The Long Grove Commons PUD For The For "Dunkin' Donuts", Located At 3980 IL Route 22.**

OTHER BUSINESS:

- 3. Introduction Of New Commissioner – Charles Nora**

ADJOURNMENT: Next Scheduled Meeting: October 19, 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 #1:

**Report Of The Architectural Commission Meeting 09/21/2015
Signage & Modifications To The Former PNC Bank Building For
Dunkin' Donuts, Long Grove Commons**



ITEM #1: For the **ARCHITECTURAL COMMISSION - September 21, 2015 @ 7:00 P.M.**

REQUEST: Consideration of a request for signage and modifications to the approved elevations for the Dunkin' Donuts (formerly PNC Bank), 3980 Illinois Route 22, in the Long Grove Commons PUD submitted by ECA Architects & Planners

History:

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

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

Proposal:

a). Signage -

"Dunkin' Donuts" is interested in leasing space for a franchise at this location. As such signage needs to be modified in terms of copy to reflect this change. Zoning will also be required to allow a drive through for the donut shop.

As proposed two (2) wall signs would be placed on north & south elevations of the structure. Both signs would be identical measuring 2.27' x 10.6' (24 sq. ft =/-) each or 48 sq. ft. of total signage. Letters would be 12" in height. Signage would be flush mount with aluminum returns & raceways painted to match the structure (Benjamin Moore 2116-10 Nightshade Semi-Gloss). The sign face (logo & letters) are proposed to be white acrylic with vinyl application leaving a white key line border around the lettering. Vinyl colors are proposed to be "3M" Orange, Magenta & Brown (cup logo only). Signage is proposed to be illuminated with white "Nichia" LED illumination. (See attached spec. sheet).

Signage is proposed to be placed in different locations than previously approved for both "National City" & "PNC Banks". Bank signage was principally located above the entrance on the south & west elevation and on the gable end of the drive through. PNC had three principal signs measuring 11.6 sq. ft. totaling 34.8 sq. ft. of wall signage. This signage was externally illuminated. Directional and other "secondary" signage was approved but not included in the square footage calculations for the bank signage. (See attached "Sign Chart" from the PNC proposal).

A tenant sign for the pylon sign is permissible provided that it consistent with the existing "slats" on the pylon sign. This does not require AC review and approval.

b). Exterior Alterations –

Exterior alterations are principally limited to the south and west elevations. On the south elevation one window will be removed and replaced with new entry door with materials and style to match the existing entry doors and trim. The existing light fixture over the windows will be removed and replaced with a wall sign.

The west elevation will have the existing drive-up window removed as well as other features (removed and presently boarded up) and replaced with a new drive-thru window. Areas to be filled will utilize materials and finishes to match the existing structure.

All exterior lighting appears to be proposed to be removed for the building. The light to be removed on the north elevation will be replaced with the second wall sign.

ARCHITECTURAL COMMISSION DECISION:

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

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

The AC is reminded that a corporate entity is being dealt with in this instance. Consistency in signage is necessary from the corporate perspective for recognition by the general public. Some may remember the limitations faced with signage with the CVS Pharmacy in "Sunset Grove" Development. In short, there may not be much latitude for modification of the signage a proposed.

The AC should keep the above in mind when reviewing the request. Corporate signage requirements may significantly alter the possibility for modification of the proposed signage in this instance however.

Also, the AC needs to determine the appropriateness (and type) of internal illumination at this location. Internal illumination of signage (backlit LED's) was permissible in the Sunset Grove as part of the PUD approval and was allowed for "Smokin' T's and the "Long Grove Dental Studio", "The Grooming Lodge" and "Clay Oven Tandoor" within this development. The

number of signs is being reduced from what was previously approved but the total square footage of signage is being increased.

