

Item #1:
Report Of The AC Meeting - August 26, 2015



AGENDA
ARCHITECTURAL COMMISSION
RESCHEDULED REGULAR MEETING
August 26, 2015 at 7:30 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) Approval of the July 20, 2015 Draft Meeting Minutes.
- 2) Consideration of elevations for a residence at 1148 Steepleview Drive (Lot 5; Steepleview Estates PUD) submitted by KCD Construction.
- 3) Consideration of a request for signage for "J. Scott Salon", 229 Robert Parker Coffin Road within the B-1 Historic District, submitted by Roman Signs.
- 4) Consideration of a request for signage for "Property Tax Consultants Inc" 114 Old McHenry Road within the B-1 Historic District, submitted by Sign-a-rama of Buffalo Grove.

OTHER BUSINESS:

- Modifications to AC Rules and Procedures

ADJOURNMENT: Next Scheduled Meeting: September 21, 2015 @ 7:00 P.M.

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

Item #1A:

Report Of The AC Meeting - August 26, 2015
Elevations For New Residence - 1148 Steepleview Drive



Item #2 : Consideration of elevations for a residence at 1148 Steeple View Drive (Lot 5; Steeple View Estates PUD) submitted by KCD Construction.

Proposal:

Per the final approval ordinance for the Steeple View Estates PUD granted in 2008, all elevations of any residence to be constructed in the development are to be reviewed by the AC. Attached are B&W elevations for the proposed residence on the aforementioned lot within the Steeple View Estates Development.

As proposed the structure will two stories with a brick, stone and stucco façade with asphalt shingles. Elevations for the structure, including a materials list is included with this report. Material samples are expected at meeting time. Attached is a copy of a portion of the final plat which provides the location of the property in question within the subdivision.

This is the second residence to be built within the development. Attached is a photo of the front elevation of the existing structure located on Lot 4. This residence is south of and adjacent to the property in question.

Architectural Commission Decision:

The approval ordinance for the Steeple View Estates PUD states the following:

“Design Standards. Elevations and detailed plans and renderings of the building to be constructed on the property must be submitted for review and approval by the Architectural Commission. The review of 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.”

Per the zoning code the following should be considered by the AC in the review of the proposed structures.

5-3-11 ANTI-MONOTONY REGULATIONS

- (A) Purpose. The intent of this section 5-3-11 is to ensure sufficient variety in detached single family dwellings to prevent monotony, and to foster the quality and character of residential construction traditionally found in the village. At the same time, these regulations are designed to provide freedom for homeowners to design detached single family dwellings that meet their needs and choices and to encourage creativity.

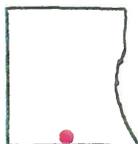
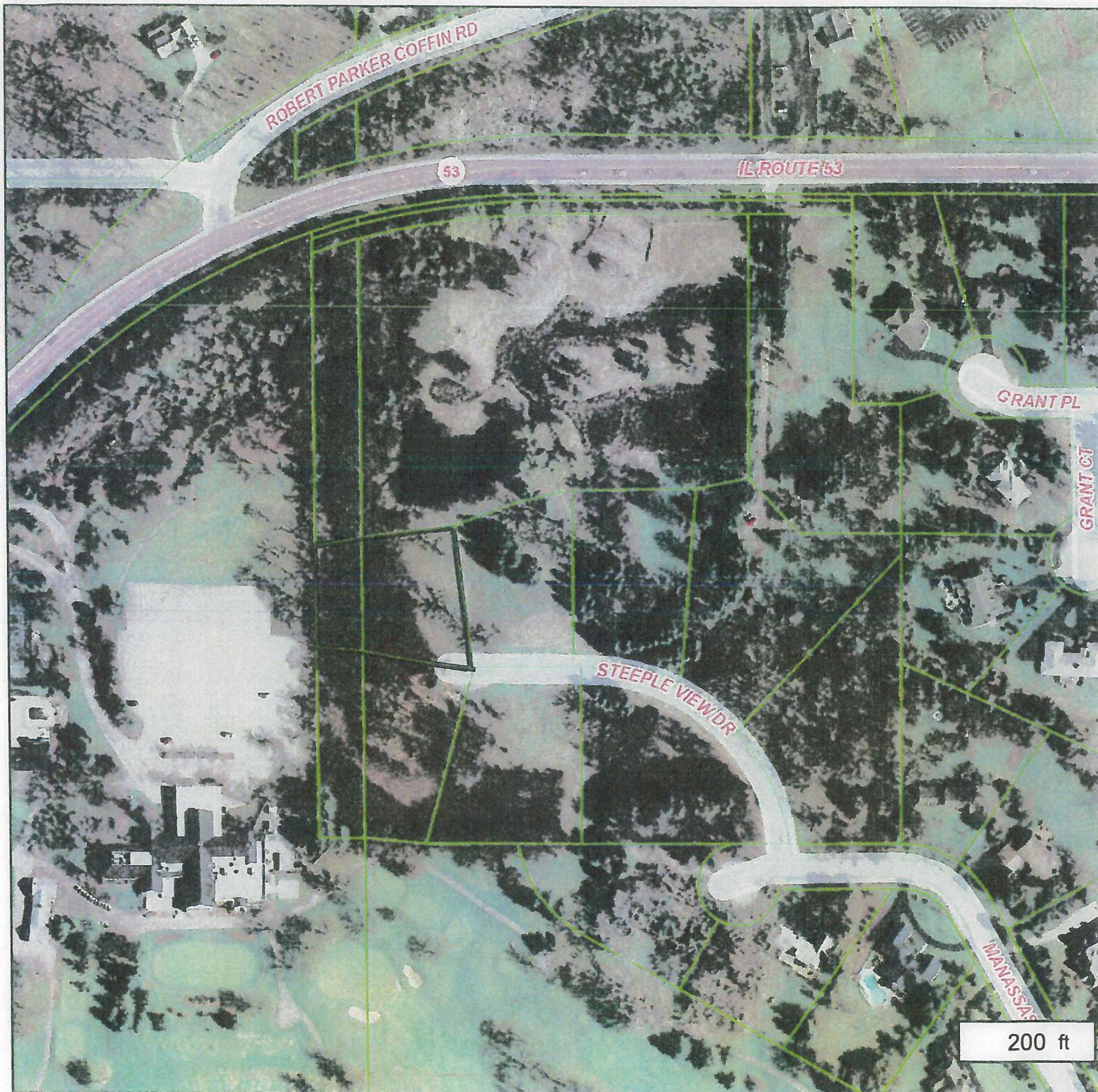
- (B) Mandatory Criteria. The following criteria shall apply to all new detached single family dwelling construction:
1. Similarity Regulated. No detached single family dwelling may be similar to any other detached single family dwelling along a street or cul-de-sac, or within one thousand five hundred feet (1,500') (as measured from lot line to lot line), whichever is more restrictive.
 2. Window, Door, and Trim. Each detached single family dwelling shall have similar style and quality window, door, trim, and decorative moldings on all exterior building elevations of the detached single family dwelling.
 3. Building Materials. Identical or substantially similar siding materials or veneers shall be used on all exterior sides of the detached single family dwelling. This does not prohibit the use of veneers or changes of materials on a facade where, for example, materials might change at the second floor or at a windowsill height. Where a wing or projection of the building is offset, the wing or projection may use different materials to give it emphasis, provided the materials are applied to the entire wing or projection.
 4. Roof Overhangs. An important element of design is the shadow lines that are created by roofs and help articulate the building. Any detached single family dwelling having a pitched roof shall have eaves that extend a sufficient distance to create shadow lines. A variety of overhangs is desired. The following standards shall apply:
 - (a) Variety. Within a subdivision or planned unit development, the detached single family dwellings shall have a variety of different roof overhang profiles.
 - (b) Extension. The overhang of a detached single family dwelling, not including gutters, shall extend at least eight inches (8") beyond the plane of the wall.
 - (c) Exception. The minimum overhang shall not apply to any individual detached single family dwelling built in an historical style where overhangs were not part of the style (Cape Cod, for example) or in a unique individual design. The architectural board shall review the architectural plans for such dwellings.
 5. Garage Placement And Orientation. Within a particular subdivision or planned unit development, no more than twenty five percent (25%) of garages may be front loads located at the front of the detached single family dwelling. The following are preferred alternatives to front load garages, which alternatives are illustrated on appendix 1:

