

Item #2:
Report Of The AC Meeting - February 8, 2016



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, February 8, 2016 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) Approval of the November 16, 2015 Draft Meeting Minutes.
- 2) Consideration of a request for signage for "Potporri", 440 Robert Parker Coffin Road within the B-1 Historic District, submitted by Jacqueline Longway.
- 3) Consideration of a request for signage for "Bella Nicole Photography", 319 Old McHenry Road within the B-1 Historic District, submitted by Corporate Sign Systems on behalf of Kristen Yurko and Jessica Weinstock.
- 4) Consideration of preliminary plans & plats including landscaping and signage for the proposed "Karen's Corner" PUD/ Subdivision in conjunction with the petition for a SUP/PUD development as submitted by Fidelity Wes for property located at Checker Road and Old Hicks commonly known at the Iverson Property.

OTHER BUSINESS:

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

ADJOURNMENT: Next Scheduled Meeting: March 21, 2016 @ 7:00 P.M.

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



ITEM #2: For the ARCHITECTURAL COMMISSION; February 8th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "Potporri"; 440 Robert Parker Coffin Road within the B-1 Historic District, submitted by Jacqueline Longway.

HISTORY/STAFF REVIEW:

The property in question is located near the bridge on the west side Robert Parker Coffin Road next to Viking Treasures and was formerly occupied by the Amberland Artisans.

As submitted the petitioner proposes modification to and re-use of a wall sign (single faced) measuring 7"x 42" (2.04 sq. ft.) is proposed. A border is proposed to be added to the sign increasing the overall dimension to 2' ft. high by 7' ft. long. As the AC is aware the border does not count toward the square footage of the signage. The border would be painted colonial red with grey trim around the edge. The sign would be centered over the window of the structure. Square footage of the commercial space for which the sign is being requested is approximately 625 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 (2.0 square feet +/-) not including the border, 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 with screws on the front (east side) of the building. The sign is made of wood with carved lettering. Lettering is proposed to be painted in red as with a background and grey trim. The border will be painted to match the existing sign. No illumination is proposed with the 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.



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>LEV CLASSIC</u>	BUS. PHONE #: <u>847-550-4249</u>
BUSINESS ADDRESS: <u>446 R.P. COFFIN RD</u>	
BUSINESS OWNER'S NAME: <u>JACQUIE LUNGEWAL</u>	E-MAIL: <u>CLASSIC@LEV.COM</u>
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>REPAIRED PRE-EXISTING SIGN</u>

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:

14 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>J. LUNGEWAL</u>	PHONE #: <u>847-550-4249</u>
ADDRESS: <u>21324 LONG GROVE RD</u>	E-MAIL: <u>CLASSIC@LEV.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

RECEIVED

DEC 14 2015

VILLAGE OF LONG GROVE

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)**

#1733

FOR OFFICE USE ONLY

TYPE OF SIGN(S)	FEE(S)
wall sign	

Amount Paid: 70.00

Date Paid: 12/14/15

Permit #: _____

Village Official: _____

Date of Issuance: _____

APPROVED TEMPORARY PRE-EXISTING SIGN



42" L x 7" H

CENTERED OVER WINDOW
7'1" x 4'
WOOD BASE - COLONIAL RED
TRIM ON BASE 1" W - GREY
TEMPORARY SIGN ATTACHED





ITEM #3: For the ARCHITECTURAL COMMISSION; February 8th @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “Bella Nicole Photography “; 319 Old McHenry Road within the B-1 Historic District, submitted by Corporate Sign Systems on behalf of Kristen Yurko and Jessica Weinstock.

HISTORY/STAFF REVIEW:

The property in question is located on the north side Old McHenry Road across the street from Historical Lane and was formerly occupied by “Dakota Expressions” and “Earth Wind & Spirit”.

As submitted a free standing sign utilizing existing sign (double faced) posts measuring 18”x 24” (3 sq. ft.) is proposed. The sign will be made of white metal “Maxmetal” (aluminum) sign faces with black 3M vinyl copy to match the colors of the building. (See attached). The signage will be placed in existing black wooden posts near the entrance to the building. Square footage of the commercial space for which the sign is being requested is approximately 600 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 (3.0 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.

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:

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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.

Photography Studio

Jessica Weinstock | Bella Nicole

Sign is 18" h x 24" w
poles are 60" from
ground level.

Sign face is white with
black copy and 1/2"
thick.

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

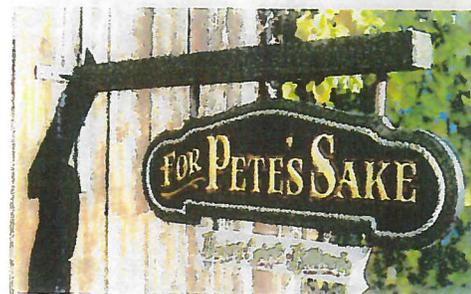
- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

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 complementary 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.



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>Bella Nicole Photography + Jessica Weinstock</u> ^{Photography}	BUS. PHONE #: <u>847-456-4044</u>
BUSINESS ADDRESS: <u>319 Old McHenry Road</u>	
BUSINESS OWNER'S NAME: <u>Kristen Yurko, Jessica Weinstock</u>	E-MAIL: <u>bellanicolephotography@gmail.com</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>monument. we are not installing posts, just a new face plak.</u>
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- 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:

600 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>Erik Olsen, Corporate Sign Systems, Inc.</u>	PHONE #: <u>847-882-6100</u>
ADDRESS: <u>920 Central Ave. Roseville, IL 60172</u>	E-MAIL: <u>erik@corporatesignsystem.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.

[Signature]
PROPERTY OWNER(S)' SIGNATURE(S)

Kristen Yurko
PROPERTY OWNER(S)' PRINTED NAME(S)

[Signature]
BUSINESS OWNER(S)' SIGNATURE(S)

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



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**

Photography

BUSINESS NAME: Bella Nicole Photography + Jessica Weinstock	BUS. PHONE #: 847-456-4044
BUSINESS ADDRESS: 319 Old McHenry Road	
BUSINESS OWNER'S NAME: Kristen Yurko, Jessica Weinstock	E-MAIL: bellanicolephotography@gmail.com

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	monument. we are not installing posts, just a new face plak.
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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:

600 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
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 - (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: Erik Olsen, Corporate Sign Systems, Inc.	PHONE #: 847-882-6100
ADDRESS: 920 Central Ave. Roseville, IL 60172	E-MAIL: erik@corporatesignsystem.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.

[Handwritten Signature]

 PROPERTY OWNER(S)' SIGNATURE(S)

[Handwritten Name: KEN SIWIEK]

 PROPERTY OWNER(S)' PRINTED NAME(S)

[Handwritten Signature]

 BUSINESS OWNER(S)' SIGNATURE(S)

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

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 2/1/2016



 *SIGO LOCATION*

-  Tax Parcels
-  Trails

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.



0 Sign location

02 01 2016



323

20

319

02 01 2016



02 01 2016



02 01 2016



ITEM #4: For the **ARCHITECTURAL COMMISSION** on **MONDAY, February 8th @ 7:00 P.M.**

REQUEST: Consideration of preliminary plans & plats including landscaping and signage for the proposed “Karen’s Corner” PUD/ Subdivision in conjunction with the petition for a SUP/PUD development as submitted by Fidelity Wes for property located at Checker Road and Old Hicks commonly known at the Iverson Property.

HISTORY:

The property is located on the west side of Old Hicks Road at the intersection of Old Hicks and Checker Roads. The former Geimer Greenhouse property abuts the subject property to the west. The property consists of three parcels (PIN’s 14-36-300-003, 14-36-300-038, 14-36-300-039) and contains 34.8 +/- gross acres of land area. A portion of the property (PIN 14-36-300-003) is presently within the Village zoned R-2 PUD District. The bulk of the property is under the jurisdiction of Lake County and is presently zoned “AG” Agricultural under the county zoning regulations. The property is currently vacant but does contain remnants of the former Iverson Greenhouse and Nursery which occupied the property at one time. The centerline of the proposed Route 53 Extension bisects the property (See attached Tax Map).