Exterior elevations for all structures in the Long Grove Commons require AC review and approval per the PUD approval as follows;

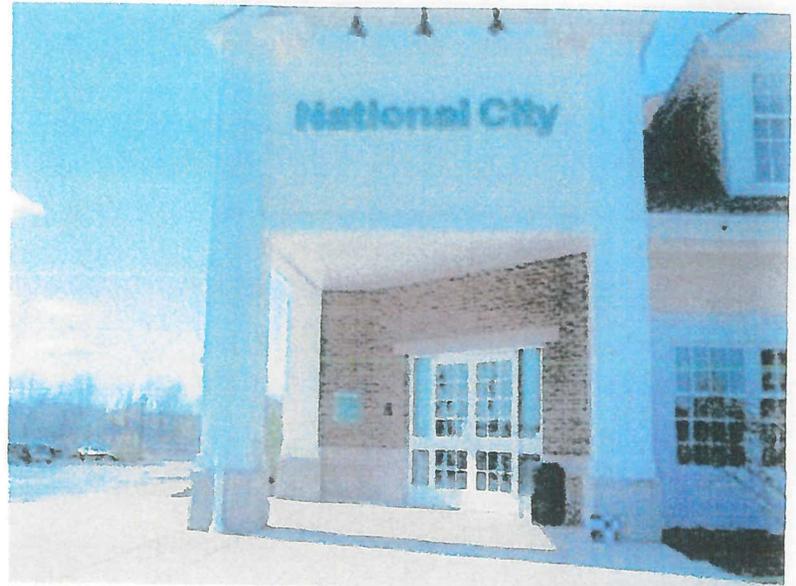
- P. Design Standards. The Applicant shall submit elevations and detailed plans and renderings in substantial conformity with the Preliminary PUD Plat for review and approval by the Architectural Board of Review. The elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition, the Applicant shall comply with the architectural control regulations contained in Section 5-20-1 of the Long Grove Zoning Code.

Exterior alterations appear to be minor and the petition is sympathetic to the existing style and architectural features of the building with regard to the proposed modifications.

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

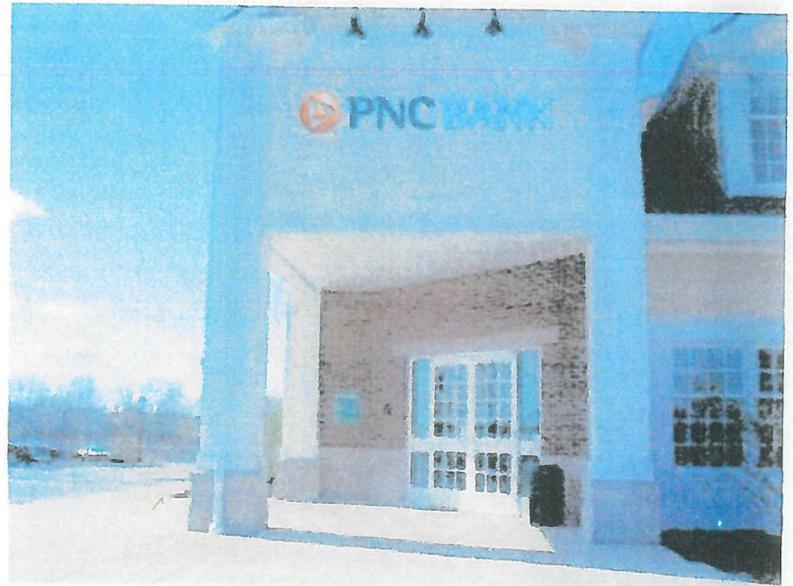
Existing

Sign #: P005
Existing Sign Type: Dimensional Letters
Face Material: Metal
Construction: Painted
Height Above Grade: 186" Est
Face Height: 12" Est
Face Width: 108" Est
Depth: 3" Est
Illuminated: Non Illuminated
Electrical: No Power required