- (a) Side load garages.
 - (b) Side loading front garages. These are garages located in wings in front of the principal facade or entrance facade.
 - (d) Recessed front loading garages. Where the two (2) car garage is in a wing that is recessed twenty feet (20') or more behind the front elevation, it shall not be considered a front loaded garage.
 - (e) Rear garages. These are either freestanding or attached garages that are located to the rear and that have the view from the street screened by a wing of the building.
- (C) Multiple Dwellings. An owner who builds more than one detached single family dwelling must utilize four (4) or more of the following techniques to avoid monotony and ensure quality:
1. Roof Heights. Utilize dissimilar roof heights. One or a combination of the following shall be used to achieve the desired effect:
 - (a) Vary the number of stories on adjoining lots.
 - (b) Vary the roof pitches on otherwise similar detached single family dwellings.
 - (c) Vary the roofline height on the individual detached single family dwelling. The number of stories can be varied on the dwelling. Where the width of the dwelling is changed, the roof can be stepped down even though the stories remain similar. Wings should be of different heights based on different stories or widths.
 2. Roof Orientation. Vary roof orientation so that the gable ends are oriented in a different direction than an otherwise similar detached single family dwelling.
 3. Floor Plans. Utilize different floor plans with distinctive shapes, such as wings or elements that sharply contrast with adjoining dwellings or significant (at least 20 percent) changes in width of the central dwelling. Repetitive use of a similar form and floor plans having similar masses on different models is not permitted. A wing must protrude from the front of the building a minimum of eight feet (8') to be considered a wing.
 4. Placement on Lots. Vary the location of the detached single family dwellings in relation to the required front and side yard setbacks.
 5. Rotation or Flipping. Rotate the floor plan by ninety degrees (90°) or utilize a one hundred eighty degree (180°) flip combined with major differences in the plane of the front elevation.

6. Lot Frontage and Size. Utilize significant variation in the width of detached single family dwellings which results in clearly different modules of windows and doors.
 7. Architectural Style. Utilize different architectural styles for similar floor plans, which employ all the elements of a given style and are applied consistently throughout the dwelling.
 8. Architectural Details and Features. Utilize different details for the chimney, entrance, garage design, dormers, porches, and building materials to significantly alter the appearance of a detached single family dwelling to make it visually very different.
- (D) Individual Review. The owner shall submit a separate plan for each detached single family dwelling to the building superintendent for individual review and approval prior to issuance of a building permit. Applications shall include photos of the facades of the buildings or architectural elevations of existing dwellings along the same street or cul-de-sac or within one thousand five hundred feet (1,500') of the lot line of the proposed lot, whichever is more restrictive. The building superintendent may, when he deems it necessary to ensure compliance with this section 5-3-11, refer any such application to the architectural board for review and comments.
- (E) Appeals.
1. If the building superintendent denies an application, the owner can appeal that decision to the architectural board within ten (10) days of the denial by filing a written notice of appeal with the village clerk. The architectural board may affirm, modify, or reverse the decision of the building superintendent.
 2. The owner can appeal a decision of the architectural board to the village board within ten (10) days of the denial by filing a written notice of appeal with the village clerk. The village board may affirm, modify, or reverse the decision of the architectural board.
 3. Any appeal under this subsection 5-3-11(E) shall be reviewed in light of the criteria in subsection (b) and (c) and the purposes in subsection (A) of this section.
- (F) Responsibility. It is the responsibility of the owner to establish to the satisfaction of the village that the application fully complies with the provisions of this section.
- (G) Deviations. For good cause shown, the village board may approve deviations from strict conformity with this section when the owner establishes to the satisfaction of the village board that any such deviations are reasonably necessary and are not contrary to the purpose and intent of this section.

The AC is to review the proposed structures in light of the criteria listed above and make any recommendations as appropriate.

