

**Item #1:**

**Report Of The AC Meeting - October 19, 2015:**  
Secondary Signage For *Dunkin Donuts*



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

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

**History:**

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

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

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

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

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

On a voice vote; all aye.

**Proposal:**

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

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

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

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

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

**ARCHITECTURAL COMMISSION DECISION:**

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

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

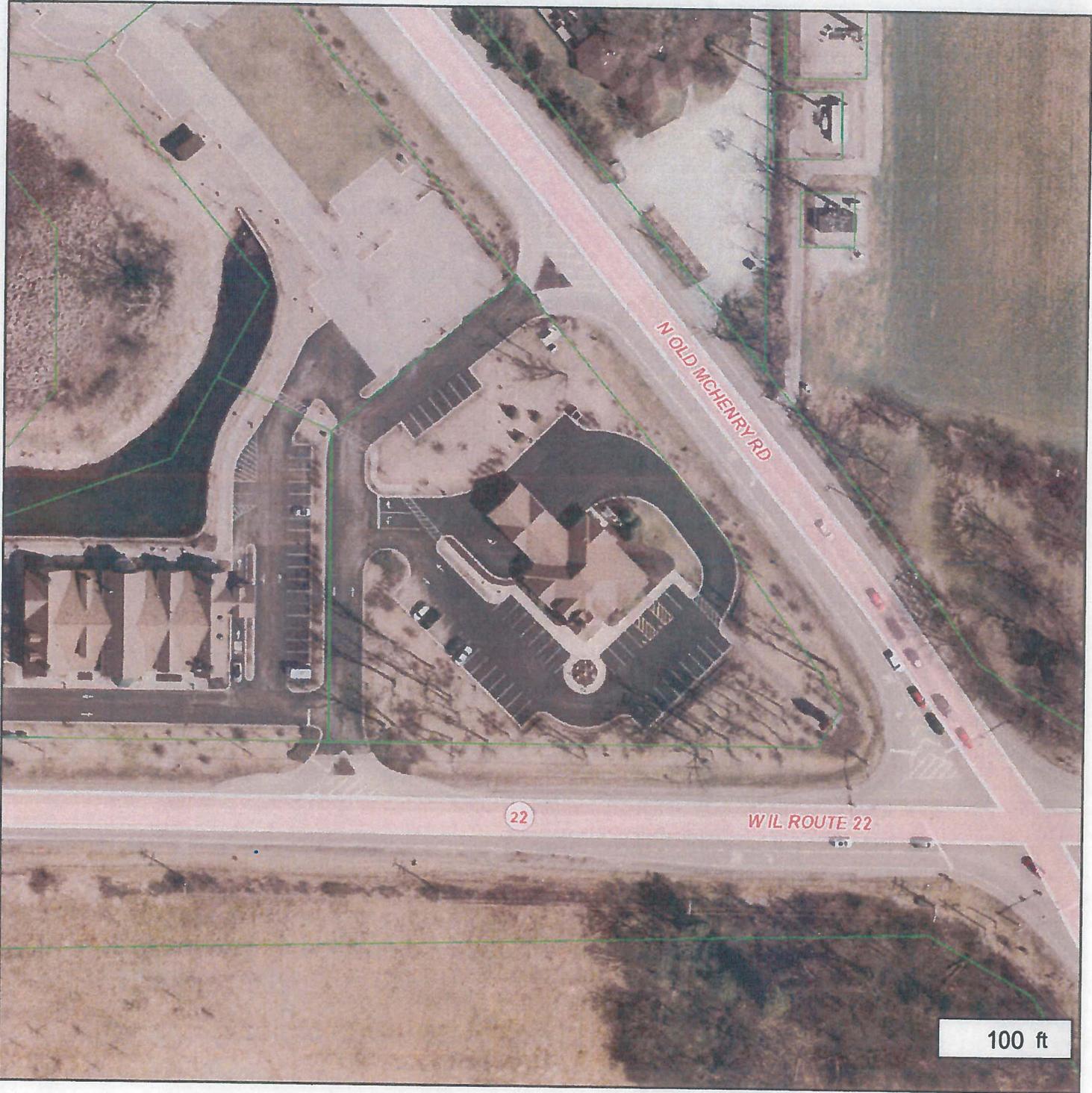
The AC is reminded that a corporate entity is being dealt with in this instance. Consistency in signage is necessary from the corporate perspective for recognition by the general public.

