

**Item #2:**

**Report Of AC Meeting – August 15, 2016:**

- A. Signage Illumination For PUB 83 – 4868 IL Route 83
- B. Signage For How Impressive – 309 Old McHenry Road





**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
**MONDAY, AUGUST 15, 2016 at 7:00 P.M.**

**CALL TO ORDER:**

**VISITORS BUSINESS:**

**ACTION ITEMS:**

- 1) Approval Of The July 16, 2016 Draft Meeting Minutes.
- 2) Consideration Of A Request By Signage Illumination (Gilmer Road Sign) For "PUB 83" (Formerly Double G's Restaurant), 4868 Illinois Route 83 And Zoned Under The R-2 PUD District Submitted By M Signage Solutions On Behalf Of C.K. Concepts LLC (Mr. George Callas, Manager).
- 3) Consideration Of A Request For Signage For "How Impressive", 309 Old McHenry Road Within The B-1 Historic District, Submitted By Roman Signs On Behalf Of Kristine L. Knutson.

**OTHER BUSINESS:**

- 1) Update - Exterior Alteration On Property Located At 303 Old McHenry Road And Within The B-1 Historic District.
- 2) Update - Proposed Amendments To The Village Of Long Grove Comprehensive Plan.

**ADJOURNMENT:** Next Scheduled Meeting: September 19, 2016 @ 7:00 PM

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; Monday 8.18.16**

**REQUEST:** Consideration of a request for signage illumination (Gilmer Road Sign) , for “PUB 83” (formerly Double G’s Restaurant), 4868 Illinois Route 83 and zoned under the R-2 PUD District submitted by M Signage Solutions on behalf of C.K. Concepts LLC (Mr. George Callas, Manager).

**HISTORY/STAFF REVIEW:**

**History:**

The property is located on west side of Illinois Route 83, south of Gilmer Road and more specifically at the southwest corner of Route 83 & Gilmer Road and site of the “Double G’s Roadhouse” . The property contains 2.0 +/- acres of land area and is presently zoned R-2 PUD.

At the July 18<sup>th</sup> AC meeting the Commission made the following recommendation;

*A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to approve the ground signs as proposed with the condition that illumination of the Gilmer Road sign, specifically the illumination source and screening thereof, be brought back to the AC for further consideration. Should a wall sign be considered for the structure further review and consideration by the AC would also be required. On a voice vote; all aye.*

This request is in response to that recommendation.

**Proposed Signage Illumination**

As proposed by the petitioner two (2) 100 watt LED floodlight fixtures (spec sheet attached) will be placed on either side of the sign Gilmer Road entrance sign. Each fixture will made of a dark bronze aluminum housing with a 5000K neutral white LED illumination source. Each fixture will be ground mounted with the illumination source directed toward the sign face.

Screening will be achieved through the use of shrubbery to be placed around the perimeter of the sign.

Per the Village Code;

(e) Any light source that is used to illuminate a sign must be located, shielded, and directed as to not be visible from any point on any surrounding streets, public property, adjacent private property or adjacent structures. All artificial illumination shall be so designed, located, shielded, and directed so that it illuminates the sign face area only and prevents the casting of glare.

**ARCHITECTURAL COMMISSION DECISION:**

The Gilmer Road sign illumination fixtures & screening thereof have been submitted for the consideration of the AC as requested.

Staff finds this submittal to be consistent with the Village Code (as noted above). Issues with traffic due to sign illumination should not be an issue given the proposed orientation of the lighting and location of the sign on the property.