Proposed

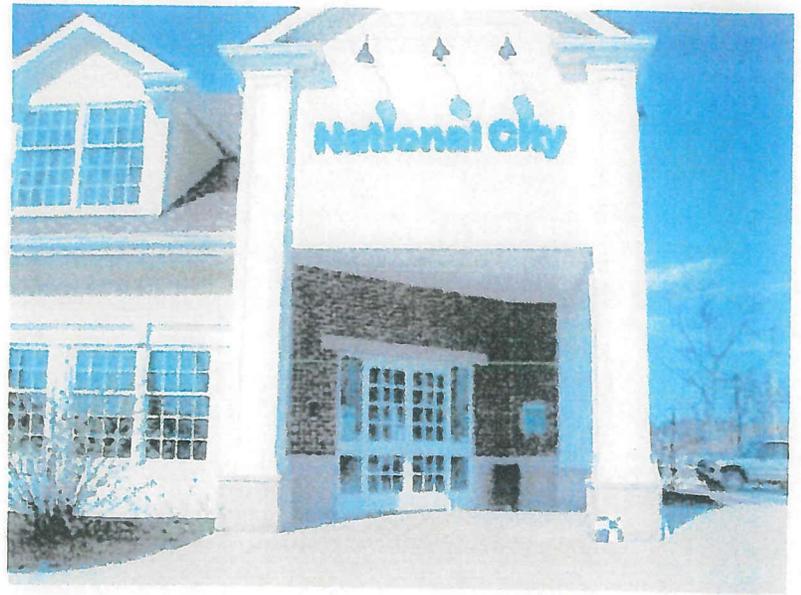
Sign Number: P005
Action Code: Remove & Replace
Sign Type: NL-12-B
Description: 12" Non-Illuminated Blue Plate Letterset (11.6 sq.ft.)
Face Height: 1'-0"
Face Width: 8'-7 7/8"
Overall Height: 1'-4 1/8"
Depth:
Illuminated: No
Electrical:
Message A:
Message B:
Comments:



Restoration Notes: Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances – refer to Control Documents. ² Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

Existing

Sign #: P004
Existing Sign Type: Dimensional Letters
Face Material: Metal
Construction: Painted
Height Above Grade: 186" Est
Face Height: 12" Est
Face Width: 108" Est
Depth: 3" Est
Illuminated: Non Illuminated
Electrical: Power less than 8'-0



Proposed

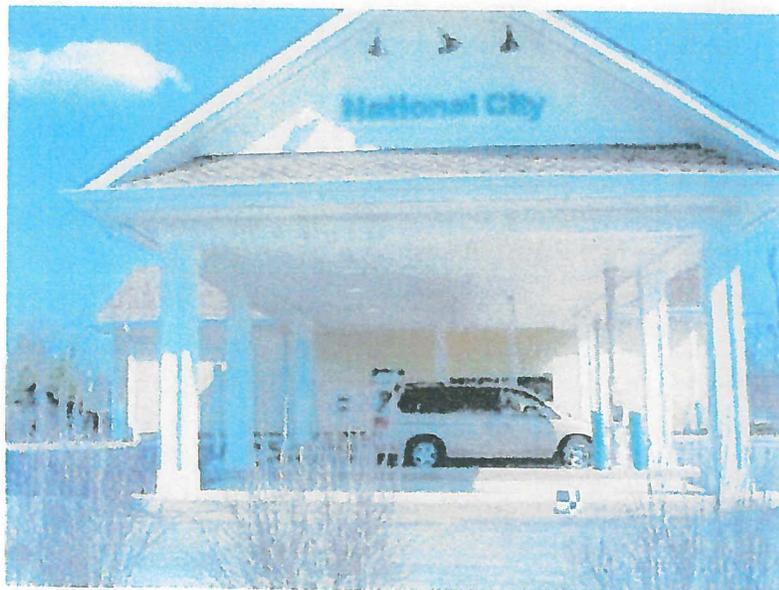
Sign Number: P004
Action Code: Remove & Replace
Sign Type: NL-12-B
Description: 12" Non-Illuminated Blue Plate Letterset (11.6 sq.ft.)
Face Height: 1'-0"
Face Width: 8'-7 7/8"
Overall Height: 1'-4 1/8"
Depth:
Illuminated: No
Electrical:
Message A:
Message B:
Comments:



Restoration Notes: Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master-agreement for installation requirements.