At the January 5th 2016 PCZBA meeting the PCZBA considered this matter and made the following recommendation;

A motion was made by Commissioner Parr (and amended) and seconded by Commissioner Kazmer to recommend approval of the following relief for the property at the northwest corner of Checker Road and Old Hicks Road: (i) a Zoning Map amendment rezoning the property to the R-2 District upon annexation (ii) a special use permit for a planned development and approval of the preliminary PUD plat & plans (iii) a 15% density increase to allow 18 single family lots as depicted on the preliminary PUD plat and (iv) reductions in the underlying R-2 building setback requirements not to exceed 20% as depicted on the preliminary PUD plat subject to the following conditions;

- Review by the CSCC of the proposed scenic corridors & conservancy easements;
- Review by the AC of the preliminary plans including landscaping & signage;
- Review by the Village Arborist of the landscaping & tree preservation plans
- Review (by the CSCC as required) and modification to the preliminary plat to allow 10’ pathways in the development ;
- Provision of hydrologic information to the Village Engineer regarding the impact of the proposed development on existing wells (Bayberry Lane) in the vicinity of the proposal.

On a voice vote; all aye;

PROPOSAL:

Consideration of a request for a zoning map amendment, and a Special Use Permit\Preliminary PUD approval (including a 15% density bonus and setback relief per the Village PUD District Regulations) for property within the R-2 PUD District and unincorporated property to be zoned R-2 PUD District upon annexation to the Village of Long Grove (per an Annexation Agreement) as submitted by the KC1 LLC to allow for an 18 unit R-2 single family detached residential Planned Unit Development on property commonly known as the Iverson Property.

STAFF REVIEW:

Portions of the proposal (e.g. landscaping, elevations, lighting, preliminary plan/plat, and signage) require Architectural Commission (AC) review. AC review of this project is as follows;

Landscaping -

A conceptual landscape plan is attached as part of the submittal package. The petitioner will provide internal subdivision landscaping per the requirements of the village code (Title 6, Section 6-6-5 Required Improvements) . A detailed list of plantings has not been submitted with the concept plan. If the detention areas are deemed to be acceptable in the scenic corridor areas detailed plans & species list should also be submitted. Review and approval of final the landscape plan by the Architectural Commission (AC) will ultimately be required.

The site plan includes a tree inventory for the property. Two species, the black walnut and black cherry are both protected species per the village code. The petitioner must comply with the provisions of the Village Tree Protection Ordinance with regard to this proposal.

The PCZBA recommended Village Arborist review of the landscape and tree removal\tree protection as a condition of approval. If the AC as any comments regarding the landscape plan these may be incorporated into the recommendation of the AC. Final landscape plans, in conformance with preliminary recommendation will be brought back to the AC for final approval.

Signage –

Two Monument (ground) signs are proposed for identification of the development. These would be places near both entrances to the development. Such signage needs to be placed outside the “vision triangle” defined as follows;

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

Subdivision entrance signs are permissible as follows;

Subdivision Signs: A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:

(1) Number Of Signs: No more than two (2) subdivision identification signs shall be permitted for each subdivision.

(2) Size: The cumulative total area of the subdivision identification signs permitted by subsection (G)2(c)(1) of this section shall not exceed forty (40) square feet in dimension.

(3) Lighting: A subdivision identification sign may be illuminated, subject to compliance with the following standards:

A. Type Of Lighting: A subdivision identification sign may utilize one of the following methods of illumination: sign mounted canopy light or ground mounted spotlight. Only white or clear incandescent illumination sources shall be permitted.

B. Direction Of Illumination: The illumination source shall only be directed onto the face of the subdivision identification sign.

C. Visibility Of Illumination Source: The illumination source or filament shall not be visible from adjacent lots.

D. Maximum Illumination: The maximum illumination for a subdivision identification sign shall not exceed two (2) foot-candles within a distance of one foot (1') from the surface of the subdivision identification sign and shall not emit any measurable illumination (i.e., 0 foot-candles) at the lot line most proximate to a subdivision identification sign.

E. General Restrictions: The illumination of the subdivision identification sign shall comply with the provisions of subsection (D)1 of this section.

AC should review the subdivision entrance signage against the aforementioned standards as well as the look of the sign in relation to the character of the area and make recommendations as appropriate. Illumination of these signs is not anticipated as part of the proposal.

Preliminary PUD Plan / Plat

The PUD Plat in combination with the proposed site plan is in conformance with the Village regulations with the exception of a soils map depicting soil conditions on the entire site. Conservancy soils & wetlands have been identified on the plat however.

A 100' scenic corridor easement is depicted along Old Hicks Road as required by the Village Subdivision Regulations which will be reviewed by the CSCC at their February 3rd meeting.

50' road easements are proposed with a 24' pavement width.

The PCZBA recommended approval of the preliminary Plans & Plat as submitted.

Elevations –

The petitioner has submitted conceptual elevations for the single family detached structures. The Village anti-monotony code will apply to all structures in the development. Formal review of elevations by the AC **will not** be required as a condition of this approval or the issuance of building permits.

Lighting –

The petitioner has indicated street lighting is **not** being considered as part of the proposal.

ARCHITECTURAL COMMISSION DECISION:

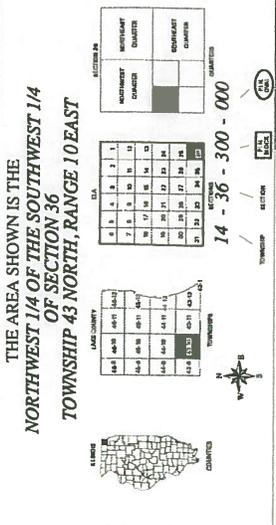
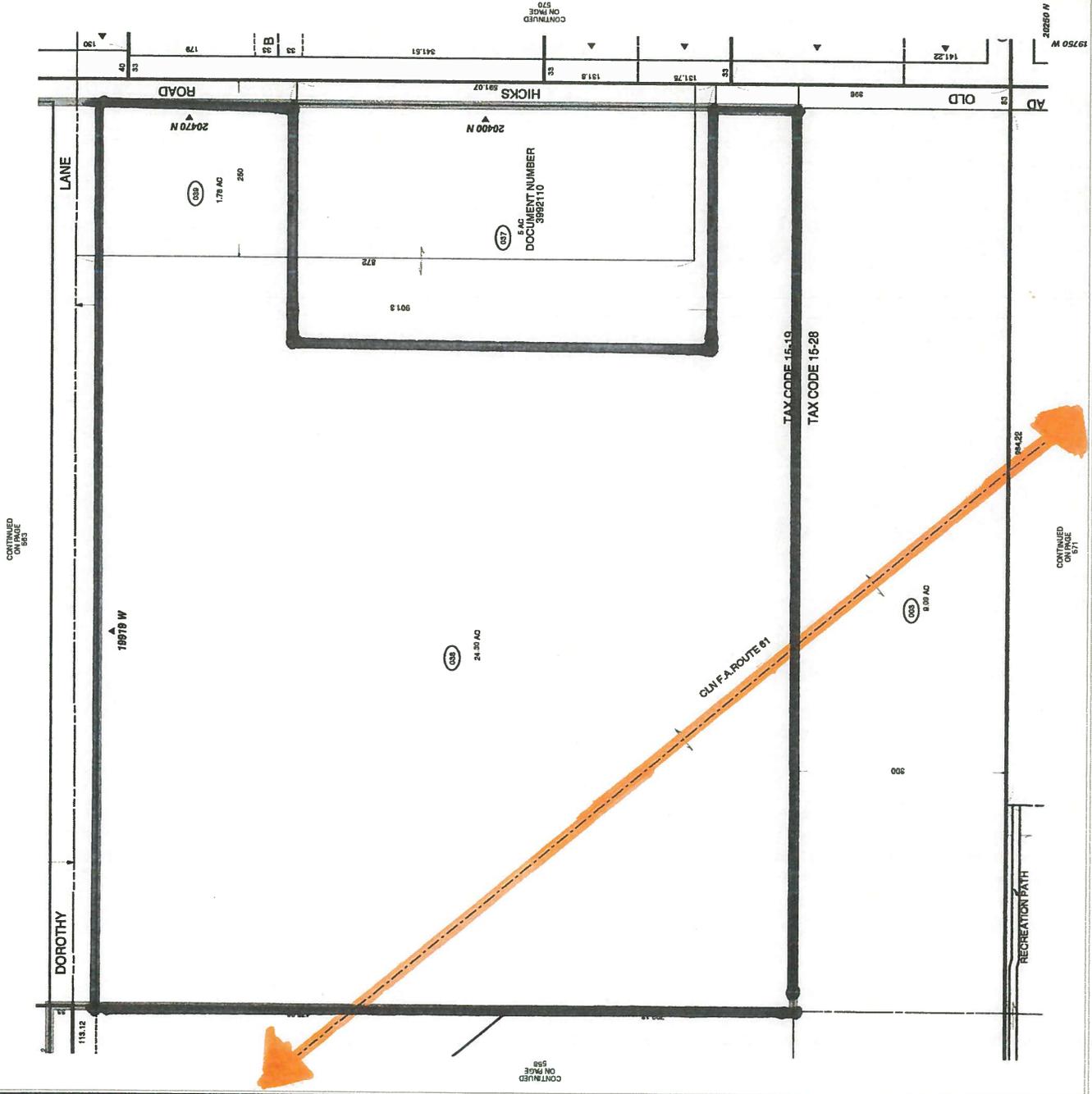
Staff suggests the AC ratify the recommendation of the PCZBA at a minimum regarding the landscape plan. If the AC has any suggestions regarding landscaping plans these may also be incorporated into the recommendations of the AC.