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

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



# Lake County, Illinois



100 ft



 **Lake County**  
Geographic Information System

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

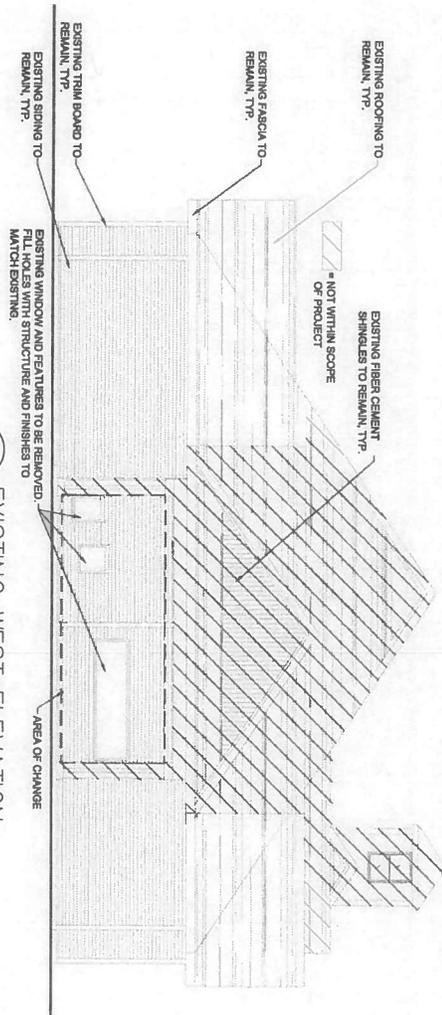
Map Printed on 10/13/2015



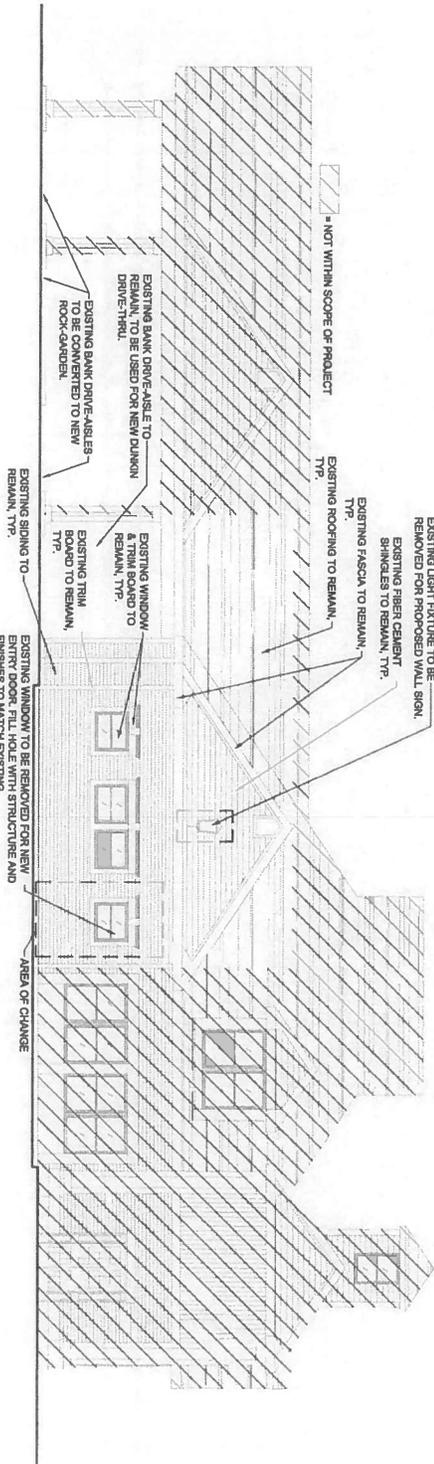
 Tax Parcels

**Disclaimer:**

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



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



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

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

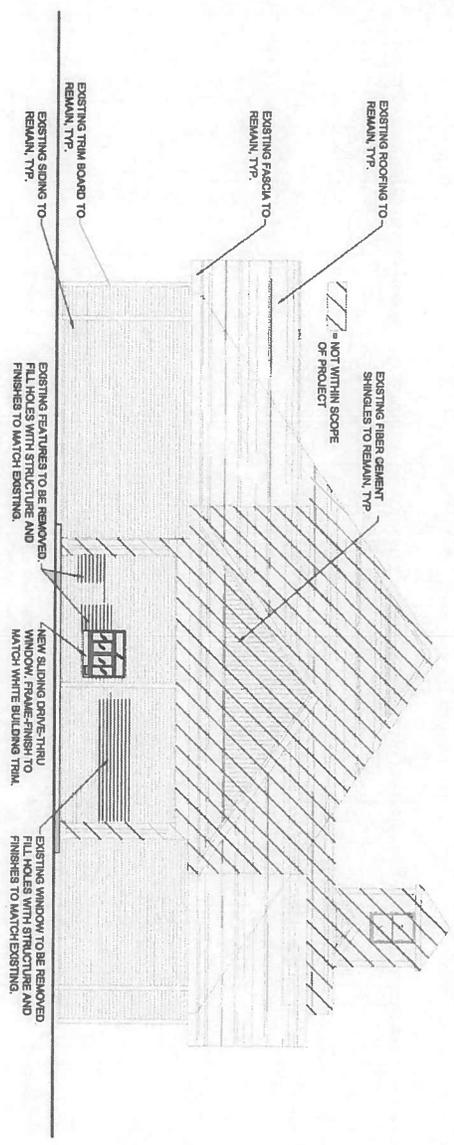
EXISTING ELEVATIONS SHEET
A1-1

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

  
**ECA**  
 ARCHITECTS  
 AND  
 PLANNERS

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