Existing

Sign #: P006
Existing Sign Type: Dimensional Letters
Face Material: Metal
Construction: Painted
Height Above Grade: 192" Est
Face Height: 12" Est
Face Width: 100" Est
Depth: 3" Est
Illuminated: Non Illuminated
Electrical: Power less than 8'-0



Proposed

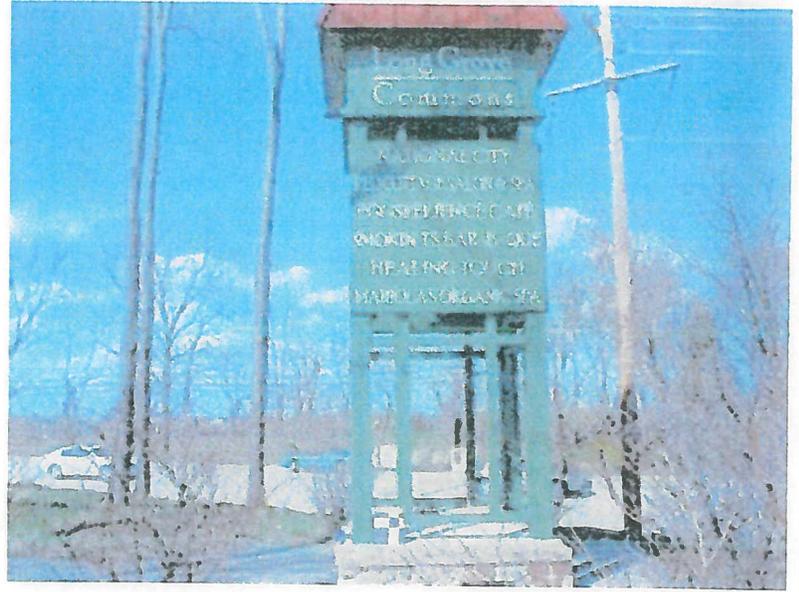
Sign Number: P006
Action Code: Remove & Replace
Sign Type: NL-12-B
Description: 12" Non-Illuminated Blue Plate Letterset (11.6 sq.ft.)
Face Height: 1'-0"
Face Width: 8'-7 7/8"
Overall Height: 1'-4 1/8"
Depth:
Illuminated: No
Electrical:
Message A:
Message B:
Comments:



Restoration Notes: Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances -- refer to Control Documents. *** Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

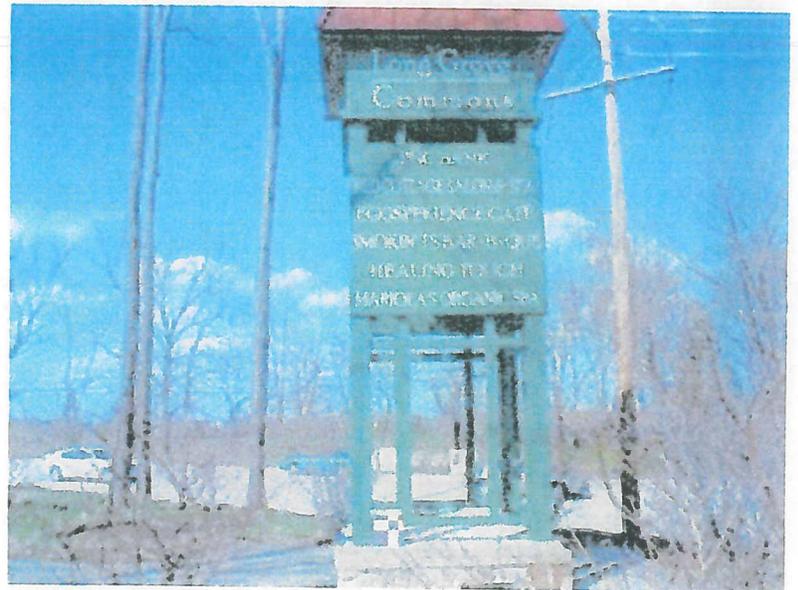
Existing

Sign #: P001
Existing Sign Type: Other
Face Material: Wood
Construction: Vinyl
Height Above Grade: 180" Est
Face Height: 12" Est
Face Width: 72" Est
Depth: 2.50" Est
Illuminated: Externally Illuminated
Electrical: Power less than 8'-0