The AC should review and make recommendations on subdivision entrance signage as well. The AC should review this signage for conformance with the standards noted above and in particular impacts to the vision triangle (if any). The AC may also consider the look of the sign in relation to the character of the area and may make appropriate suggestions as part of the recommendation.

The Route 53 right-of-way also looms large with the plan and plat as proposed for this property as the anticipated path of the roadway impacts this property. Although there is presently substantial interest in making this roadway a reality, solid plans for the extension do not exist. In short, the roadway extension may or may not occur. The plans are sensitive to this possibility and an additional 10 acres of property (404,836 sq. ft.) proposed as “open space” and identified as “Outlot E” on the preliminary plat of subdivision is reserved and identified as a “potential taking for highway purposes”. This land is calculated into the overall density for the site as this land does not presently constitute a right-of-way.

Any comments the AC may have regarding the design of the development may be incorporated in the recommendation of the AC. At a minimum acceptance of the preliminary plan and plat as submitted is suggested.

No action is required on proposed elevations or lighting.



TAX CODES

TAX CODE 15-10
 ELEMENTARY SCHOOL DISTRICT 26
 HIGH SCHOOL DISTRICT 128
 COLLEGE OF LAKE COUNTY
 VERMILION AREA PUBLIC LIBRARY DISTRICT
 LONG GROVE FIRE PROTECTION DISTRICT

TAX CODE 15-28
 ELEMENTARY SCHOOL DISTRICT 26
 HIGH SCHOOL DISTRICT 128
 COLLEGE OF LAKE COUNTY
 VERMILION AREA PUBLIC LIBRARY DISTRICT
 LONG GROVE FIRE PROTECTION DISTRICT
 VILLAGE OF LONG GROVE

SUBDIVISION AND CONDOMINIUM
 LOCATION INDEX

SUBJECT PROPERTY

MAP REPRESENTATION

SECTION LINE	SUBDIVISION
QUARTER SECTION LINE	LOT LINES
QUARTER QUARTER LINE	ROAD CENTERLINE
QUARTER QUARTER QUARTER	ROAD RIGHT-OF-WAY
PARCEL BOUNDARY	PRIVATE PROPERTY ROAD (BUSINESS AND ACCESS)
WATER BODY	TAX CODE
REFERENCE LINE	MEANDERLINE

Item 13

NARRATIVE

December 2, 2015

RE: Iverson Property – aka KAREN'S CORNER

The proposed Karen's Corner development is located at the southwest corner of Long Grove, just north of Lake Cook road and just east of existing Route 53. The property is a former farm field and nursery that has fallen into disuse over the past 20 years and has remained largely vacant. Existing uses and zoning classifications for properties around the site include: homes built under R2 and R-2PUD residential zoning; vacant County AG; OS-R Open Space; and HR Highway Retail, consisting of Menards directly southwest, Finch's Beer Company Tap Room directly west; a Montessori School encompassed by the property to the east; and a vacant field, designated R-2 Unincorporated to the north. The trend of development in the area is single family homes to the east and north and commercial to the south and west.

In keeping with the R2 PUD zoning for much of that area of Long Grove, Karen's Corner will consist of 18 single family home sites of one-plus (1+) acres. The look and feel of Karen's Corner, including lot size, setbacks and home size, will be similar to the existing nearby PUD subdivisions of Country Club Estates and Country Club Meadows. These luxury custom homes will appeal to families wishing to live in Long Grove for the rural atmosphere, excellent schools, nearness to downtown Long Grove and other shopping areas and easy access to major roadways.

The homes would be served by sanitary sewer from the Menards line and by individual wells, neither of which would have any appreciable impact on existing or possible future residential or commercial uses on nearby properties.

In addition to the existing surrounding use characteristics, there is a designated future taking of a significant portion of the property for the Route 53 extension diagonally through the southwest half of the property. The project has been designed to be sensitive to the possible Route 53 extension.

Access to the development would be through two entrances off of Old Hicks Road, one to the north and one to the south of the Montessori school property, and are connected to allow for use by residents and emergency vehicles should one entrance be impassable for any reason.