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 8/19/2015



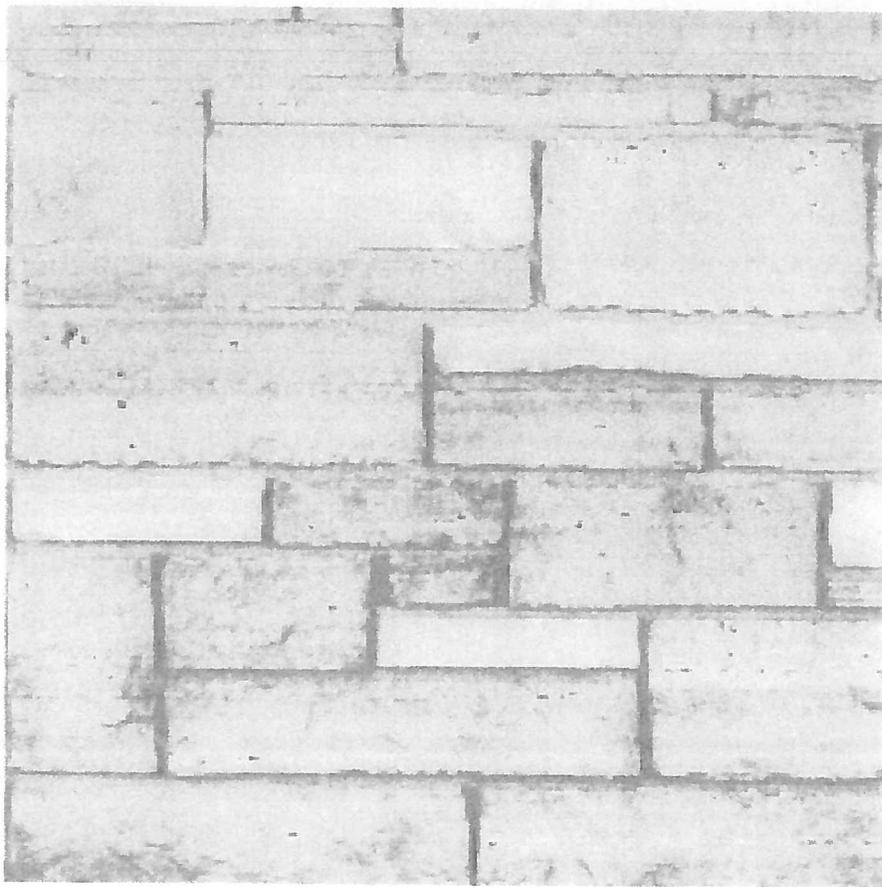
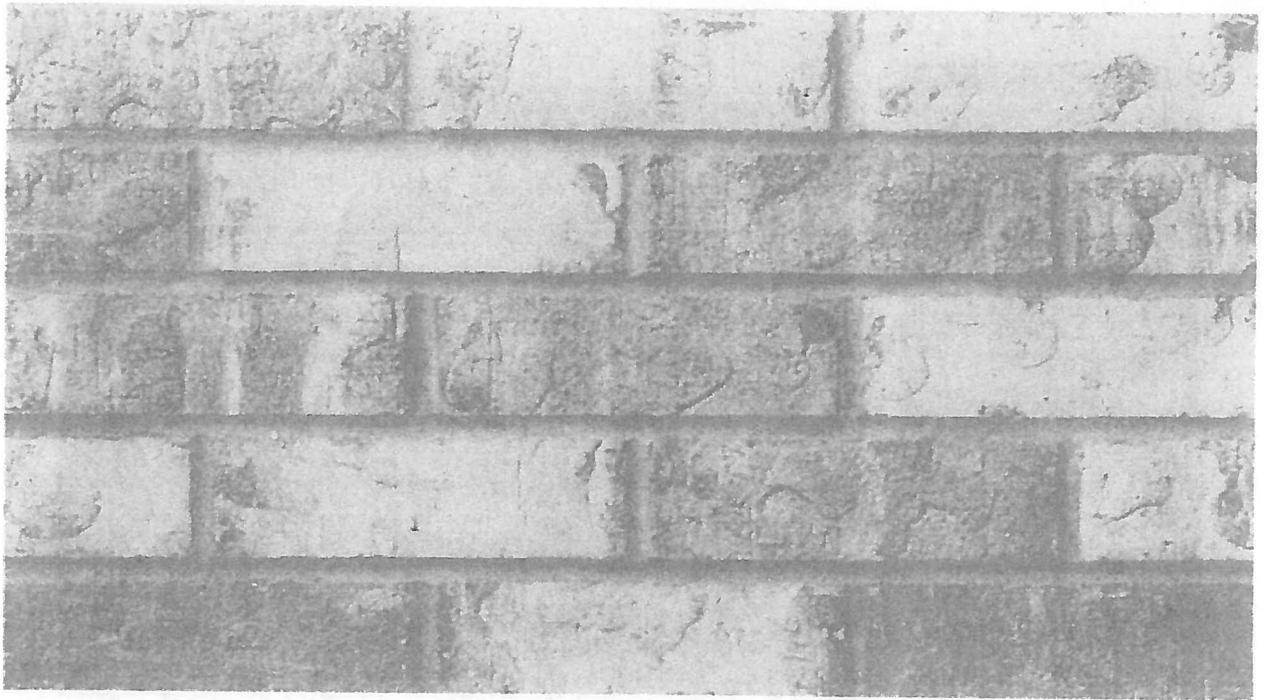
 Tax Parcels

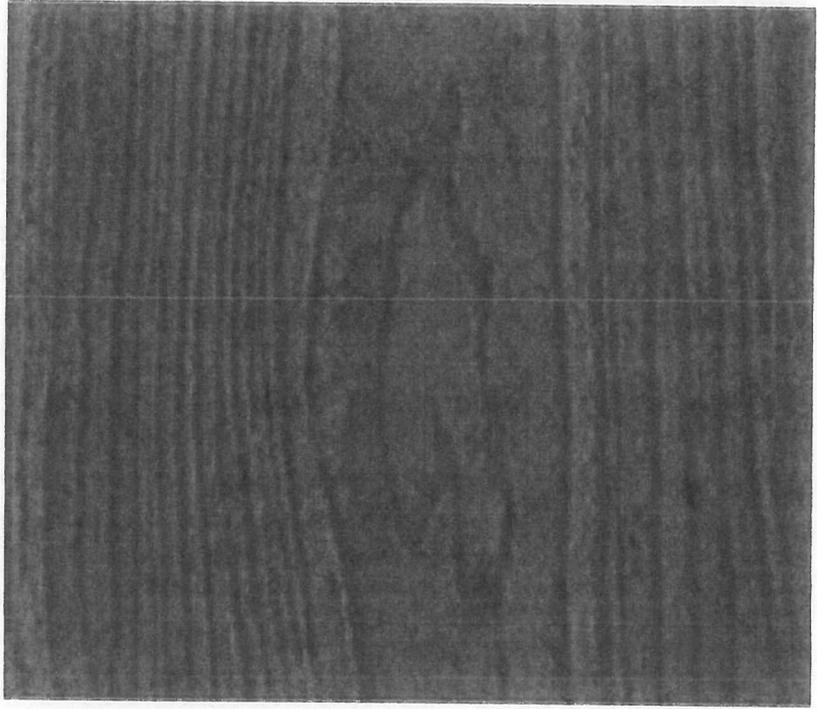
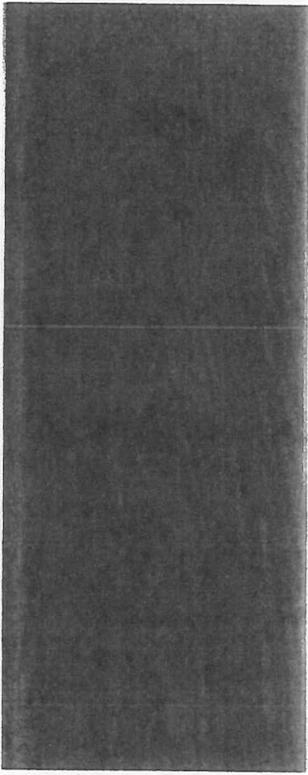
Disclaimer:

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.