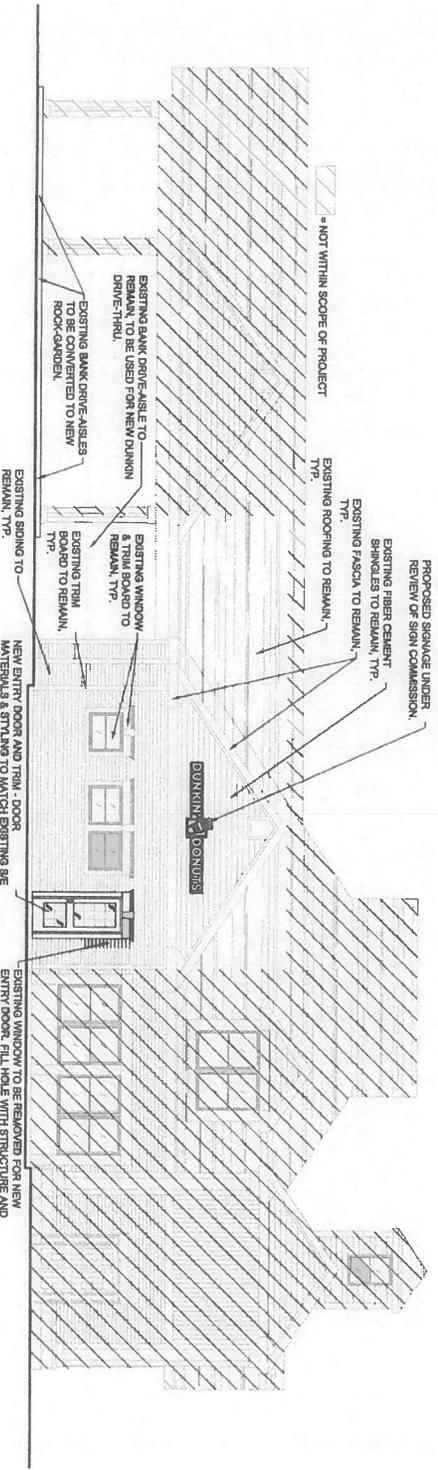
PROFESSIONAL DESIGN FIRM  
 NO. 184 005766



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

SIGNAGE AREA ALLOWED PER ORDINANCE (6-18) BUSINESS AREA: 1,589 SF - NO ANTENNA ACCESS = 61 SF ALLOWED

SOUTH SIGNAGE AREA:  
 DUNKIN IN-LINE CLOUD SIGN W/ 12" LETTERS: L=11'-7 1/2" H=2'-3 1/4" AREA= 13.3 SF  
 NON-DUNKIN IN-LINE CLOUD SIGN W/ 12" LETTERS: L=11'-7 1/2" H=2'-3 1/4" AREA= 13.3 SF  
 TOTAL PROPOSED SIGNAGE: AREA = 26.6



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

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



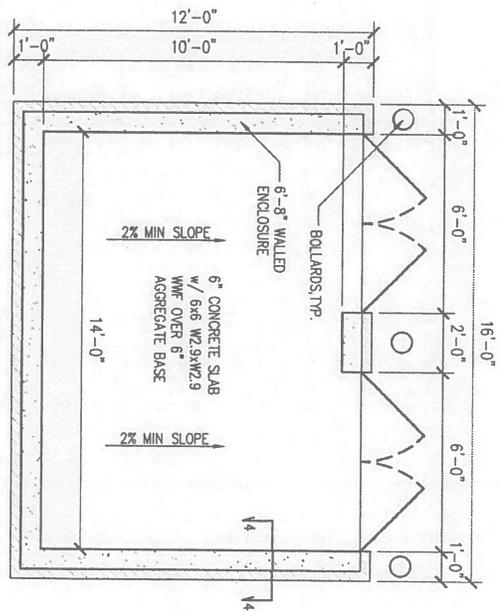
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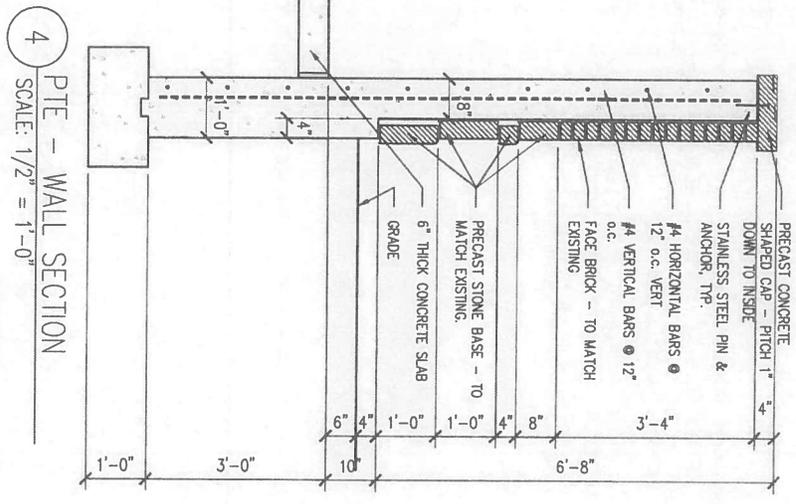
REVISIONS	
DATE: 09-09-15	DRAWN BY: GVB
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REV. 2:	
REV. 3:	
REV. 4:	