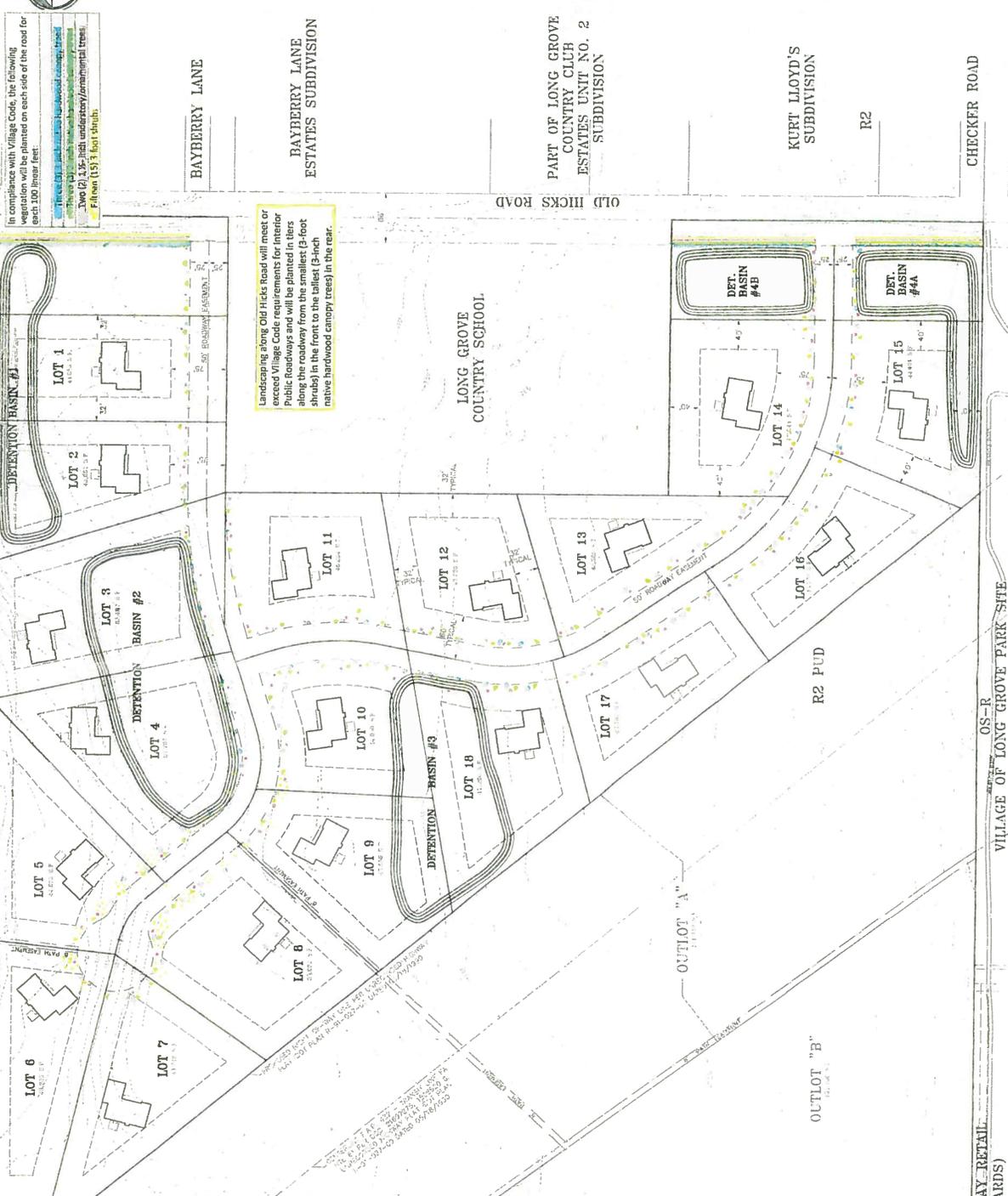
Karen's Corner will have considerable open space and will retain the natural existing wetlands. Retention areas have been located in existing lowland areas where water naturally flows and stays. Landscaping within the subdivision and along the outer roadway that meets or exceeds Village Code requirements will enhance Karen's Corner and the surrounding area. Individual lots would be maintained by their respective owners, while the streets, entry areas and other common properties would be maintained by a Homeowner's Association.

An added benefit of Karen's Corner and to nearby residents are walking paths that will connect to the existing Long Grove Park District path south of the subdivision, through the open space and from the cul-de-sac to the northern vacant land.

Development of single family homes on this parcel as proposed is consistent with the surrounding area and in keeping with the zoning and preferred use of this area of Long Grove.

KAREN'S CORNER² RETAILED LANDSCAPE PLAN

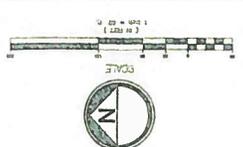
DOROTHY LANE



Landscaping along Old Hicks Road will meet or exceed Village Code requirements for interior Public Roadways and will be planted in tiers along the roadway from the smallest (3-foot shrubs) in the front to the tallest (8-inch native hardwood canopy trees) in the rear.

In compliance with Village Code, the following vegetation will be obtained on each side of the road for each 100' linear feet:

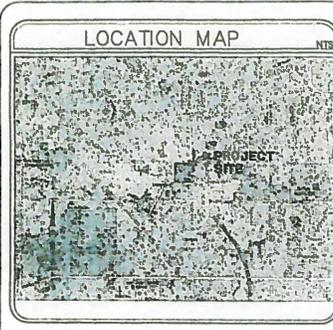
- Three (3) 3" - 4" High Native Hardwood Canopy Trees
- Two (2) 3" - 4" High Understory/Ornamental Trees
- Five (5) 1" - 2" High Shrubs



IRVING & ASSOC. CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 210 WASHINGTON ROAD, WESTLAKE BLAIRE, ILLINOIS 60091-1113 (PH) (708) 439-1177 FAX (708) 439-1178		CONSULTING, INC.
DATE: 03/20/2018 SCALE: 1" = 50' SHEETS: 14	SITE PLAN	PROJECT No. 14804 1 of 1

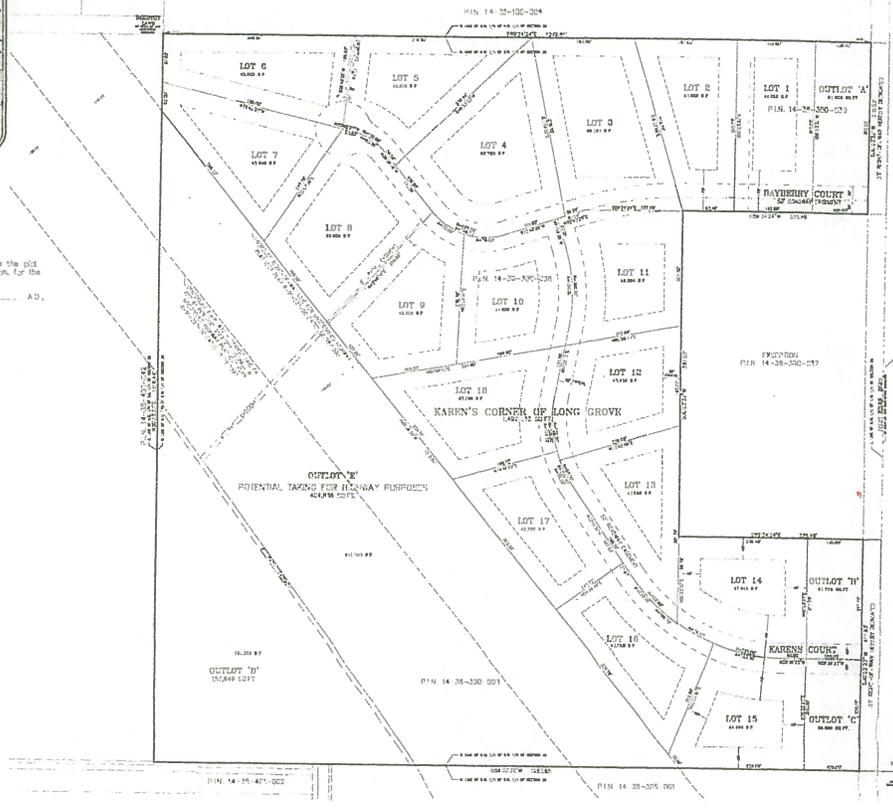
IRVING & ASSOC.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 210 WASHINGTON ROAD, WESTLAKE BLAIRE, ILLINOIS 60091-1113 (PH) (708) 439-1177
 FAX (708) 439-1178

PROJECT No. 14804
 1 of 1



PRELIMINARY PLAT OF SUBDIVISION OF KAREN'S CORNER OF LONG GROVE

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



Owner's Certificate:
State of Illinois []
County of Lake []
This is to certify that the undersigned is the legal owner of the land described on the plat hereon shown and shown hereon as subdivided, stated and plotted as shown hereon, for the purpose of having the plat recorded as provided by law.
I, Witness whereof hereunder set hand and Seal this ____ day of _____ A.D. 2015.

Notary's Certificate:
State of Illinois []
County of Lake []
I, _____, a Notary Public, in and for said County, and State aforesaid, do hereby certify that personally known to me to be the same person whose name is subscribed to the foregoing instrument on such owner, appeared before me this day in person and acknowledged that they signed and delivered the aforesaid plat as their own free and voluntary act for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this ____ day of _____ A.D. 2015 at _____, Illinois.

Notary Public

Village Certificate:
State of Illinois []
County of Lake []
Approved this ____ day of _____ A.D. 2015.