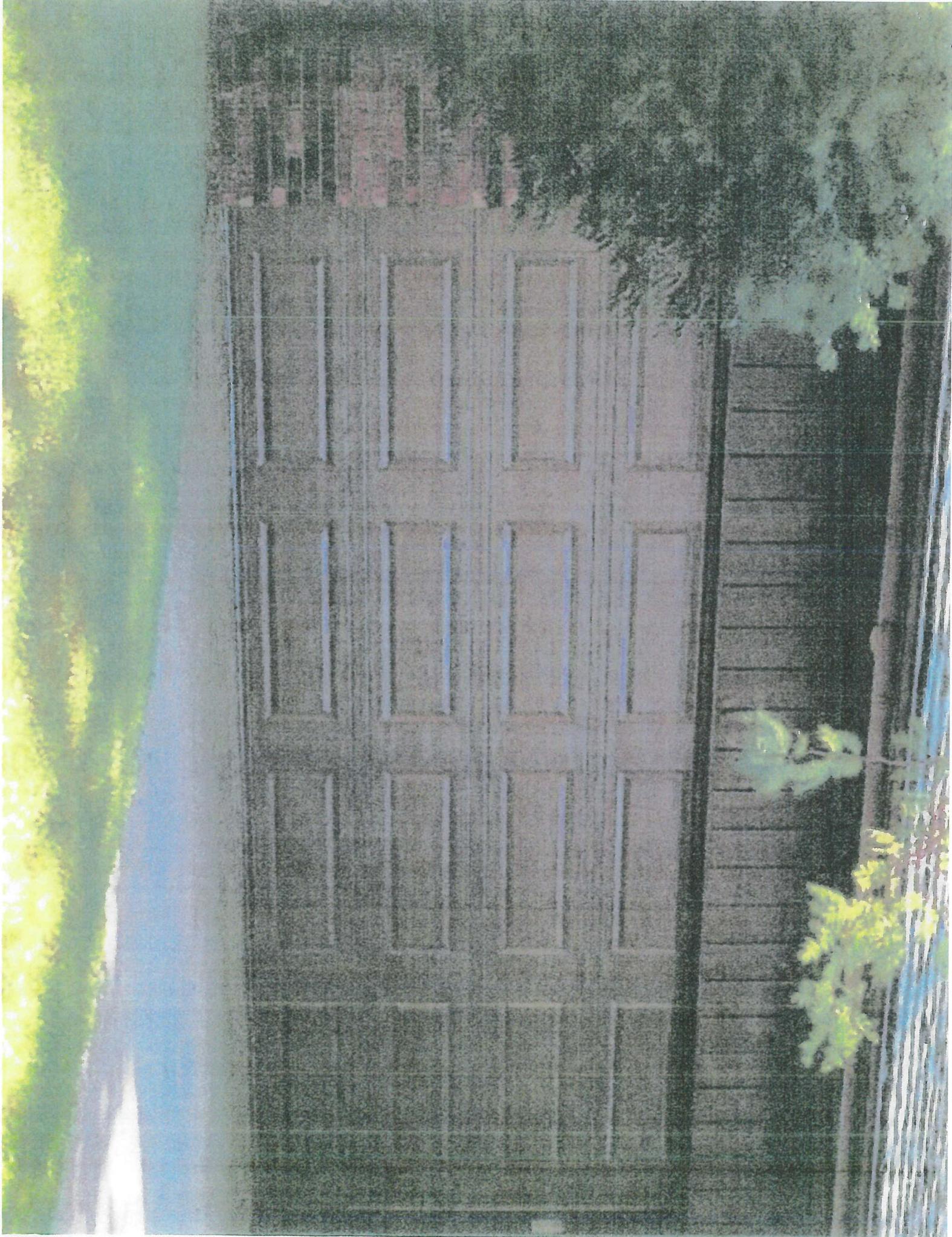
EXTERIOR SELECTIONS
RAMAKRISHNAN RESIDENCE
1148 STEEPLE VIEW ESTATES, LONG GROVE, IL 60047

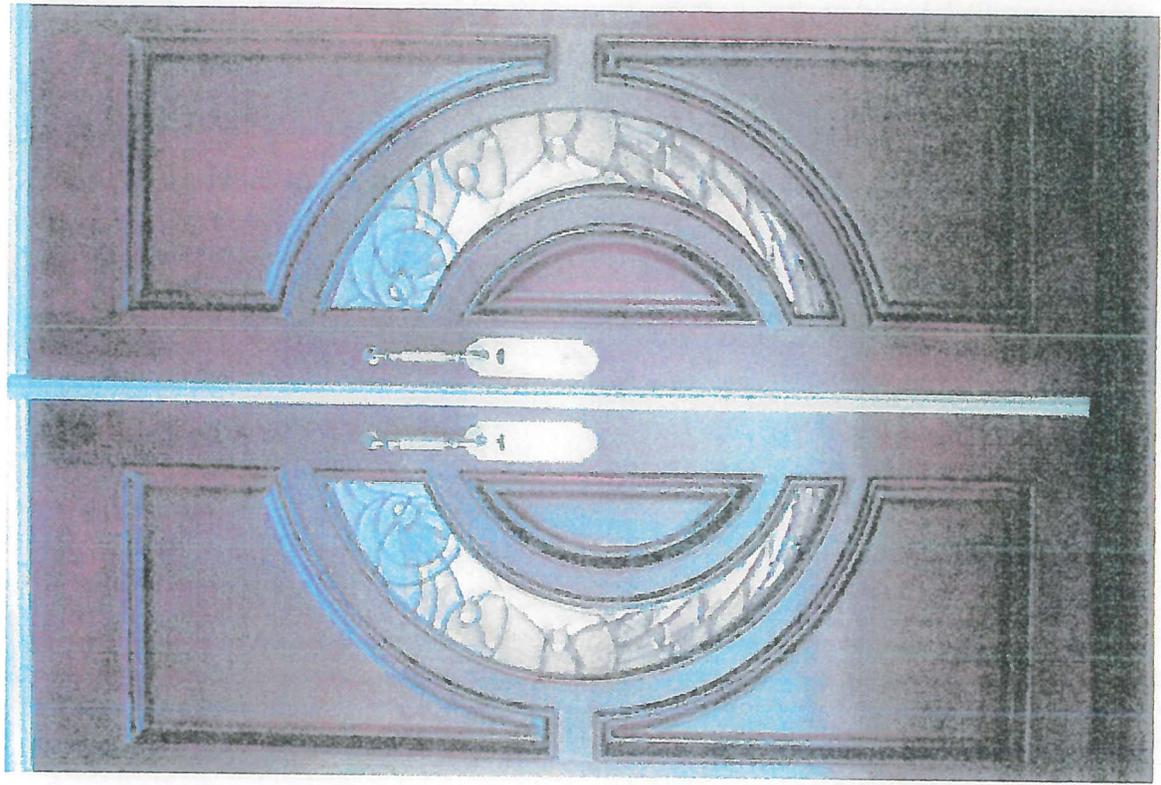
- I. WINDOWS/PATIO DOOR:**
A. MANUFACTURER: CLASSIC WINDOWS AND PATIO DOORS
B. EXTERIOR COLOR/CRANK COLOR: BRONZE AND WHITE CRANKS
- II. METAL ROOF:**
A. COLOR: MEDIUM BRONZE
- III. ARCHITECTURAL ROOF:**
A. MANUFACTURER/COLOR: OWENS CORNING/DRIFTWOOD
- IV. BRICK:**
A. MANUFACTURE/COLOR: SIoux CITY BRICK, MORNING MIST
- V. STUCCO:**
A. FIELD COLOR: EMPIRE SHADE
- VI. STONE:**
A. MANUFACTURER/COLOR: BUECHFULL BS FDL CO SQUIRE WHITE
- VII. GUTTERS:**
A. MANUFACTURER/COLOR: ALUMINUM/BRONZE
- VIII. FASCIA/SOFFIT:**
A. MANUFACTURER/COLOR: LP SMART SIDE/BRONZE
- IX. FRONT DOOR:**
A. MANUFACTURER/COLOR: DARK WOOD/SIMILAR TO PLANS
- X. GARAGE DOOR:**
A. MANUFACTURER/COLOR: CHI-DARK BROWN
- XI. DECK:**
A. MANUFACTURER/COLOR: TREX VINTAGE LANTERN/DECORATIVE SPINDLES











REAR ELEVATION

1/8" = 1'-0"