PROPOSED ELEVATIONS SHEET  
 A1-3

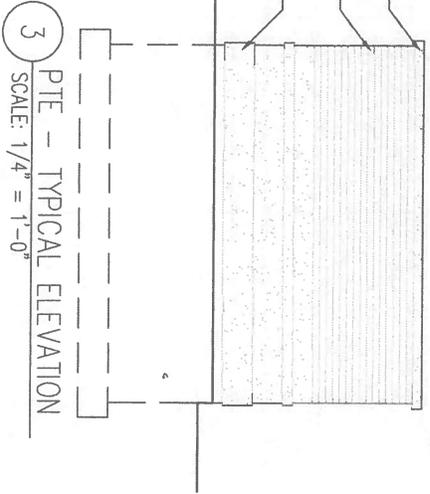
PROPOSED EXPANDED TRASH ENCLOSURE.  
STRUCTURE AND STYLING TO MATCH EXISTING.



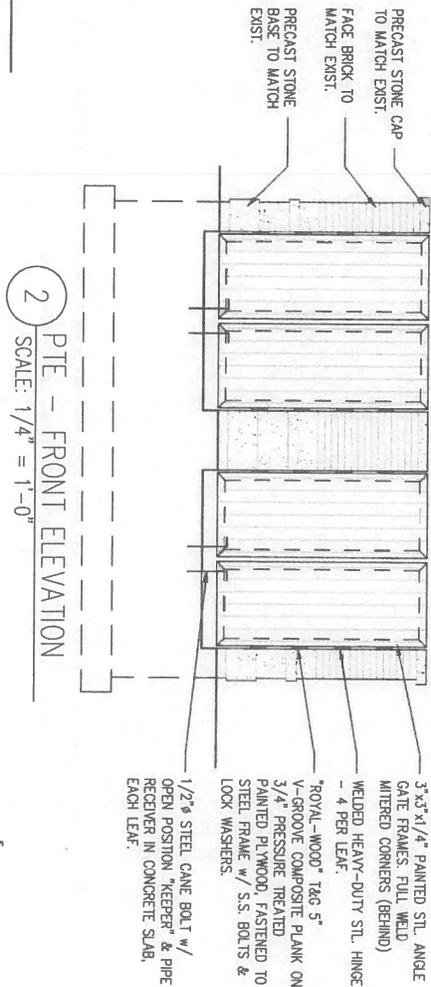
1 PROPOSED TRASH ENCLOSURE (PTE) - PLAN  
SCALE: 1/4" = 1'-0"  
NOTE:



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



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



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

- 3'-3" x 1/4" PAINTED STL. ANGLE GATE FRAMES, FULL WELD MITERED CORNERS (BEHIND)
- WELDED HEAVY-DUTY STL. HINGE - 4 PER LEAF.
- "ROYAL-WOOD" TAG, 5" V-GROOVE COMPOSITE PLANK ON 3/4" PRESSURE TREATED PAINTED PLYWOOD, FASTENED TO STEEL FRAME w/ S.S. BOLTS & LOCK WASHERS.
- 1/2"  $\phi$  STEEL CANE BOLT w/ OPEN POSITION "KEEPER" & PIPE RECEIVER IN CONCRETE SLAB, EACH LEAF.

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

PROPOSED TRASH ENCL. SHEET A2-1

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

**EPA**  
 ARCHITECTS AND PLANNERS

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NOTE: THESE DRAWINGS ARE FOR BOARD DESIGN PURPOSES ONLY. IT IS THE SOLE RESPONSIBILITY OF THE ARCHITECT TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT LOCATION. QUANTITY BRANDS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF ANY FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS. BUILDING CODES OR ANY OTHER REQUIREMENTS INCLUDING WITHOUT LIMITATION AMERICANS WITH DISABILITIES ACT.