Village Clerk

Village Clerk Village President
Village of Long Grove

County Clerk's Certificate:
State of Illinois []
County of Lake []
I, _____, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any land included in the plat further certify that I have received all statutory fees in connection with the aforesaid plat.
Given under my hand and Seal of the County of Lake, Illinois, this ____ day of _____ A.D. 2015.

County Clerk of Lake County

Village Engineer's Certificate:
State of Illinois []
County of Lake []
I, _____, Village Engineer for the Village of Long Grove, do hereby certify that the aforesaid plat has been examined by me and found to comply with the engineering requirements, as set forth in the Subdivision Regulations of Long Grove, Illinois.
Dated this ____ day of _____ A.D. 2015.

Village Engineer
Long Grove

Drainage And Detention Comments:
All drainage and detention comments, including those comments issued on "Drainage & Erosion Assessment", being outside of conveyance districts or located on conservation districts are subject to the same restrictions applicable to conveyance districts. It is prohibited to locate, erect, or maintain any structure, however, as set for drainage improvements, which are part of the approved plans and specifications for the proposed development. All such areas, after completion of any drainage improvements, which are noted for which said areas by the approved plans and specifications, shall be left in their natural condition, except for only such periodic maintenance which is required, and specifically approved by the Village. All natural vegetation within these areas shall be preserved and maintained, and these areas shall not be moved, cultivated, sprayed or in any way disturbed, provided however that this restriction does not preclude normal and customary landscaping of drainage assessment areas, which are not within a scenic corridor, easement or conveyance district area, and one which meet yards of lots, which areas are immediately adjacent to a public or private road, provided that any such landscaping, including but not limited to seeding and maintenance of grass, shall not impede the drainage functions of the drainage assessment areas.

Storm Water Comments:

Drainage Utility And Roadway Comments:

SITE DATA

GROSS LAND AREA	34.80 AC.
OLD HICKS ROAD	0.55 AC.
FUTURE RTN 59	0.30 AC.
NET AREA	24.95 AC.
SINGLE FAMILY DETACHED	10
MINIMUM LOT AREA	43,560 SF
MINIMUM PROPOSED FRONT YARD SETBACK	60 FT.
MINIMUM PROPOSED SIDE YARD SETBACK	32 FT.
MINIMUM PROPOSED REAR YARD SETBACK	32 FT.

OWNER/DEVELOPER:
KC-1, INC.
201 ROBERT PARKER COFFIN ROAD
LONG GROVE, IL

ENGINEER:
IG CONSULTING, INC.
300 MARQUARDT DRIVE
WHEELING, IL

Surveyor's Certificate:
State of Illinois []
County of Lake []
This is to certify that I, Kevin C. Lewis, a Registered Illinois Land Surveyor, No. 36811 have surveyed and subdivided the property as described and as shown by the aforesaid plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimal fractions thereof.
Given under my hand and Seal at Wheeling, Illinois, this ____ day of _____ A.D. 2015.

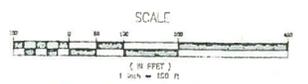
Registered Illinois Land Surveyor
Kevin C. Lewis, No. 36811

UPDATED: 11/17/2015
UPDATED: 09/08/2015
DATE PREPARED: 07/31/2015

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

PRELIMINARY PLAT OF SUBDIVISION
IVERSON PROPERTY
OLD HICKS RD. & CHECKER RD.
LONG GROVE, ILLINOIS

IG CONSULTING, INC.
INFRACON & GECON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
500 WASHINGTON DRIVE, WHEELING, ILLINOIS 60090 TEL: (847) 215-1111 FAX: (847) 215-1177
PREPARED FOR: KC-1, INC. SCALE: 1" = 100'
FIELD DRAWN BY: J.A. FIELD WORKSHEET NO.: 20150701 DATED BY: J.M. CHECKED BY: J.M.

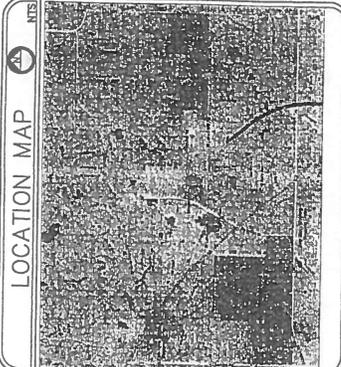


DATE	DESCRIPTION	BY	CHK

PRELIMINARY SITE PLAN
 SCALE: 1" = 100'
 DRAWING: G.P.
 DATE: 07/31/2015
 DESIGN: G.P.
 300 LAUREL DRIVE, WHEELING, ILLINOIS 60090
 CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
INFACON & GEORON

IVERSON PROPERTY OLD HICKS ROAD LONG GROVE, ILLINOIS

PROJECT NO.
 14-604
 1 of 1

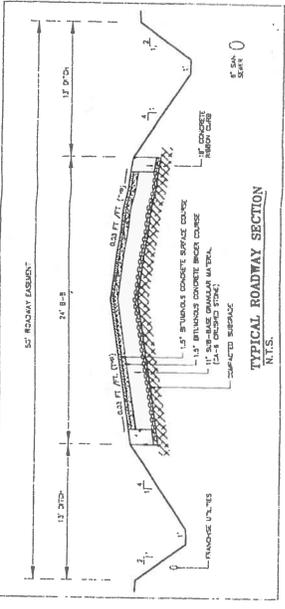
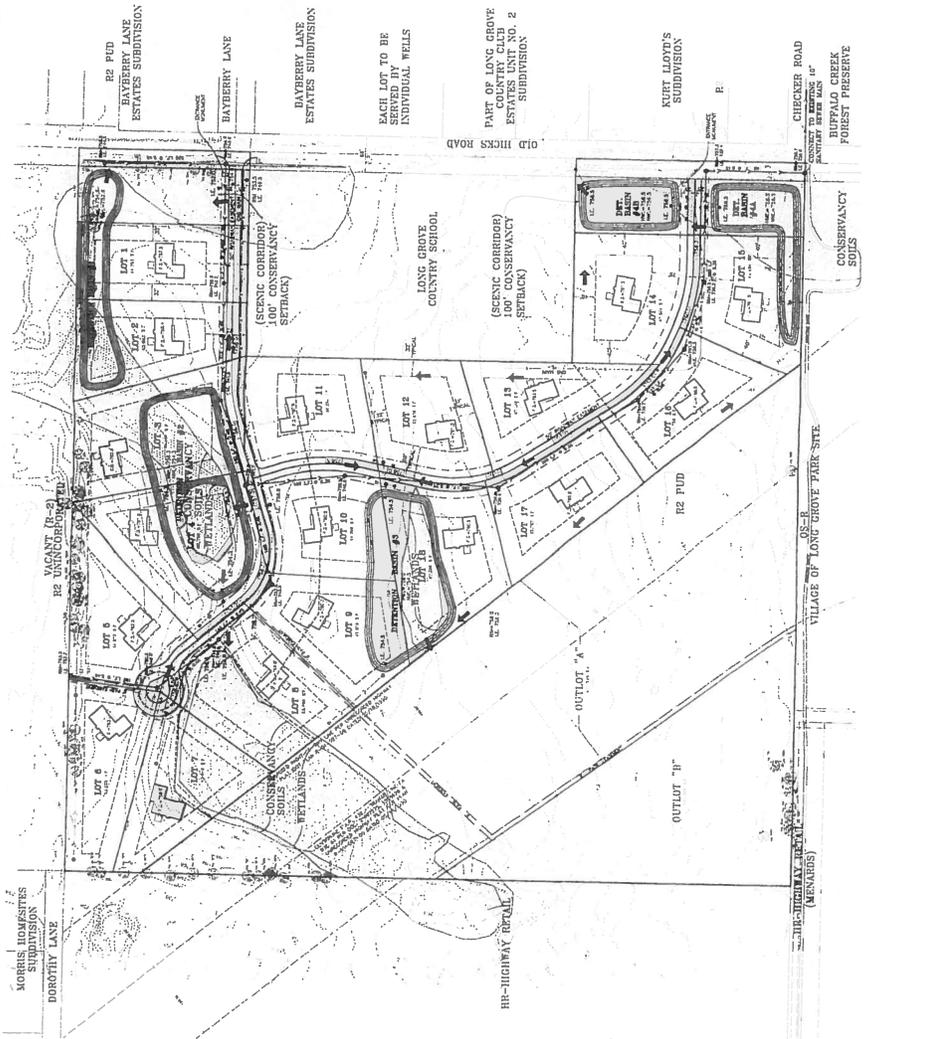