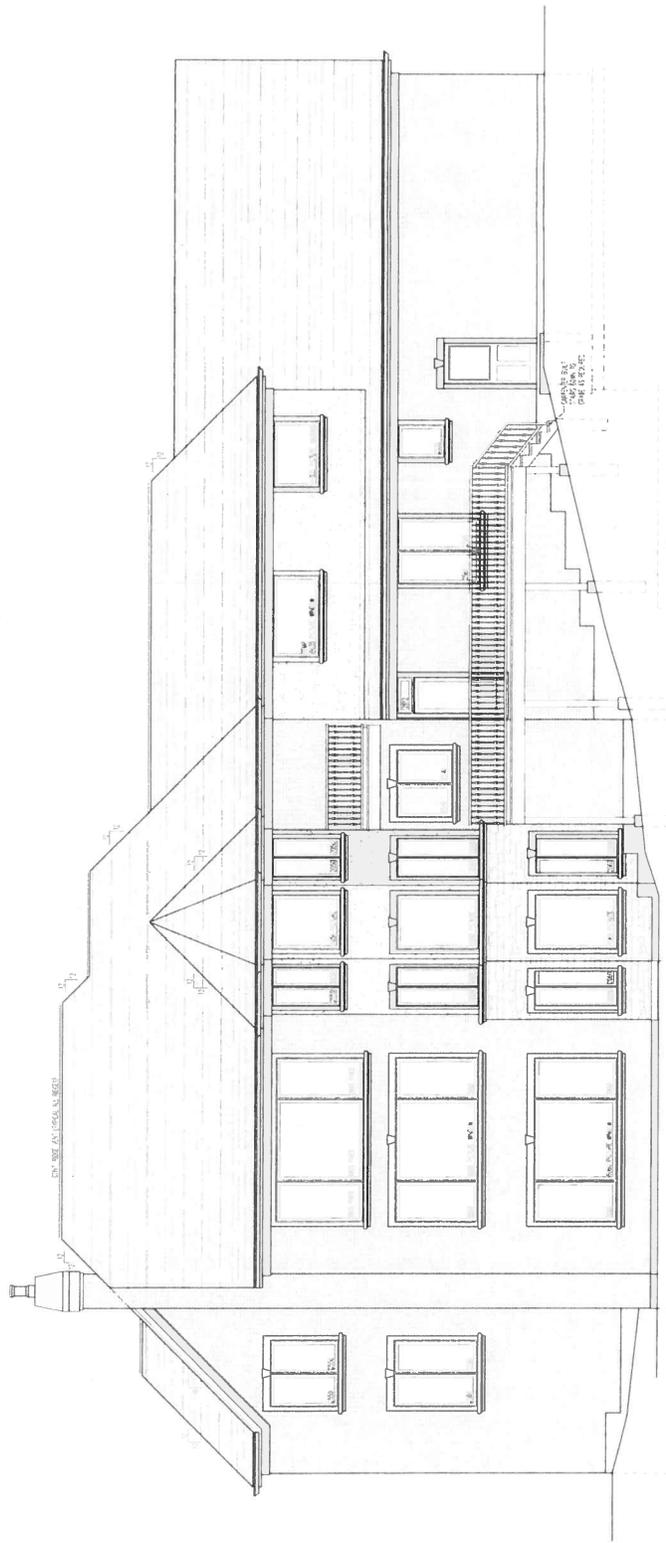
ALA

Architects & Planners, Inc.
2000 Broad St. 13
Trenton, NJ 08611
Telephone: 609.392.1234 Fax: 609.392.1235

REAR ELEVATION

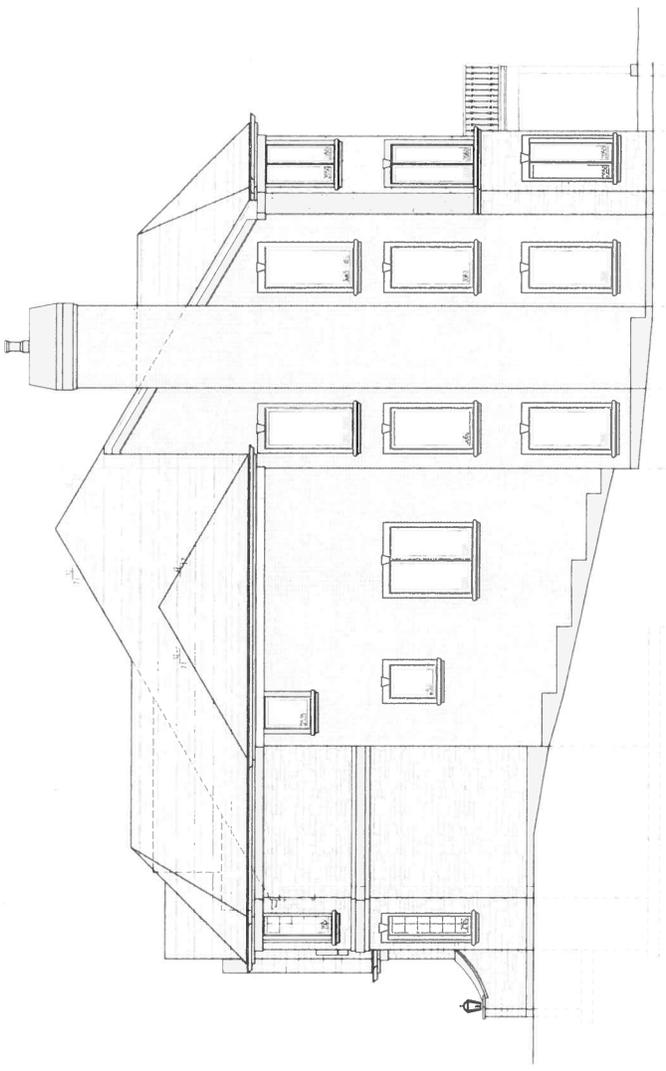
RAAKRISHNAN RESIDENCE
1148 STEEPLE VIEW DRIVE
LONG GROVE, NJ

DATE: 08.14.11
BY: J. JOHNSON
CHECKED: J. JOHNSON
SCALE: AS SHOWN
PROJECT NO.: 11-001



RIGHT ELEVATION

1/4" = 1'-0"



ALA

Architects & Planners, Inc.
 3000 Peachtree Road, N.E., Suite 110
 Atlanta, Georgia 30329
 Telephone: 404.525.1100 Fax: 404.525.1101

RIGHT ELEVATION

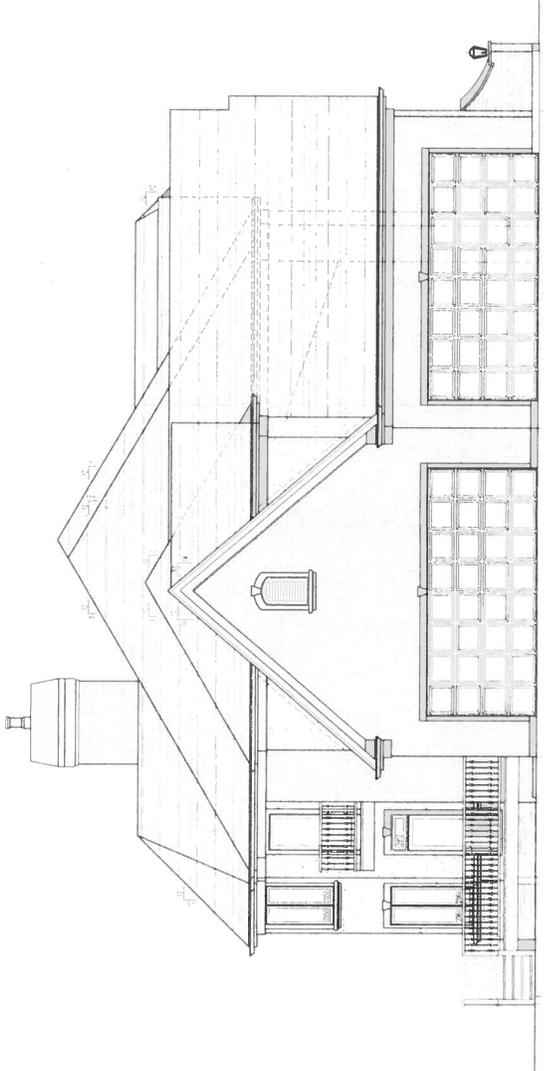
RAAKARSHAN RESIDENCE
 1148 STEEPLE VIEW DRIVE
 LONG GROVE, GA

1'-0" 2'-0" 3'-0" 4'-0" 5'-0" 6'-0" 7'-0" 8'-0" 9'-0" 10'-0" 11'-0" 12'-0" 13'-0" 14'-0" 15'-0" 16'-0" 17'-0" 18'-0" 19'-0" 20'-0" 21'-0" 22'-0" 23'-0" 24'-0" 25'-0" 26'-0" 27'-0" 28'-0" 29'-0" 30'-0"