**Everbrite**  
 4949 South 110th Street  
 PO Box 20020  
 Greenfield, WI 53220-0020  
 414 529 7131

**DYNKIN! BRANDS™**  
 [eatdrinkthink!]

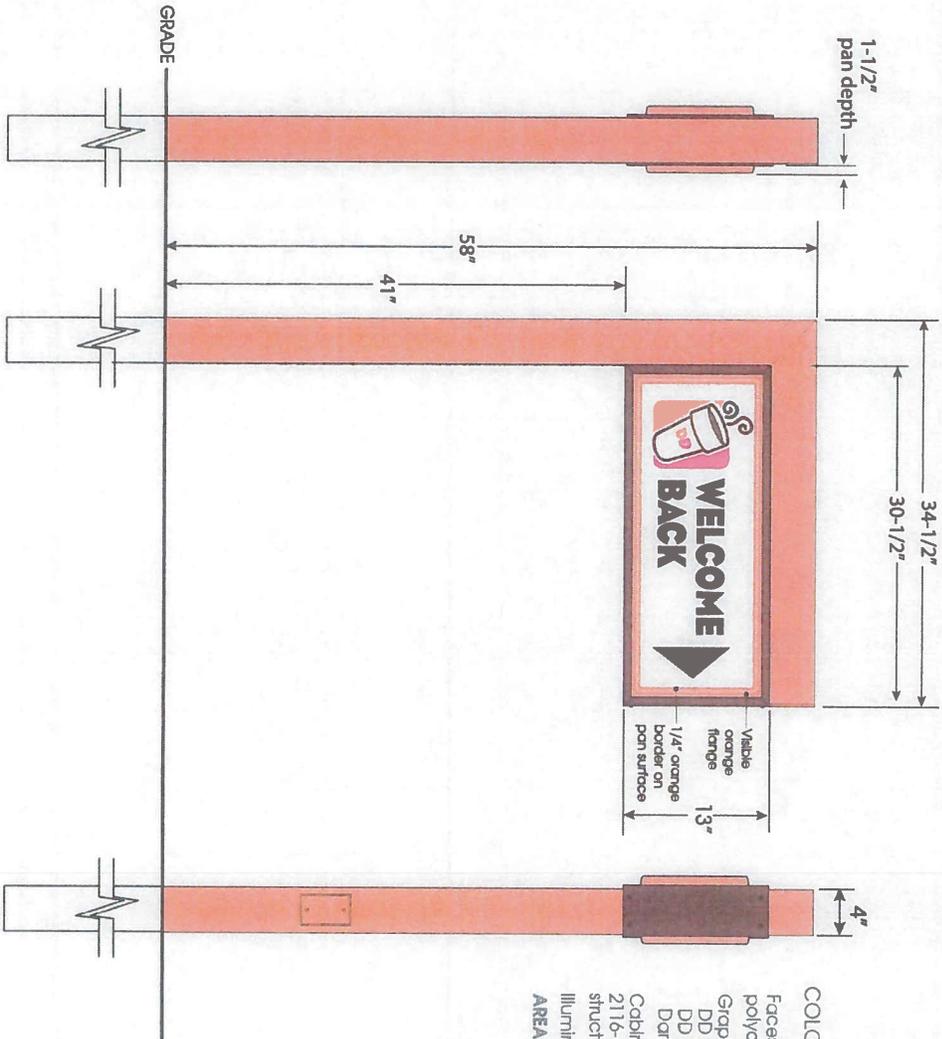
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		FILE	Scale: NTS
			Drawn: CHART
			DT-1

SIDE VIEW

FRONT VIEW







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

**FACE OPTIONS:**

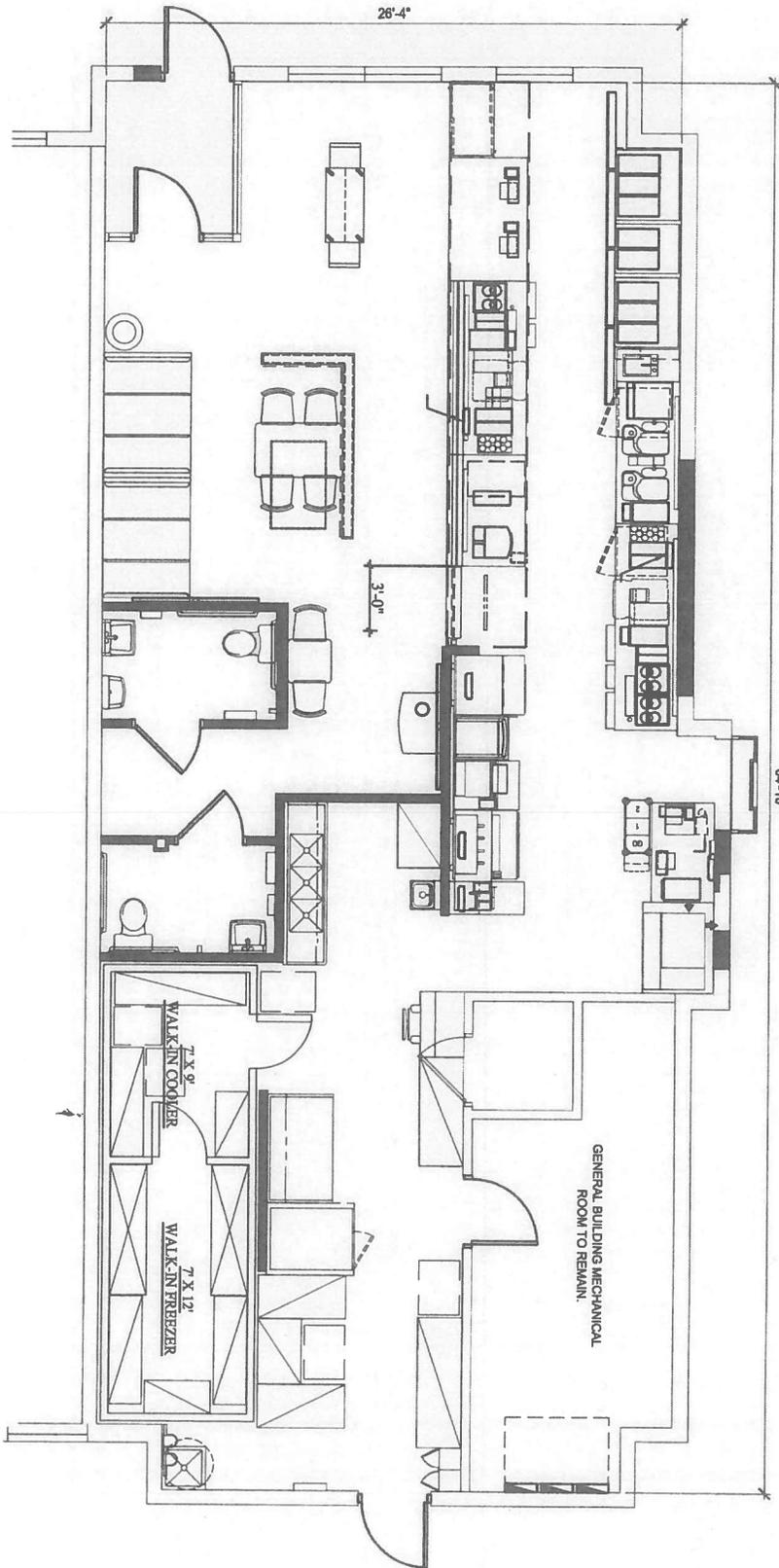
- A**
- B**
- C**
- D**
- E**
- F**
- G**