TREE INVENTORY:

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	Black Walnut	12.0	15.0	Good	
2	Black Walnut	10.0	12.0	Good	
3	Black Walnut	8.0	10.0	Good	
4	Black Walnut	6.0	8.0	Good	
5	Black Walnut	4.0	6.0	Good	
6	Black Walnut	3.0	5.0	Good	
7	Black Walnut	2.0	4.0	Good	
8	Black Walnut	1.5	3.0	Good	
9	Black Walnut	1.0	2.0	Good	
10	Black Walnut	0.8	1.5	Good	
11	Black Walnut	0.6	1.2	Good	
12	Black Walnut	0.5	1.0	Good	
13	Black Walnut	0.4	0.8	Good	
14	Black Walnut	0.3	0.6	Good	
15	Black Walnut	0.2	0.5	Good	
16	Black Walnut	0.1	0.4	Good	
17	Black Walnut	0.1	0.3	Good	
18	Black Walnut	0.1	0.2	Good	
19	Black Walnut	0.1	0.1	Good	
20	Black Walnut	0.1	0.1	Good	
21	Black Walnut	0.1	0.1	Good	
22	Black Walnut	0.1	0.1	Good	
23	Black Walnut	0.1	0.1	Good	
24	Black Walnut	0.1	0.1	Good	
25	Black Walnut	0.1	0.1	Good	
26	Black Walnut	0.1	0.1	Good	
27	Black Walnut	0.1	0.1	Good	
28	Black Walnut	0.1	0.1	Good	
29	Black Walnut	0.1	0.1	Good	
30	Black Walnut	0.1	0.1	Good	
31	Black Walnut	0.1	0.1	Good	
32	Black Walnut	0.1	0.1	Good	
33	Black Walnut	0.1	0.1	Good	
34	Black Walnut	0.1	0.1	Good	
35	Black Walnut	0.1	0.1	Good	
36	Black Walnut	0.1	0.1	Good	
37	Black Walnut	0.1	0.1	Good	
38	Black Walnut	0.1	0.1	Good	
39	Black Walnut	0.1	0.1	Good	
40	Black Walnut	0.1	0.1	Good	
41	Black Walnut	0.1	0.1	Good	
42	Black Walnut	0.1	0.1	Good	
43	Black Walnut	0.1	0.1	Good	
44	Black Walnut	0.1	0.1	Good	
45	Black Walnut	0.1	0.1	Good	
46	Black Walnut	0.1	0.1	Good	
47	Black Walnut	0.1	0.1	Good	
48	Black Walnut	0.1	0.1	Good	
49	Black Walnut	0.1	0.1	Good	
50	Black Walnut	0.1	0.1	Good	

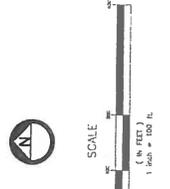
The number of trees shown on this map is based on a 1/4" = 1" scale with a 10' buffer around each tree.

UTILITY NOTES:
 6" PVC SANITARY SEWER UNLESS OTHERWISE NOTED.
 12" WATER MAIN UNLESS OTHERWISE NOTED.
 EACH LOT OR BUILDING TO BE SERVED BY ANALYSIS OF SHALLOW ACQUIRED RECORDS. ANALYSIS OF SHALLOW ACQUIRED RECORDS SHALL BE PERFORMED. UTILITY INVENTORY SHALL BE PERFORMED AS PART OF FINAL ENGINEERING.



LEGEND

EXISTING	PROPOSED
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Drainage Pipe	Drainage Pipe
Electric	Electric
Gas	Gas
Telephone	Telephone
Other	Other
Proposed Building Footprint	Proposed Building Footprint
Proposed Driveway	Proposed Driveway
Proposed Roadway	Proposed Roadway
Proposed Setback	Proposed Setback
Proposed Wetlands	Proposed Wetlands
Proposed Easement	Proposed Easement
Proposed Right-of-Way	Proposed Right-of-Way
Proposed Survey	Proposed Survey
Proposed Boundary	Proposed Boundary
Proposed Easement	Proposed Easement
Proposed Right-of-Way	Proposed Right-of-Way
Proposed Survey	Proposed Survey
Proposed Boundary	Proposed Boundary



SITE DATA
 GROSS LAND AREA 34.80 AC.
 GROSS PROPOSED AREA 30.00 AC.
 EXISTING SETBACK 9.00 AC.
 NET AREA 24.95 AC.
 SINGLE FAMILY DETACHED 18
 SINGLE FAMILY RESIDENCE 45,600 SF
 MINIMUM PROPOSED FRONT YARD SETBACK 40 FT.
 MINIMUM PROPOSED SIDE YARD SETBACK 32 FT.
 MINIMUM PROPOSED REAR YARD SETBACK 32 FT.



EXAMPLE OF TIERED LANDSCAPING ALONG ROADWAY.

Items 8 and 9

December 2, 2015

To: Village of Long Grove

From: KCI, Inc.

Re: Iverson Property – Lighting Plan

Dear Village of Long Grove,

Per your Village codes and the annexation and approval of the Karen's Corner Subdivision on the Iverson Property, attached you will find the entry sign monument with the minimal lighting shown shining on the proposed sign. This sign is similar to the entry sign and lighting already approved for the Ravenna Subdivision on Route 83 in Long Grove. There will be no street or other on-site lighting in the proposed Subdivision.

Thank you,



Michael DeMar



KAREN'S
CORNER
of Long Grove

EXHIBIT 12

December 2, 2015

To: Village of Long Grove

From: KC1, Inc.

Re: Iverson Property – Karen's Corner – Elevations

Dear Village of Long Grove:

The single family homes will all be custom following Village of Long Grove building codes and requirements for a single family home building permit. Attached you will find samples of typical elevations of single family homes that could be built here.

Thank you,



Michael DeMar







**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
November 16, 2015
7:00 P.M.**

Call to Order: Chairman Michaelson-Cohn called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:03 p.m. with the following members present;

Members Present: Lynn Michaelson-Cohn, Chairman; Eric Styer, Jeanne Sylvester, Charles Nora, Moanna Mower and George Tapas

Also Present: Village Planner James Hogue, Village Trustee Michael Sarlitto.

Members Absent: Laura Mikolajczak

1) Approval of the October 19, 2015 Draft Meeting Minutes.

Typographical errors were noted in the draft minutes. A motion was made by Commissioner Sylvester, seconded by Commissioner Nora to accept the draft minutes as corrected. On a voice vote; all aye.

2) Consideration of a request for signage for “Village Pizza & BBQ” (formerly Long Grove Cafe), 235 Robert Parker Coffin Road submitted by Roman Signs on behalf of Joan Shunia-Gualt, business owner.

Chairman Michaelson-Cohn read the request into the record. Village Planner Hogue explained the request noting that based upon the items submitted the petitioner is requesting two (1) signs. One (1) free standing sign (double faced) measuring 33” x 44” (10 square feet +/-) to replace the existing free standing sign on the sign post on the east side of the Mill Pond entrance at Robert Parker Coffin Road. The second sign is proposed as a wall sign measuring 28”x 48” (9.2 square feet) to replace the “Long Grove Café” sign on the gable entrance to the building.