Proposed

Sign Number: P001
Action Code: Reface
Sign Type: Custom
Description: Custom Reface Existing Multi-Tenant Panel to match Landlord Requirements
Face Height:
Face Width:
Overall Height:
Depth:
Illuminated:
Electrical:
Message A: PNC BANK
Message B:
Comments: Fabricator to scale artwork to match visual appearance shown in photo morph. Match existing typeface, color, size. ** Sign vendor to coordinate w/ landlord and/or landlord's sign contractor. ** Reface existing tenant panel w/ material to match existing material and LL specifications. Match existing background color - signature decoration to be determined by LL specifications.



Restoration Notes:

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: DUNKIN DONUTS	BUS. PHONE = 312-375-5236
BUSINESS ADDRESS: 3980 ROUTE 22	
BUSINESS OWNER'S NAME: HARESH PATEL	E-MAIL: hareshpatel@aol.com

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	WALL SIGNS
---	------------

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:

1589 sq. ft.

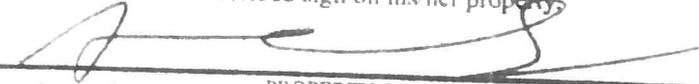
- DIMENSIONS
- SAMPLE OF COLORS ON SIGN
- LETTER STYLE TO BE USED
- SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
- FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES FOR SIGNAGE**

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.

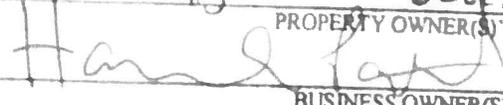
SIGN CONTRACTOR:

NAME: RESA CONSTRUCTION	PHONE #: 847-850-5510
ADDRESS: 668 Wheeling Rd., Wheeling IL 60090	E-MAIL: nilax@resaconstruction.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.

 (pres.)

 PROPERTY OWNER(S) SIGNATURE(S)
 Long Grove Development Corp

 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: _____

SOUTH ELEVATION

SIGN TYPE: WALL SIGN

CONSTRUCTION: ACRYLIC & ALUMINUM CONSTRUCTION w/ VINYL COLORING

HEIGHT ABOVE GRADE: 14'-0"

HEIGHT: 2'-3 1/4"

WIDTH: 11'-7 1/2"

DEPTH: 5"

ILLUMINATION: YES – WHITE LEDs



NORTH ELEVATION

SIGN TYPE: WALL SIGN

CONSTRUCTION: ACRYLIC & ALUMINUM CONSTRUCTION w/ VINYL COLORING

HEIGHT ABOVE GRADE: 14'-0"

HEIGHT: 2'-3 1/4"

WIDTH: 11'-7 1/2"

DEPTH: 5"

ILLUMINATION: YES – WHITE LEDS





STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: Sep 8th 2016

APPLICANT'S NAME: ERIC CARLSON

E-MAIL eric@ccaarchitects.com

ADDRESS: 24 N BENNETT ST, GENEVA, IL 60134

NAME OF BUSINESS: DUNKIN DONUTS PHONE: (630) 608-0500

BUSINESS ADDRESS: 3980 ROUTE 22

PHONE:

TYPE OF STRUCTURE/FIXTURE: 5B

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN.
B. PROVIDE PHOTOGRAPH OF SITE.
C. SQUARE FOOTAGE OF STRUCTURE SQUARE FEET

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:

- A. DIMENSIONS.
B. ELEVATIONS (ALL DIRECTIONS).
C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

PHONE:

E-MAIL

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

BUSINESS OWNER(S)

PROPERTY OWNER(S)

Long Grove Dev. Corp.