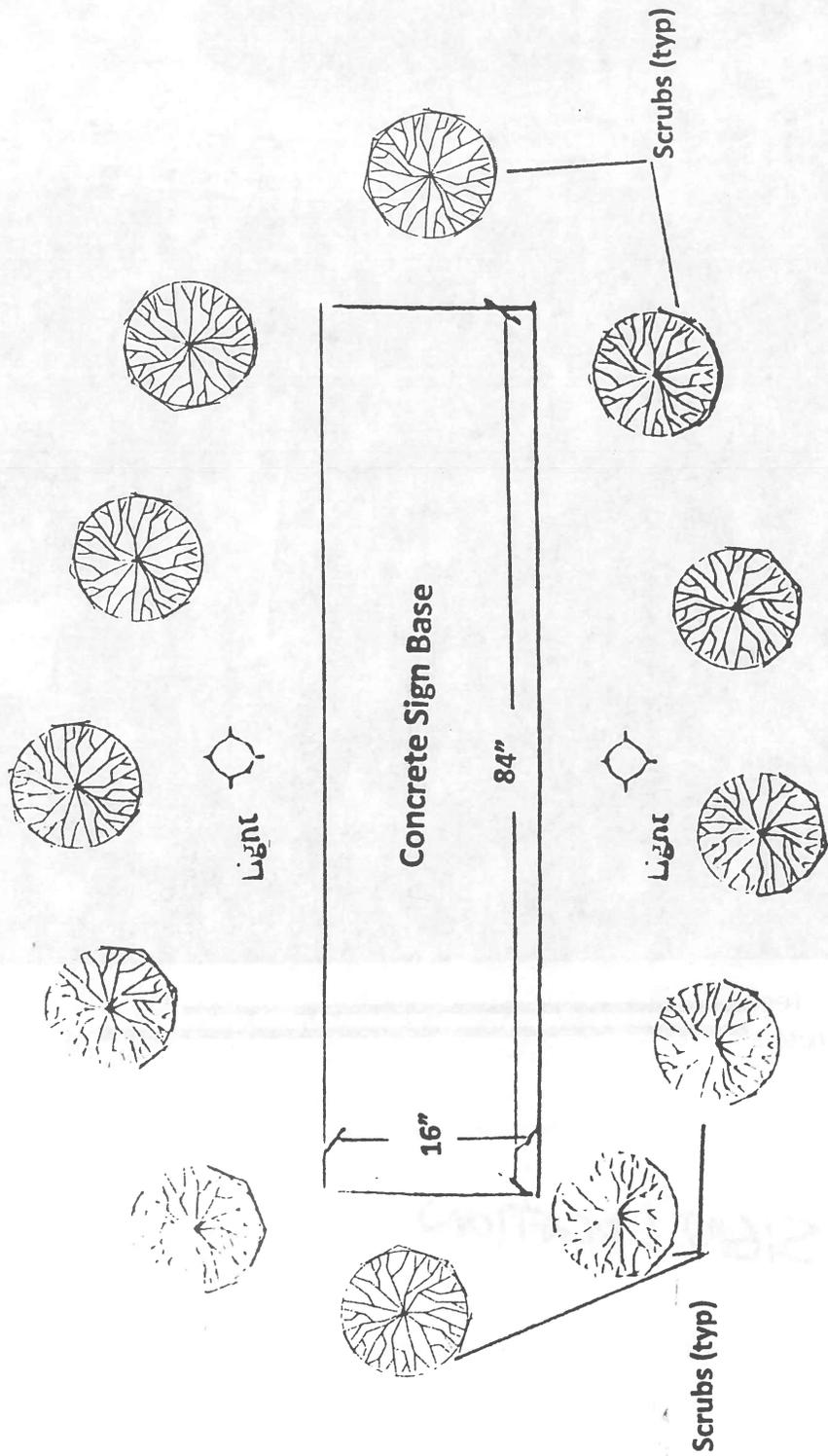


Google earth



0 SIGN LOCATION

Pub 83 Smokehouse  
4868 Rt. 83  
Long Grove, Illinois



Landscape Plan

# WPD Lighting Solutions

## FL100

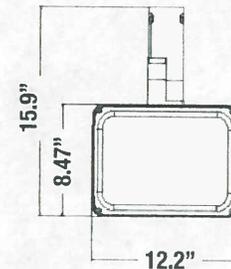
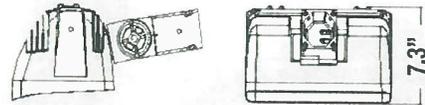
100W LED Floodlight

### APPLICATIONS

This LED Flood Light is ideal for uplighting, building facades, signs and displays and can be used for accent lighting or security lighting as well. 100W LED Flood Light with a dark bronze finish with a 2" adjustable slip fit for a 2 3/8" OD pole with universal voltage of 120W-277W.

### SPECIFICATIONS

|                   |                               |
|-------------------|-------------------------------|
| Model Number      | FL100                         |
| Lumens            | 7,500                         |
| Input Power       | 97W                           |
| Voltage           | Universal 100-277V AC 50/60HZ |
| Lifetime          | 50,000+ hours                 |
| HID Replacement   | 250W                          |
| Color Temperature | 5000K Neutral White           |
| Finish            | Dark Bronze                   |
| CRI               | > 75                          |
| Warranty          | 5 years                       |



### FEATURES

- ▶ Dark Bronze Diecast Aluminum Housing
- ▶ Tempered Glass Lens
- ▶ UL Listed and Suitable for Wet Locations
- ▶ 2" Slip Fitter for 2-3/8" OD Pole
- ▶ Easy access for quick installation
- ▶ 5 year manufacturers warranty
- ▶ 3 Heavy Duty LEDs



[info@wallpacksdirect.com](mailto:info@wallpacksdirect.com)



800-701-1371



800-948-3140





**ITEM #3: For the ARCHITECTURAL COMMISSION; 8.15.16 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for signage for "How Impressive "; 309 Old McHenry Road within the B-1 Historic District, submitted by Roman Signs on behalf of Kristine Knutson.