Material out of which the sign will be constructed will be HDU. Both signs are proposed to be black lettering on a white background with a maroon border and accents (flourish) with regard to the color scheme. Signs will be sandblasted w/raised lettering. Signage appears to be non-illuminated or utilizing existing illumination.

Square footage of the commercial space for which the signage is being requested is approximately 2800 square feet. For retail spaces containing 1000 to 3000 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 the leasable commercial space and square footage of the signage proposed (19.2 square feet), the request is within the maximum square footage limitation for the floor area at this location.

The AC questioned the petitioner regarding the configuration of the signs, specifically if they would be cut-out or solid. Petitioner responded signs would be cut-out and both signs would match. The maroon border will also be widened. Signs will be sandblasted to provide relief and visibility.

Planner Hogue then explained the “Downtown Design Guidelines” as the related to signage.

After discussion the AC had few concerns regarding the proposed signage.

Commissioner Tapas made a motion, seconded by Commissioner Sylvester, to recommend approval of one (1) free standing sign (double faced) measuring 33” x 44” (10 square feet +/-) to replace the existing free standing sign on the sign post on the east side of the Mill Pond entrance at Robert Parker Coffin Road a wall sign measuring 28”x 48” (9.2 square feet) to replace the “Long Grove Café” sign on the gable entrance to the building subject to the following conditions;

- The hanging sign will be cut-out to match the wall sign;
- Sign mounting is to be reviewed by staff;
- Existing illumination will be utilized for the proposed signage.

On voice vote; all aye.

OTHER BUSINESS:

- 1) **December 21st Meeting** – Planner Hogue noted the proximity of the December meeting to the Christmas Holiday and inquired if a quorum would be available for this meeting. All members present indicated they could be present so a quorum would be available if there was business to address.
- 2) **Comprehensive Plan Update** – Trustee Sarlitto noted the plan update process to the AC and suggested this be placed on future AC agenda as a discussion topic.

Adjournment: Commissioner Mower made a motion to adjourn, seconded by Commissioner Nora. On a voice vote; all aye. Meeting adjourned at 7:26 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner



MEMORANDUM

TO: Long Grove Architectural Commission
FROM: James M. Hogue, Village Planner
DATE: February 3, 2016
RE: Village Plan Update – Stakeholder Meetings & Plan Process

The update process for the Village Comprehensive Plan will begin in earnest with the establishment of village “stakeholder” meetings on February 9th. Stakeholders are key community individuals largely made up of business, civic, governmental and other groups such a builder and developers in the community. This effort represents the first level of data collection and input from the community. A list of those contacted is attached as an FYI for the AC. (See project calendar –attached)

Various individuals and groups are invited to participate in these meetings which are designed to gather input from the community and provide a foundation which will be used in the creation of an updated Comprehensive Plan for the Village of Long Grove.

Meetings will be divided into separate “tracks” (Community Leaders, Economic Development, Public Agencies) which will focus on various aspects of the Community.

Meetings will held at the following locations:

- Sunset Foods Community Meeting Room – 2nd Floor Mezzanine (Community Leaders Track)
- Long Grove Village Hall – Village Board Room (Economic Development Track)
- Long Grove Community Church – Classroom #6 (Public Agencies Track)

Staff is also working to establish a “steering committee” which will provide guidance/direction/information to the Consultant Team in an informal setting. The focus of the steering committee meetings will be for internal working sessions and not public comment. The Steering Committee process initiated to provide an objective perspective on local concerns and aspirations from a broad cross-section of public and private interests. The Committee will not take any formal action to approve or disapprove the plan. The Steering Committee serves in an advisory capacity only. It is anticipated staff will provide updates to the AC (as well as other Boards & Commissions) to keep members well informed of the status and progress of the project

There will be numerous and continuous opportunities for additional public input into the process through a web-site, surveys, public workshops, open houses and ultimately at hearings before the Plan Commission and Village Board before adoption updated plan document.

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

Dave, Jim:

In response to questions regarding the level of public involvement in the Steering Committee process, we wish to clarify that the primary function of this group is to provide guidance/direction/information to the Consultant Team in an informal setting. The focus of these meetings are for internal working sessions and not for public comment. The Steering Committee process should be unimpeded by outside influences and political pressures as much as possible in order to provide an objective perspective on local concerns and aspirations from a broad cross-section of public and private interests. This has been the experience and practice in our work with many other previous similar groups we have worked with. We will seek the counsel of the Steering Committee members on issues and opportunities that arise, but the Committee will not take any formal action to approve or disapprove the plan. The Steering Committee serves in an advisory capacity only. We appreciate and are very comfortable with the care that Village has taken to include a broad cross section of people on the Committee with differing viewpoints, and who have a deep knowledge of the community and issues facing Long Grove.

There will be many and varied opportunities for additional public input into the process through a website, surveys, public workshops, open houses and ultimately at hearings before the Plan Commission and Village Board before adoption. We will also be interviewing many individuals directly through focus groups and elected officials directly. We hope all appointed and elected officials, and the public at large will take advantage of these avenues for involvement.

This process we have designed has worked very well in many other communities where we have done similar planning work. We are confident that all voices in Long Grove will be heard and remain committed to an inclusive process.

Konstantine T. Savoy, AICP
Principal



Teska Associates, Inc.
627 Grove Street
Evanston, IL 60201
847.563.9723
www.TeskaAssociates.com
Building Community. Creating Place

**Long Grove Comp Plan
Project Meeting Schedule
(1.6.16)**



Trip/Conf. Call	Tasks	Work Objectives	Consultant Team	Schedule
Trip #1	1.4	Kick-off Workshop: Comprehensive Plan Steering Committee (CPSC)	All team	Feb 8-11
Trip #2	2.3	Stakeholder Focus Groups	All team	Feb 8-11
	2.2	Business Development Survey sent	BDI	Week of Jan 4 th
Trip #3	3.7	Community Assessment Report Draft report sent for internal review to Village Staff	All team	Feb 26 th
		Final draft report sent to CPSC		March 4 th
		CPSC Meeting: Review Assessment Report		March 14-16
Trip #4	4.1	Envision Long Grove Workshop	All team	March 21-23 (check local spring break?)
Trip #5	5.2	Special Area Plans Send Draft Specific Area Plans	All team	Early May
		CPSC Meeting		Mid May
Trip #6	6.8	Final Plan Draft Final Plan report sent for internal review to Village Staff	All team	Early July
		Final Draft Plan Elements sent to CPSC		Mid July
		Steering Committee/Village Board meeting		End July
Trip #7	6.12	Public Open House/Public Hearing Final draft plan sent to Plan Commission Public Open House/Hearing	All team	Mid August
		Public Hearing		End August
Trip #8	6.13	Plan Commission Meeting (Approval)	Teska	Early September
Trip #9	6.14	Village Board Meeting Approval of Final Plan	All team	End September

Steering Committee:

(Standing Committee) - Not as Stakeholders; Final Committee Structure to be Determined

RESIDENT - Village Board - Mike Sarlitto (Trustee, PC Liason)

RESIDENT- Plan Commission - Fred Phillips (PC Chair)

RESIDENT-Developer - Buzz Hoffman (Resident, Developer Of Sunset Grove)

Business Ryan Messer (LGBCP President)

Business John Cortesi (Sunset Foods)

RESIDENT- Park District - Jane Wittig (President)

RESIDENT- Ed Acuna (Former PC, Former Village Trustee, Former LGBCP Member, Current Library District Trustee)

RESIDENT- Margaret "Shan" Atkins (Business, Development, Strategic Planning)

RESIDENT- HOA Representative - Bill Kenyon (Herons Landing HOA)

RESIDENT- HOA Representative (Bobbie O'Reilly - Former County Board Member, Local Realtor)

Stakeholders:

(Individual Interviews) -

Downtown:

RESIDENT- Marsha Forsythe (Property Owner - Mill Pond, Fountain Square, Mangel Gifts (Stemple)
Terry Upton (Property Owner)