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**Everbite**  
 4949 South 110th Street  
 PO Box 20020  
 Greenfield, WI 53220-0020  
 414.929.7131



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



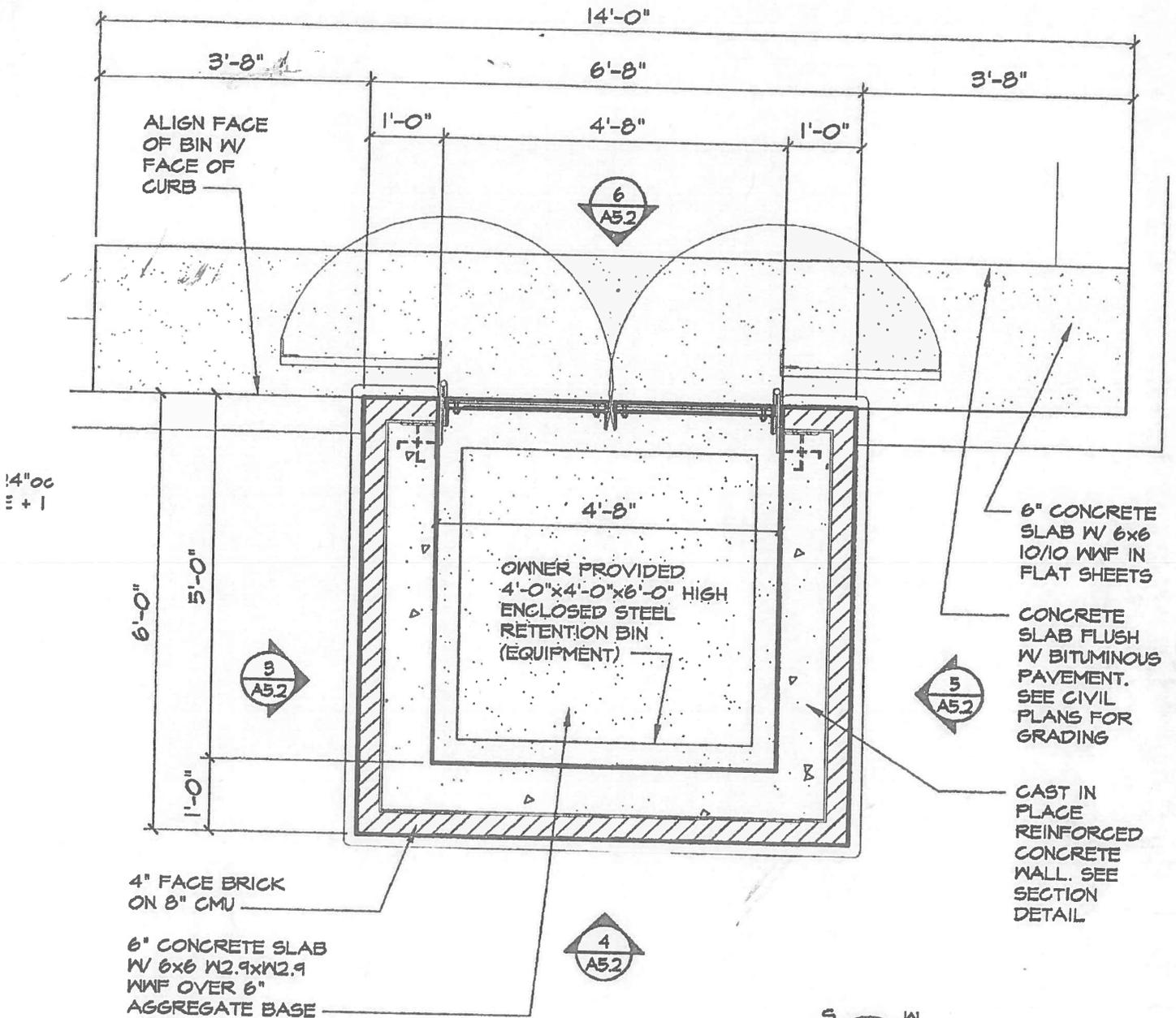
1 PROPOSED FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 NOTE:

REVISIONS	
DATE: 09-09-13	DRAWN BY: CVB
REV. 1:	
REV. 2:	
REV. 3:	
REV. 4:	

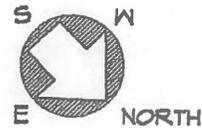
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**2 BIN PLAN**  
A5.2 ad-bin. 1/2"=1'-0"

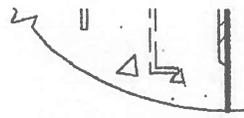
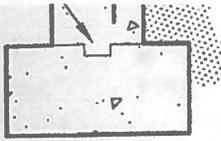


# EXISTING TRASH ENCLOSURE



FACE BRICK ON





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

**LL SECTION DETAIL**

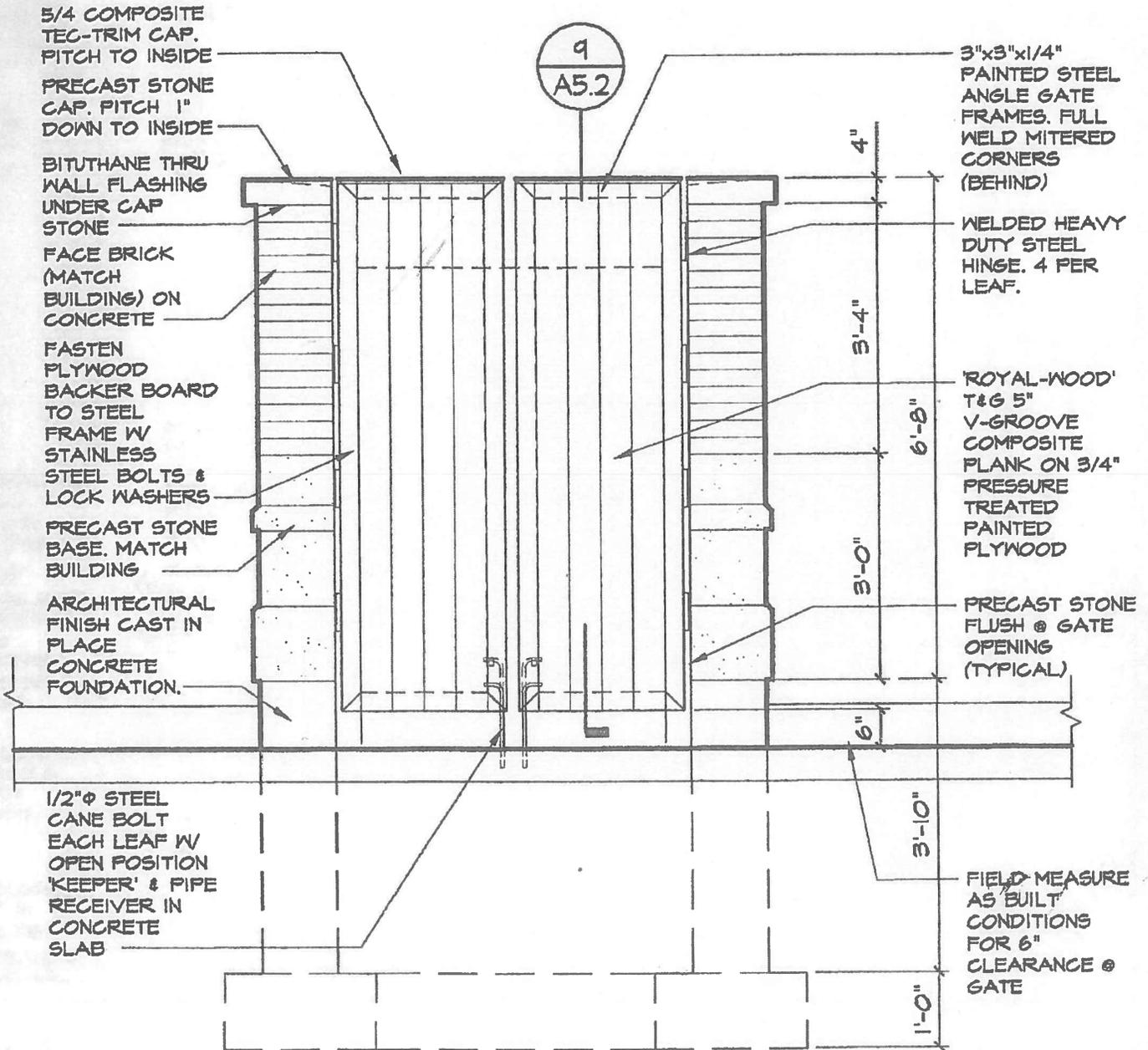
1/2"=1'-0"