ALTA

Architects & Planners, Inc.
2005 Broad Road, Suite 101
Troy, Michigan 48064
Telephone: 313.782.0700 Fax: 313.782.0701

LEFT ELEVATION
RAMAKRISHNAN RESIDENCE
1148 STEEPLE VIEW DRIVE
LONG GROVE, MI



LEFT ELEVATION

Architectural drawing showing the left elevation of the Ramakrishnan Residence. The drawing includes a title block with the project name, address, and architect information. The drawing itself shows a two-story house with a gabled roof, a chimney, and a front porch. There are two large windows with decorative panes on the upper level and a door on the lower level. The drawing includes architectural details like window frames, door handles, and roof lines. Dashed lines indicate hidden or structural elements.



Member of the HomeLife
KATHCON
REALTY
847-812-1020
www.kathcon.com



08 30 2015

Item #1B:
Report Of The AC Meeting - August 26, 2015
Signage For "J. Scott Salon" - 229 RPC Road



ITEM #3: For the ARCHITECTURAL COMMISSION; August 26th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "J. Scott Salon"; 229 Robert Parker Coffin Road within the B-1 Historic District, submitted by Roman Signs.

HISTORY/STAFF REVIEW:

The property in question is located in the Mill Pond Development and was formerly occupied by the Adagio Hair Studio.

As submitted the petitioner proposes two (2) signs one (1) hanging sign measuring 28" x 9" (1.75 sq. ft.) which will be double faced. A second wall sign (single faced) measuring 15"x 42" (4.3 sq. ft.) is also proposed. Square footage of the commercial space for which the sign is being requested is approximately 680 square feet. For retail spaces containing 501 to 1,000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (6 square feet +/-), the requested signage is within the square footage limits for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage as allocated by floor area.

The hanging sign would be mounted (w/ "S" hooks & chain) to scroll bracket designed to duplicate the existing brackets on the front (west side) of the building. The hanging sign as proposed is to be made of "MDO" (a paintable surface made of plywood with a weather-resistant resin overlay bonded to the wood by heat and pressure). Lettering is proposed to be painted in brown as well as the sign border with a cream background and olive accents incorporated as part of the sign. The wall sign will be sandblasted wood with painted copy to match the hanging sign. No illumination is proposed with either sign. (See attached).

SIGN REGULATIONS:

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

E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.
3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.
4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.
5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.
6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.
7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.
8. 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

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable. An excerpt from the "Downtown Design Guidelines" regarding signage is included for consideration by the Commission.

42"

15"