RESIDENT- Towner (Property Owner & Merchant)

RESIDENT Mary Ann Ullrich (Property Owner & Merchant)

RESIDENT-Baby Baby and More Owner

Red Oaks Owner

Jay Levin (Property Owner Archer Outlots)

Business John Cortesi (Sunset Foods)

LGBCP -

HOA's (All in Village Files contacted)

Recreational Institutions

Twin Orchards - Gavin Speirs

The Grove Country Club -Operations Manager

IL 83 Subarea:

Jay Levin (North 15 - Sunset Grove)

Mark Glazer (Executive House)

Georgene Shandley (South 15)

RESIDENT -Don Silich (Ballybunion and Lieders Greenhouse)

Charlie Jennings (Harbor Chase)

Lake-Cook/IL 53 Subarea:

Menards - Theron Berg

Finch Brewery/Jay Levin

IL Route 22/Old McHenry Subarea:

Mike Basofin/Cindy Freese

CF Industries

NE Corner

Jays Camp

IL Route 83/Route 45 Subarea:

83 RV

Colonial Tire

Cutler

Operations:

Public Works (Ela Township) - Bill Krukenberg & Jeff Thompson

Snow Removal (ARTs Fleet) - Steve Lester

Property Maintenance (Buffalo Grove) -

Finance (Seidler Assoc.) - Greg Seidler & Debbi Smith

Finance (Virchow Krause) - John Rader

Police (Lake County Sheriff) -

Fire District - Long Grove - Chief Bob Turpel and Marshal Mike Schmitt

Fire District - Countryside - Chief XXX and Marshal XXXXX

Sanitary Sewer (Lake County PW) - Director Peter Kolb

Roads/Water/Stormwater Engineering (Gewalt Hamilton) - Mike Shrake & Geoff Perry

Legal (Filippini) - Vic Filippini and Betsy Gates

School - District 125 - Dr. Eric Twadel Superintendent

School - District 96 - Julie Schmitt Superintendent

Forest Preserve District - Director

Forest Preserve District - President-County Board Member

Lake County Division Of Transportation (Streetscape) - Paula Trigg & XXXXX

Park District - Jane Wittig (President)

Library - Ela - Cindy Blank

Indian Trails - Walter Salganik

Vernon - Jay Kasten, President

Veron Township - Supervisor

Ela Township - Supervisor

Resident At-Large - Karen Schmitt (Former Trustee, Former LGBCP Downtown Director)

Commissions & Committees:

RESIDENT-Architectual Commission - Chair

RESIDENT-Conservancy Scenic Cooridor Committee - Chair Kelly Smith

RESIDENT- Pathways Committee - Chair Bill Jacob and Former Chair Joe Barry

Civic Organizations

Lions Club - President

Rotary - President

Arts and Music Council - President XXXX and Former President Tobin Fraley

RESIDENT- Long Grove Historical Society - President Aarron Underwood

RESIDENT-Artists Guild - President XXXXX

Key Community Leaders

Robert Parker Coffin (Past President)

RESIDENT-Lenore Simmons (Past President)

RESIDENT-Tony Dean (Past President)

RESIDENT-Maria Rodriguez (Past President)

RESIDENT-Chris Borawski (Past PC Chair & Trustee)

RESIDENT-Barbara Turner (Reed Turner)

RESIDENT-Chuck Nora (CCE HOA) - See HOA List

RESIDENT -Al Spinosa (Oak Hills/Rosos Parkway HOA) - See HOA List
RESIDENT -Andy Maggio (Royal Melbourne HOA) - See HOA List
RESIDENT -Bill Kenyon (Herons Landing HOA) See HOA list
RESIDENT -Marsha Marshall - One Long Grove
RESIDENT - HOA Rep. Stephanie Hannon (Former Trustee and current Finance Director For Municipalities) HOA List
<u>Developers/Builders:</u>
RESIDENT - Mike Demar (Home Builder and Developer)
Mike Firsel (Former Developer and Developer Attorney)
Mike Theobald (Meritis Homes - Builder Ravenna)
RESIDENT - Joe Diorio (Architect & Builder)
Peter Diorio (Builder)
Joe Valenti (Long Grove Woods, Prairie Trails Subdivision)
RESIDENT - Gene Alberts
Buzz Hoffman (Former Developer, Resident - Sunset Grove)
Rick Swanson (Architect, Developer)
Cindy Freeze (Developer - Long Grove Commons)



January 18, 2016

Name
Address
Long Grove, IL 60047

Dear Resident:

The Village of Long Grove is embarking upon a revision to the Village Comprehensive Plan. The current Comprehensive Plan was adopted in April of 2000 and builds upon the foundations laid in previous planning efforts. Preservation of community character, while permitting high quality development, has been a long standing priority of village planning efforts. It is envisioned that this plan update will continue to build upon the planning foundations of the past while addressing the future needs of the village and in particular opportunities for Economic Development. The Village has retained the planning/economic/market analysis consulting firms of Teska Associates & Business Districts Inc (BDI) to assist the Village in the planning process and creation of the plan document.

As part of this process a Steering Committee is being formed to review the document being prepared by the consultant and make recommendation to the Village Planning Commission on this document. Ultimately this document will serve as a general policy guide for the foreseeable future of the Village.

You have been selected as a potential member of this Steering Committee. It is anticipated that the Steering Committee will meet four (4) or five (5) times in 2016 in conjunction with the attached project calendar. Village Trustee Michael Sarlitto and Village Planning Commission Chairman Fred Phillips will be members of Committee along with a cross section of individuals from various sectors of the community. It is anticipated the Committee will consist of a total of ten (10) members.

Please contact Village Planner James Hogue (jhogue@longgrove.net or 847-634-9440) if you are interested in serving the community as a member of this Committee. Your participation in the process is greatly valued and appreciated by the Village of Long Grove.

Sincerely,

Angie Underwood
Village President

Michael Sarlitto
Village Trustee



January 2016

Dear Resident/Business Owner/Merchant/Interested Party,

The Village of Long Grove is embarking upon a revision to the Village Comprehensive Plan. The current Comprehensive Plan was adopted in April of 2000 and builds upon the foundations laid in previous planning efforts. Preservation of community character, while permitting high quality development has been a long standing priority of village planning efforts. It is envisioned that this plan update will continue to build upon the planning foundations of the past while addressing the future needs of the village and in particular opportunities for Economic Development. The Village has retained the planning/economic/market analysis consulting firms of Teska Associates & Business Districts Inc (BDI) to assist the Village in the planning process and creation of the plan document.

Representatives from these firms will be available for interviews from 9AM to 5:30 PM on February 9, 2016. Various individuals and groups are invited to participate in these meetings which are designed to gather input from the community and provide a foundation which will be used in the creation of an updated Comprehensive Plan for the Village of Long Grove.

Meetings will be divided into separate "tracks"(Community Leaders, Economic Development, Public Agencies) which will focus on various aspects of the Community.

Meetings will held at the following locations:

- Sunset Foods Community Meeting Room – 2nd Floor Mezzanine (Community Leaders Track)
- Long Grove Village Hall – Village Board Room (Economic Development Track)
- Long Grove Community Church – Classroom #6 (Public Agencies Track)

It is anticipated focus group meetings will consist of small groups of 4 or 5 people and will last approximately 45 minutes. To participate please use the link below and fill in your name, contact information and time that works best for you. Time slots are allocated on a "first come first served" basis. If you are associated with a particular sub-group identified in the sign-up sheet please try to request a time slot in that sub-group heading.

<https://teska.wufoo.com/forms/long-grove-interviews/>

Should you have scheduling issues, please email Amy at: ariseborough@teskaassociates.com). If you have any questions, concerns, or require further information regarding the planning process in general, please contact Village Planner James Hogue at the Long Grove Village Office (847) 634-9440 or jhogue@longgrove.net .

Your participation in the process is greatly valued and appreciated by the Village of Long Grove.