APPLICATION APPROVAL:

DATE:

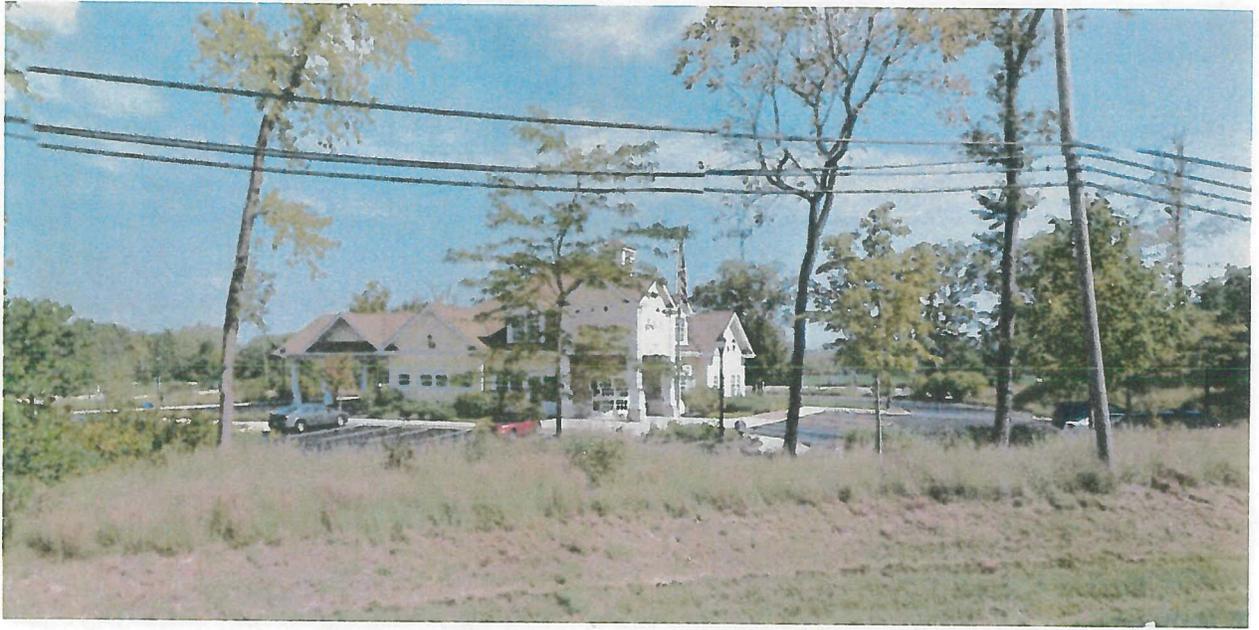
SITE PHOTOS



View looking South-West from Old McHenry Road



View looking West from Old McHenry Road



View looking North from Route 22



September 9, 2015

Mr. Charles Nora
1510 RFD
Long Grove, IL 60047

Dear Mr. Nora:

Congratulations on your appointment by Village President Angie Underwood, with the consent of the Village Board, during their September 8th Board Meeting to the Architectural Commission (AC) for three (3) year term (retroactive to June 2015). You may, should you so choose, apply for reappointment upon completion of this term. As the Village Planner for Long Grove, one of my roles, along with the Village Manager, is that of Staff Liaison to the Architectural Commission. In this capacity, we serve AC members in many ways, including forwarding applications; providing staff reviews of the applications; answering questions; and attending the monthly meetings.

As a seven (7) member Commission, the Architectural Commission makes final decisions as well as recommendations to the Board of Trustees on many matters including: anti-monotony review of new residential and nonresidential properties, review of signage requests, and recommendations to the Board of Trustees on appropriate changes or revisions to the Zoning Ordinance among other things. In an effort to assist you in your review of proposals, you will receive a packet consisting of the application materials and a staff review of the agenda items no later than the Friday prior to the scheduled meeting (hopefully sooner).

The AC typically meets the third Monday of the month, unless no items are scheduled for review. I have attached the 2015 meeting calendar and AC Rules of Procedure for your convenience. The next AC meeting is scheduled for September 21st 2015 at 7:00 p.m. in Village Hall.

Once again, congratulations on your appointment and I look forward to working with you.

Sincerely,

Jim

James M. Hogue
Village Planner

cc: David Lothspeich
Village President & Trustees