15"X42" Single Sided Wood Sandblasted Sign

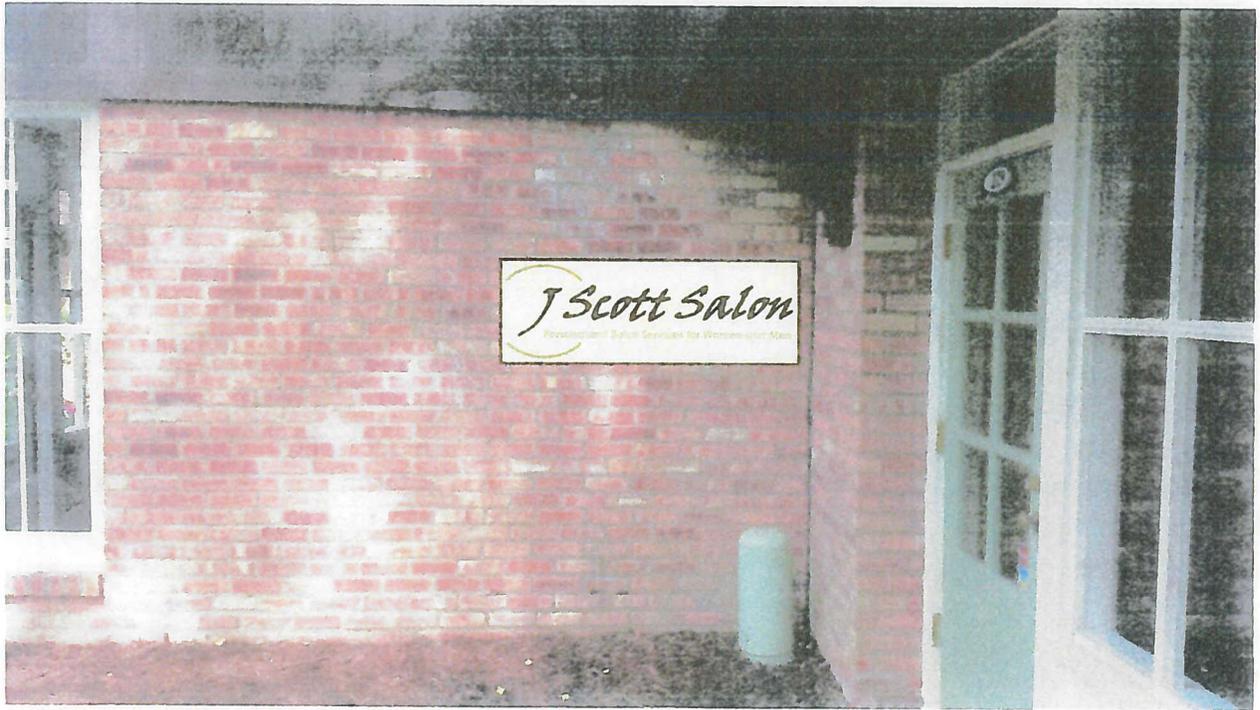
Dark Brown Border and Name

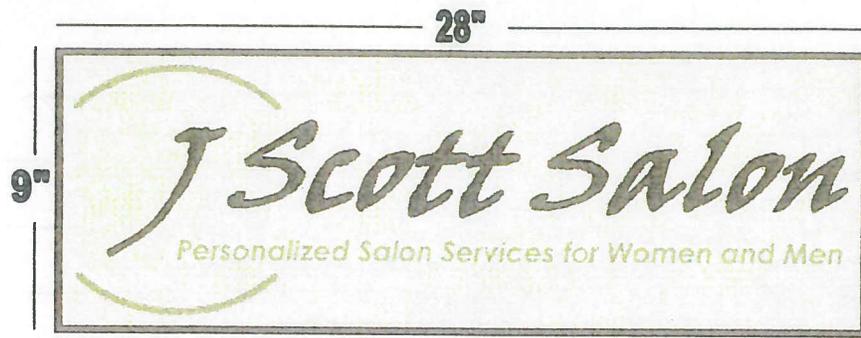
Olive Green Arcs and Secondary Copy

Light Cream Background

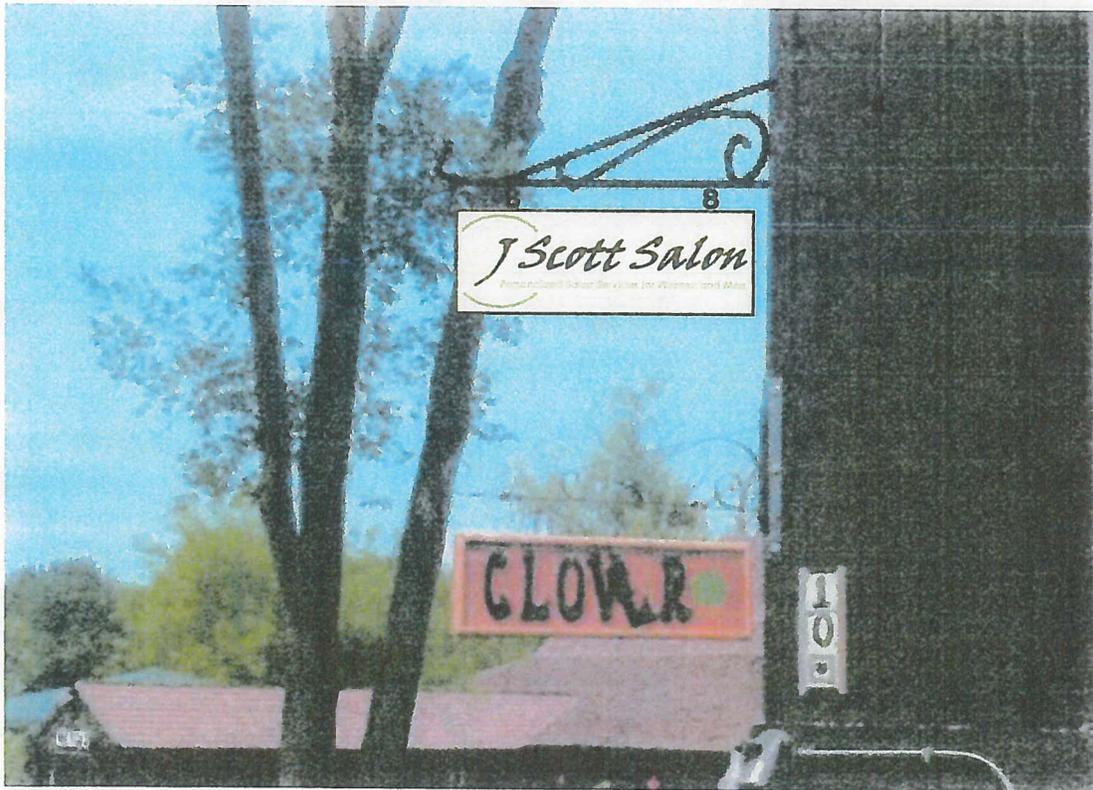
Border, Arcs and All copy raised

Sign to be attached to brick wall





9"X28" Double Sided MDO Sign
Dark Brown Border and Name
Olive Green Arcs and Secondary Copy
Light Cream Background
Sign to be hung from Decorative Metal Black Bracket



PROPOSAL

Roman Signs

819 W. Northwest Hwy.
Barrington, IL 60010

PROPOSAL NO.	33521
SHEET NO.	
DATE	8/6/2015

PROPOSAL SUBMITTED TO: Giovanna WORK TO BE PERFORMED AT:

NAME	J Scott Salon	ADDRESS	
	Long Grove, IL		
ADDRESS	Robert Parker Rd	DATE OF PLANS	
	Mill Pond Shoppes		
PHONE NO.	847-520-8000	ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of

1	15"X42" Single Sided Wood Sandblasted Sign Install on Brick wall	
	Dark Brown Border and Name	
	Olive Green Arcs and Secondary Copy	
	Light Cream Background	
1	9"X28" Double Sided MDO Sign with Custom Iron Bracket	
	Dark Brown Border and Name	Olive Green Arcs and Secondary Copy
	Light Cream Background	
	Installation Fee	

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Seven Hundred Forty-Five and No Cents Dollars

with payments to be made as follows: Half Down Deposit Required & Balance Due on Installation

Respectfully submitted Roman Signs

Per Jeff Lange

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

	Signature	_____
Date	Signature	_____

PROPOSAL



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: <u>J SCOTT SALON</u>	BUS. PHONE #: <u>847-520-8000</u>
BUSINESS ADDRESS: <u>229 Robert Parker Coffin Road</u>	
BUSINESS OWNER'S NAME: <u>JEFF PEGLER</u>	E-MAIL: <u>INFO@jscottsalon.net</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>WALL SIGN (WOODEN)</u>
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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:

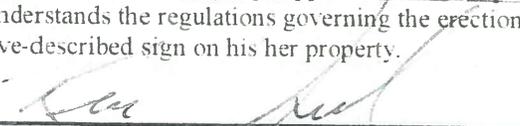
680 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN
 - (e) **FOR REQUESTS IN THE B-1 HISTORIC DISTRICT SEE SUGGESTED DESIGN GUIDELINES 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: <u>ROMAN SIGNS (JEFF)</u>	PHONE #: <u>847-381-3425</u>
ADDRESS: <u>819 W. NORTHWEST HWY., BARRINGTON, IL 60010</u>	E-MAIL: <u>roman@romansigns.com</u>

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)


 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)**

TYPE OF SIGN(S)		FEE(S)
Hand & wall sign		\$100.00

FOR OFFICE USE ONLY

Amount Paid: \$ 100.00

Date Paid: 8/7/15

Permit #: _____

Village Official: [Signature]

Date of Issuance: _____

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs

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

General Requirements

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

Placement

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

Colors

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

Materials

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

Content

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

Temporary Signs

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



Item #1C:

Report Of The AC Meeting - August 26, 2015
Signage For "Property Tax Advisors" - 114 OM Road



ITEM #4: For the ARCHITECTURAL COMMISSION; August 26th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "Property Tax Consultants", 114 Old McHenry Road within the B-1 Historic District, submitted by Sign-a-rama of Buffalo Grove.

HISTORY/STAFF REVIEW:

The property in question is located on the north side of Old McHenry Road and across the street from "The Tavern" and east of but adjacent to the buildings formerly occupied by "Wine Splash" & "Epilogue".

As submitted the petitioner proposes one (1) hanging sign (double sided) measuring 24" x 38" (6.3 sq. ft.). Square footage of the commercial space for which the sign is being requested is approximately 1,100 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (6.3 square feet +/-), the requested signage is within the square footage limits for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage as allocated by floor area.

The hanging sign would be mounted (w/ "S" hooks) to the existing scroll bracket of the front (west side) of the building. The sign as proposed is to be "Omega Board" (Omega Sign Board features a hardwood core composed of a premium, exterior furniture-grade plywood with smooth, tight, sanded veneers for optimum surface beauty and UV inhibitors to reduce fading) and a trim cap with scalloped edges. Lettering is proposed to be painted in burgundy with a brown background and copper accents. No illumination is proposed with the sign request. (See attached).