**HISTORY/STAFF REVIEW:**

The property in question is located on the north side Old McHenry Road across the street from "The Popcorn Shoppe" and was formerly occupied by "Prairie Smoke" apparel.

As submitted, two signs are proposed. A free standing sign (double faced) to be mounted on painted (cool gray) 6" x 6" posts set in concrete and measuring 33"x 66" (15.1 sq. ft.) is proposed to be placed along the Old McHenry Road frontage. A second hanging sign (double faced), measuring 11" x 22" (1.6 sq. ft.) is proposed to be mounted to the from a black iron bracket to the northwest corner of the building. The ground sign will make of sandblasted wood with a white background, cool grey lettering & border (to match the posts) with pink flourishes. The hanging sign will be constructed of MDO board in a style and color scheme mirroring the free standing sign. Square footage of the commercial space for which the sign is being requested is approximately 1,100 square feet. For retail spaces containing 1,000 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 (16.7 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:

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.

Setbacks for the ground sign are not specified and therefore at the discretion of the AC. Signage must be outside of the Old McHenry Road R.O.W. however.

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>How IMPRESSIVE!</u>                                 | BUS. PHONE #: | <u>847.362.6458</u>              |
| BUSINESS ADDRESS:      | <u>309 OLD MUMFORD ROAD LONG GROVE, ILLINOIS 60047</u> |               |                                  |
| BUSINESS OWNER'S NAME: | <u>KRISTINE L. KNOTSON</u>                             | E-MAIL:       | <u>howimpressiveLG@gmail.com</u> |

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

The Architectural Commission regularly meets every third (3<sup>rd</sup>) 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:  

1,100 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>ROMAN SIGNS</u>                  | PHONE #: | <u>847.381.3425</u> |
| ADDRESS: | 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.

K  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' SIGNATURE(S)

K  
 \_\_\_\_\_  
 PROPERTY OWNER(S)' PRINTED NAME(S)

KRISTINE KNOTSON - Kristine Knotson  
 \_\_\_\_\_  
 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](http://www.longgrove.net), to better understand the basis for sign permit approval.

**RETAIL BUSINESSES:**

| MAXIMUM SIGN AREA (SQ. FT.)<br>PERMITTED IN BUSINESS DISTRICTS  |     |                                  |                               |
|---|-----|----------------------------------|-------------------------------|
| TOTAL FLOOR<br>AREA<br>OF BUSINESS  | B1* | B2                               |                               |
|   |     | NO INDIVIDUAL<br>ARTERIAL ACCESS | INDIVIDUAL<br>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 <sup>1</sup>                  | 125 <sup>2</sup>              |
| <sup>1</sup> 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.  |     |                                  |                               |
| <sup>2</sup> 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)**

| <i>FOR OFFICE USE ONLY</i>   |                         | Amount Paid: _____ |        |  |  |  |  |                  |
|--|-------------------------|--------------------|--------|--|--|--|--|------------------|
| <table border="1" style="width: 100%; height: 100%;"> <thead> <tr> <th style="width: 50%;">TYPE OF SIGN(S)</th> <th style="width: 50%;">FEE(S)</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> |                         | TYPE OF SIGN(S)    | FEE(S) |  |  |  |  | Date Paid: _____ |
|  |                         | TYPE OF SIGN(S)    | FEE(S) |  |  |  |  |                  |
|  |                         |                    |        |  |  |  |  |                  |
|  |                         |                    |        |  |  |  |  |                  |
|  | Permit #: _____         |                    |        |  |  |  |  |                  |
| Village Official: _____  | Date of Issuance: _____ |                    |        |  |  |  |  |                  |

Ground Sign Specs:

Double Sided Sandblasted Sign - 33" High and 66" Wide

Installed with Painted 6"X6" Cedar Posts set in concrete

Sign Colors (Provided by customer - Official Company Colors):

Business Name, Secondary Copy, Border and Posts - Cool Gray

Flourishes - Pink

Background - White



66"



Hanging Sign Specs:

Double Sided Painted MDO Sign - 11" High and 22" Wide

To hang from a Black Iron Bracket - Installed on Corner of Brick Building

Sign Colors (Provided by customer - Official Company Colors):

Business Name, Secondary Copy, & Border - Cool Gray

Flourishes - Pink

Background - White



# 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.



