



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: May 19, 2016
RE: Board & Commissions Report for 5/24/16

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

AC – Regular Meeting; 5.16.16 (3 Action Items)

- 1) **Consideration of a request for signage for “Arboria of Long Grove” (formerly Verizon Wireless) within the Sunset Grove PUD, submitted by William Randolph Construction on behalf of Arborea of Long Grove .**

Planner Hogue indicated 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. 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. 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.**

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.

The petitioner indicated the lease on the property would expire in January of 2017. The signage 4' x 8' wooden sign panels would be secured to the face building using anchors and screws. If additional illumination is to be used on the sign “gooseneck” lighting fixtures to match the existing fixtures would be utilized.

The AC noted the quasi-temporary nature of the proposed signage. A motion was made by Commissioner Tapas, seconded by Commissioner Nora, to recommend approval of the signage as submitted subject to the following conditions;

- Signage shall be removed from the building within 30 days of the expiration of the lease;
- Two Signs (8' x 4') each shall be placed in the “Designated Zone for Placement of Signage and Graphics” in conformance with the “proofs” submitted to the AC on 5.16.16.
- Any additional lighting fixtures shall match the existing “gooseneck” lighting on the structure; if alternative fixtures are contemplated they shall be brought back to the AC for additional review and approval.

On a voice vote; all aye.

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.

Planner Hogue noted 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. 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. Other than replacement panels for changing tenants the sign has remained in this configuration until damaged by wind.

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.

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.

Staff finds the signage as proposed to be consistent with the parameters established in the court order for this type of signage at this location.

The petitioner explained that the exiting sign was blown down due to high winds. The steel posts which supported the sign had deteriorated to the point where the sign failed. All illumination of the sign will be interior and utilize an LED light source.

After discussion the AC concurred the signage as proposed was consistent with the court order and were favorable to the more modern look of sign noting the existing sign looked dated.

A motion was made by Commissioner Mower, seconded by Commissioner Sylvester, recommend approval of the replacement monument sign for the "Long Grove Car Care Center" on property known as 7151 Rt. 83 , Submitted by Signs 3 as submitted. On a voice vote; all aye.

- 3) **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.**

Planner Hogue explained 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.

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

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 any 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.

The AC discussed the signage as proposed noting the placement of the sign post and potential site line issues. The AC concluded there was no other suitable location for the signs (and post) given the configuration of property in the area.

Conceptually the AC was favorable to the signage as proposed. A motion was made by Commissioner Tapas; seconded by Commissioner Sylvester to recommend approval of the signage with the following recommendations;

- Change the border from brown (i.e. all the brown) to black - (copy to remain green);
- Have the fonts on both signs match; use the "village hall" font on the school/barn sign;
- Expand the "antique white" background on both signs and reduce the thickness of the border around the copy;
- Embolden the "Village Hall" copy and arrow on that sign;
- Reduce the size of the font on the School/Barn sign and add "Historic" to the top of the copy.

On a voice vote; all aye - (Note: the attached "proofs" reflect the recommendations of the AC).

**PCZBA; Next Regular Meeting 6.7.16 CSCC; - Next Regular Meeting; 6.8.16
AC; 6.20.16**

4' x 8'

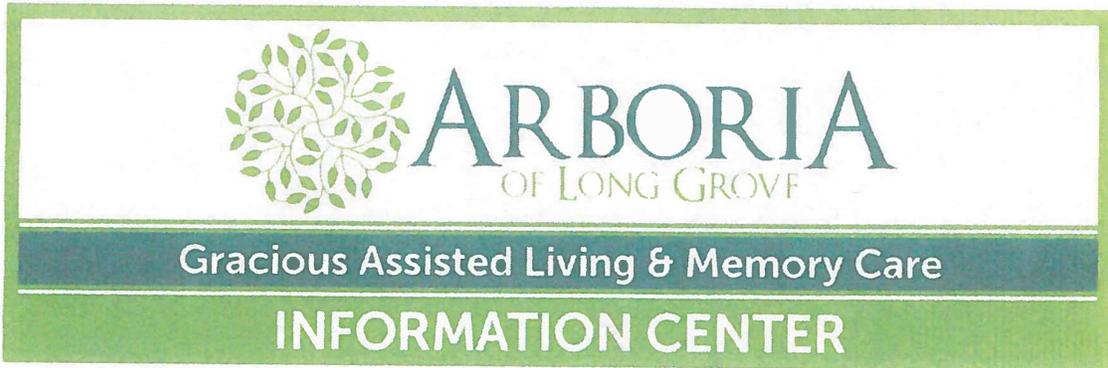
8'

4'

Size: ~~10'-6"~~ wide x ~~3'-3"~~ high = ~~34.3~~ sq. ft.