10  
 A5.2

**BIN GATE PLAN**

ad-bin-gtpl.x

3"=1'-0"



6  
 A5.2

**SOUTH-WEST ELEVATION**

ad-bin.

1/2"=1'-0"

**EXISTING  
 TRASH  
 ENCLOSURE**



10 13 2015



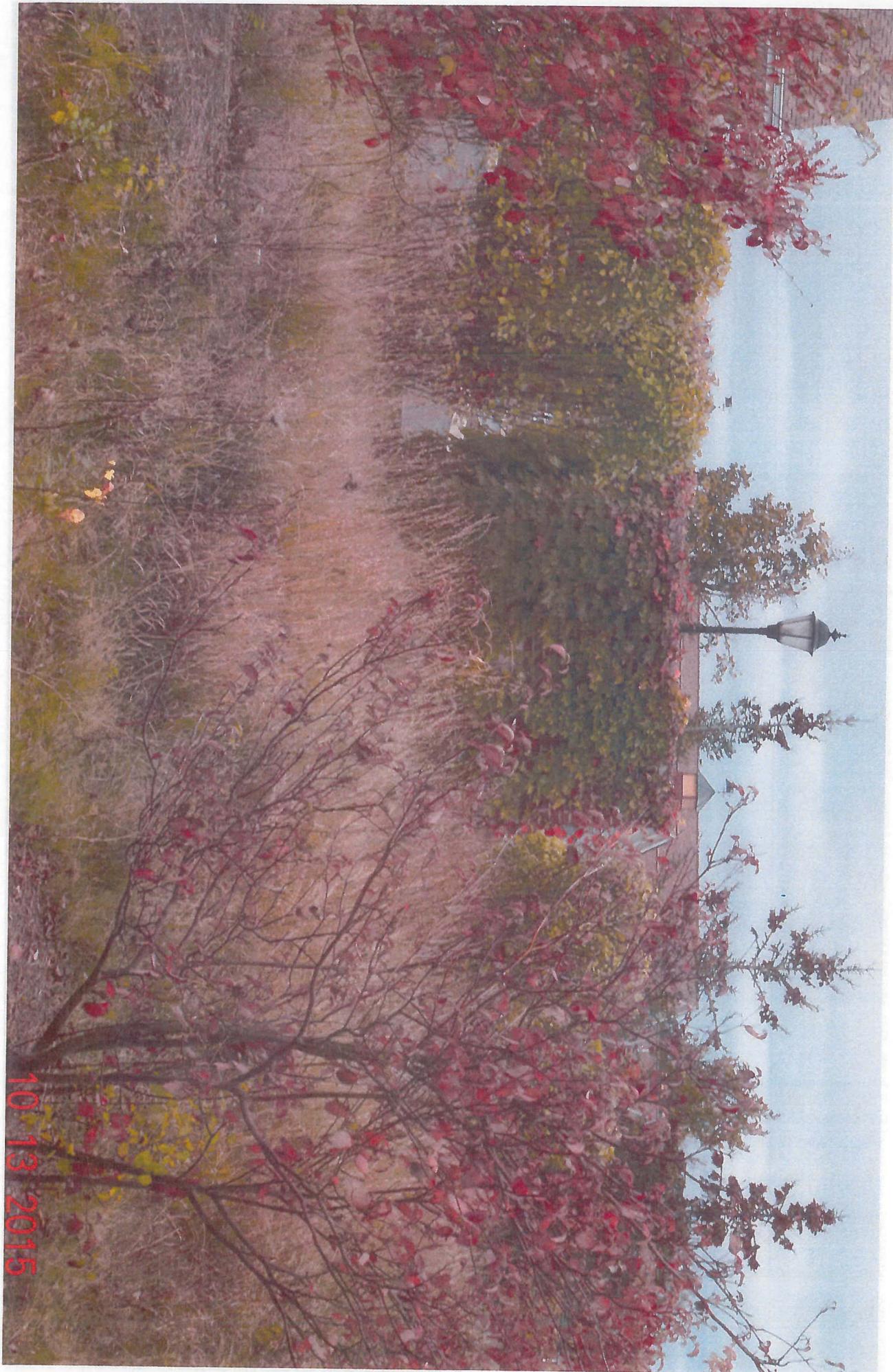
10 13 2015



10 13 2015



10/13/2015



10-13-2015