SIGN REGULATIONS:

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

E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection [5-11-15\(E\)1\(c\)](#) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.
3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.
4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.
5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.
6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.
7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.
8. 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

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

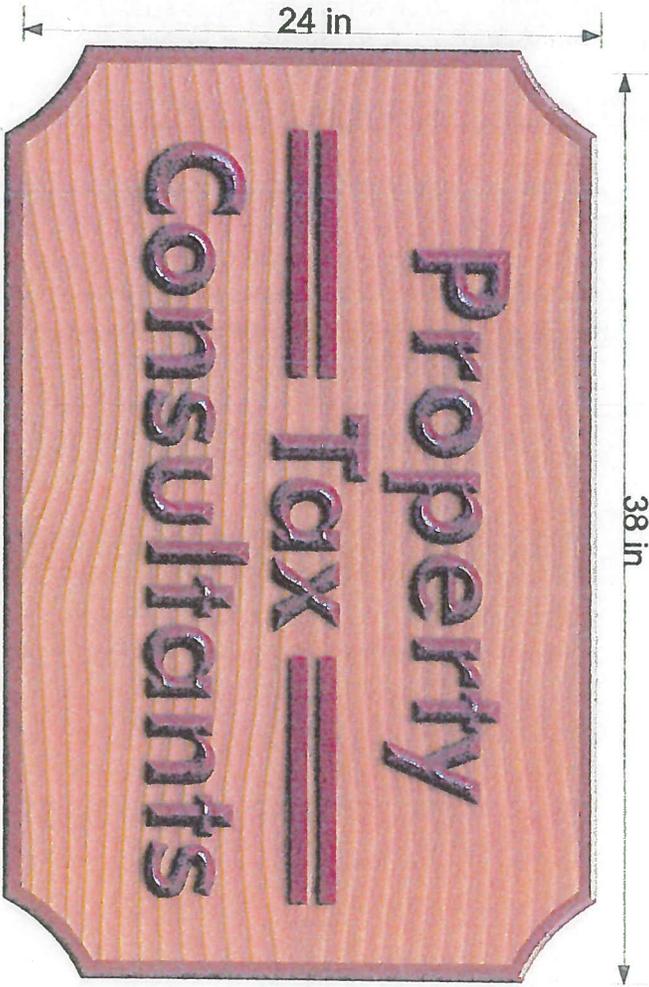
9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

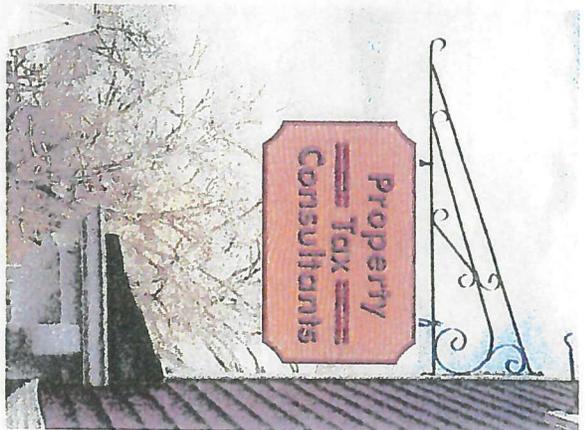
The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable. An excerpt from the "Downtown Design Guidelines" regarding signage is included for consideration by the Commission.



Colors

- Face Full Color Print
Copper
Brown
Burgundy

Property Tax Consultants, Inc. 114 Old McHenry Rd. Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: August 17, 2015	
DRAWING #: 01549A	
 Signarama The way to grow your business.	
352 LEXINGTON DR. BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



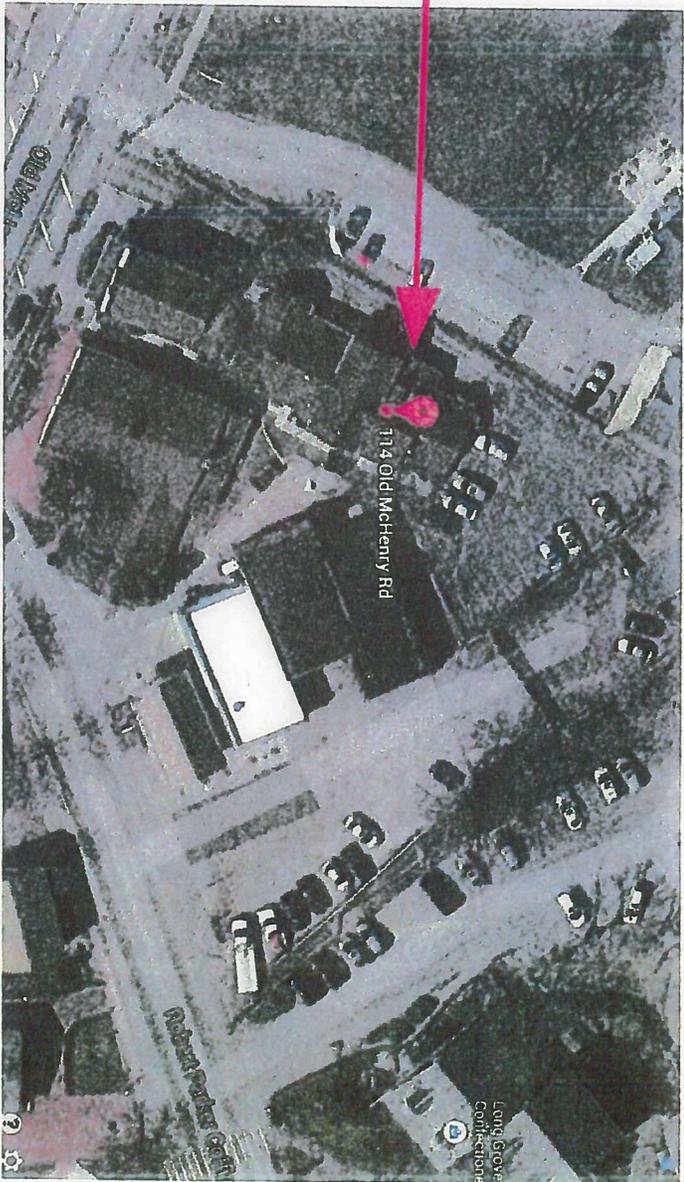
Double Sided 24" x 38" 1/2" thick Omega board,
installed to existing scroll bracket with "S" hooks.

Colors

- Face Full Color Print
- Copper
- Brown
- Burgundy

Property Tax Consultants, Inc. 114 Old McHenry Rd. Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: August 17, 2015	
DRAWING #: 01549B	
 Signarama The way to grow your business.	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	

Sign Location



Property Tax Consultants, Inc. 114 Old McHenry Rd. Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: August 17, 2015	
DRAWING #: 01549C	
 Signarama The way to grow your business.	
352 LEXINGTON DR., BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



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: <u>Property Tax Consultants, Inc.</u>	BUS. PHONE #: <u>847-383-0035</u>
BUSINESS ADDRESS: <u>114 Old McHenry Road Long Grove, IL 60047</u>	
BUSINESS OWNER'S NAME: <u>Frank Mete</u>	E-MAIL: <u>PTC.GROUP@PTC-IL.COM</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>OFFICE</u>
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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:

- 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:

<u>1100</u>	sq. ft.
-------------	---------

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

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

SIGN CONTRACTOR:

NAME: <u>SIGNARAMA OF BUFFALO GROVE</u>	PHONE #: <u>847-215-1535</u>
ADDRESS: <u>352 LEXINGTON DR. BGA 60089</u>	E-MAIL: <u>info@signarama.com</u>

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)
Paul Kim as agent for Pinetree Management

 PROPERTY OWNER(S)' PRINTED NAME(S)

 BUSINESS OWNER(S)' SIGNATURE(S)

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

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

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