Color codes: Dark Green = PMS 554; Light Green = PMS 576

4'



8'

MONUMENT SIGN

7151 N. Rt. 83
Mundoline, IL 60060

Scale:

Job #:

Designer: fnp Date: 04/12/2016

r1: 00/00/00

r2: 00/00/00

r3: 00/00/00

r4: 00/00/00

Auto Center 25754 N Rt 83 Mundoline 04122016.ai

Design Status:

- Approved
- Approved as noted
- Revise & resubmit

DATE:

SIGN:

Permit Status:

MUNICIPALITY:

Applied

Revise & resubmit

Approved

DATE: DATE: DATE:

DATE: DATE: 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

7'-6"

6'-6"



TENANT PANELS
72"x18"

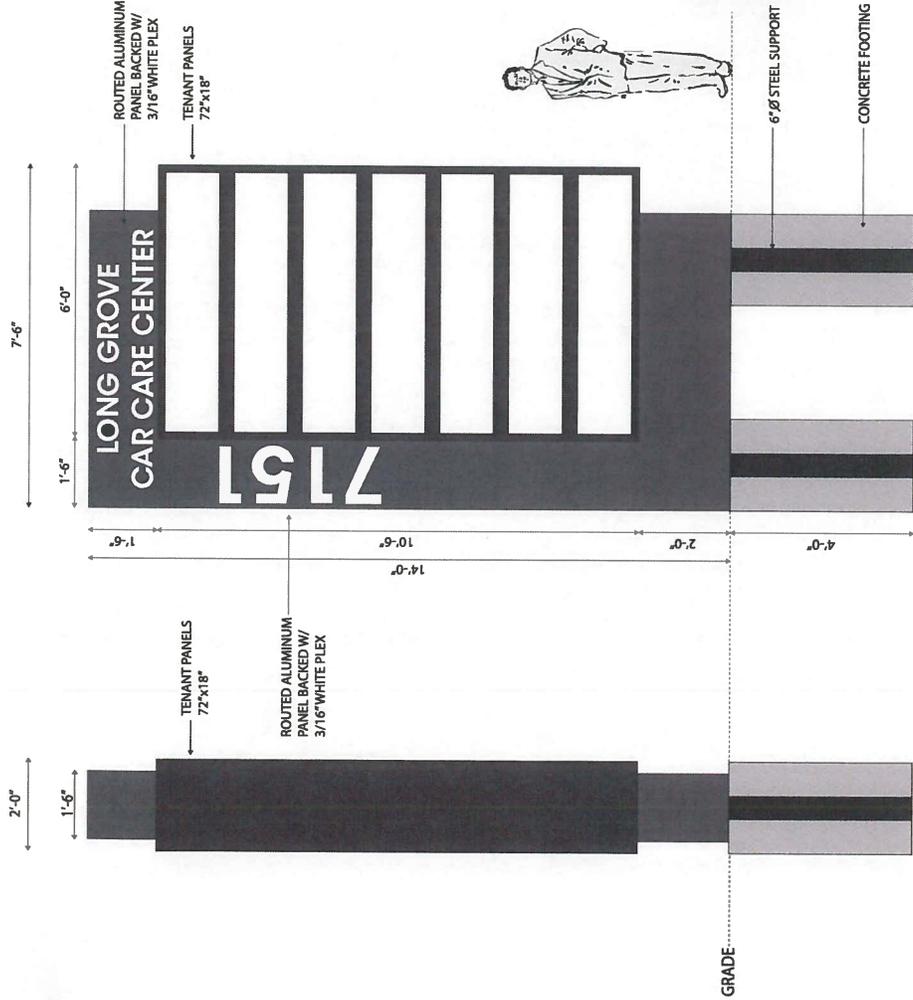
10'-6"

14'-0"

GRADE

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



MONUMENT SIGN

7151 N. Rt. 83
Long Grove, IL 60060

Scale:

Job #:

Designer: fnp Date: 04/12/2016

f1: 00/00/00

f2: 00/00/00

f3: 00/00/00

f4: 00/00/00

Auto Center 25751 N Rt 83 Mundellville 6172016.ai

Design Status:

Approved Approved as noted

Revise & resubmit

DATE: _____

Permit Status:

MUNICIPALITY: _____

Applied DATE: _____

Revise & resubmit DATE: _____

Approved DATE: _____

SIGN3, Inc.
FULL SERVICE SIGN COMPANY

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

info@signs3.com signs3.com

PROJECT COLORS:

Gray(80% black)

Gray(90% black)

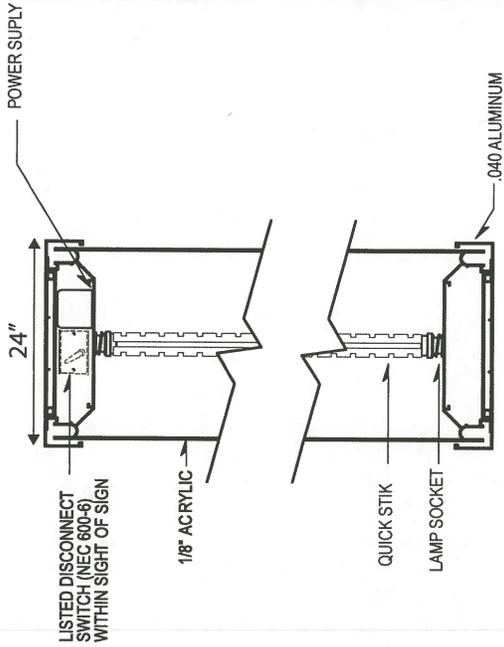
White

PROJECT NOTES:

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

DETAIL DRAWING

ILLUMINATED CABINET - TYPICAL SECTION - LEDIQUICK 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

PROPOSED:



PREVIOUSLY INSTALLED:



*The 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.



Double Sided Sandblasted Sign 48"X48"

Antique White will be recessed - Borders and Primary Copy Raised

Colors:

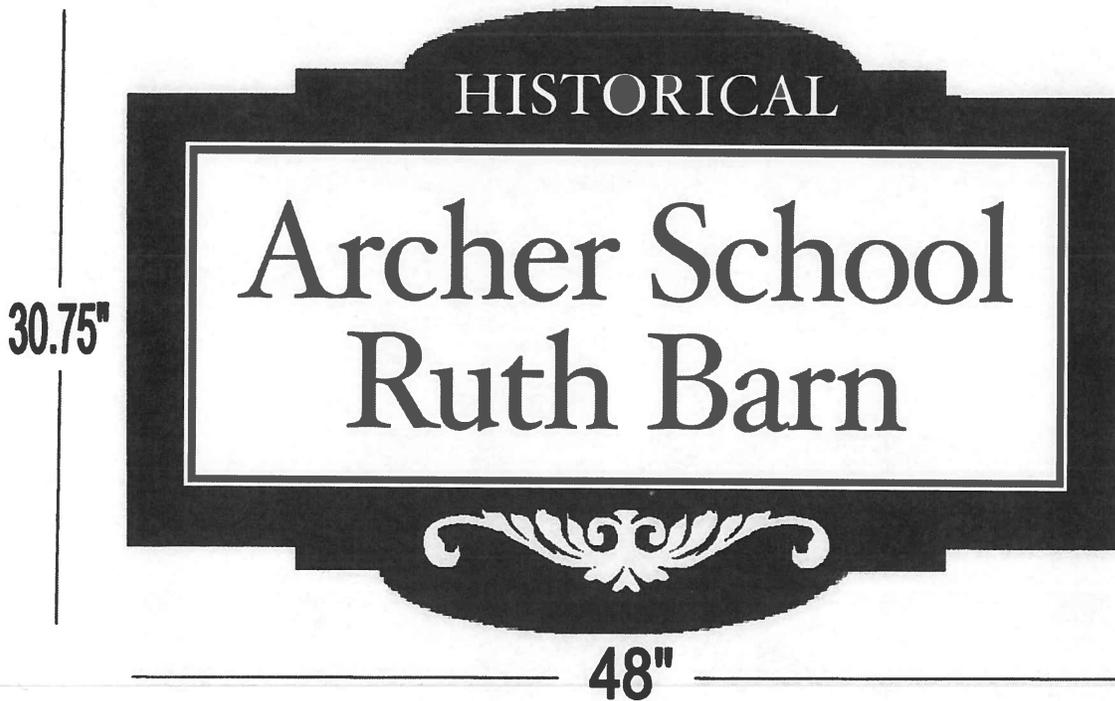
Dark Brown Borders

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.



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.