



ITEM #3: For the ARCHITECTURAL COMMISSION - 6.20.16 @ 7:00 P.M.

REQUEST: Consideration of a request for structural alteration (demolition & replacement) signage and hardscape (bench) for "Red Oaks" 340 Old McHenry Road within the B-1 Historic District, submitted by Mr. Jesse DeSoto, contract purchaser.

HISTORY/STAFF REVIEW:

The property in question is located on the south side of Old McHenry Road and is commonly known as "Red Oaks". The property is adjacent to property formerly occupied by "The Studio" to the south, Beans & Leaves and The Chatter Box to the West. The space was previously occupied by "Red Oaks Furniture" and has remained vacant since the furniture store went out of business in 2011/2012.

Demolition/Reconstruction

The petitioner has redevelopment plans for Lots 1, 3 & 4 of the "Red Oaks" property which leave the site largely intact. The petitioner is however looking to demolish the north half of the southernmost building (adjacent to the Studio) to accommodate a dance studio. The north half of this structure was used for storage and is in a state of disrepair to the point where demolition is required. The petitioner proposes a replacement structure in the exact same footprint using the existing foundation & slab of the demolished building. The south half of the structure ("The Barn") will be incorporated into the dance studio as the dance floor space.

The replacement structure will complement the remaining barn structure and utilize siding & shingles to match the existing barn. Windows will be replaced in the remaining structure with 24"x 72" casement windows to match the windows in the replacement structure. A covered entryway is also proposed for the new addition. Colors of the building will remain unchanged. (See Attached Elevations).

Signage

As submitted the petitioner proposes a ground sign, including a "header" 14"x 40" (3.87 sq. ft.) and five (5) hanging panels beneath the header measuring 6" x 32" (1.33 sq. ft. each x 5) for a total of 6.67 square feet (total signage 10.54 sq. ft.). The signage will be mounted on the existing post in front of the Red Oaks Development. All signs will be double faced. Building square footage of Lots 1, 3 & 4 for which the signage is being requested is approximately 16,019 square feet (the dance studio contains 4,103 sq. ft. of floor area. For retail spaces containing 3000 to 5000 sq. ft. of floor area or greater 30 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (10.54 square feet), the requested signage is well 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 allocated by floor area.

Signage will be constructed of HDU with a faux wood grain finish. "Header" signage will contain raised white lettering (and trim) on a red background. The first hanging panel for the dance studio will be contain white lettering and trim on a black background. Signage will be non-illuminated.

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.

Hardscape

The petitioner also proposes "hardscape" in the form of benches to be located along the walkway "patio" in the front of the "Red Oaks" building on Old McHenry Road. The benches would measure 50" long by 25" wide and 35" inches in height with a weight capacity of 500 lbs. The benches are made of brown hardwood with a lattice back & heavy duty cast iron frame. Benches are design to seat 2 to 3 people.

Attached is an excerpt from the "Downtown Design Guidelines" dealing with "site furnishings". Staff finds the proposed "hardscape" improvements consistent with these recommendations.

ARCHITECTURAL BOARD DECISION:

Staff finds the proposed demolition/reconstruction to be sensitive and complementary to the structures in the "Red Oaks" development and the downtown. The AC should review the proposed structure in light of the character of the Red Oaks development and downtown in general and make recommendation accordingly.

The signage request is approvable as submitted. The square footage of the proposed signage (10.5 sq. ft.) is within the maximum allowable square footage of 30 square feet based on the leasable area of the structure.

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. The Commission may wish to allow additional and/or replacement hanging panels to be allowed without further AC review or approval.

Staff finds the proposed "hardscape" improvements consistent with the "Downtown Design Guideline" recommendations. The Board may wish condition any approval of the benches on any future benches being identical to what has been approved or additional AC review will be required.

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

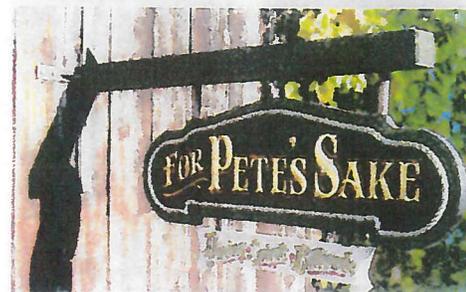
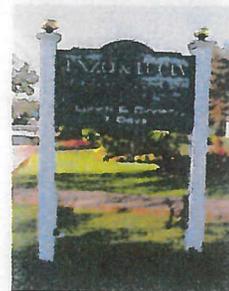
- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

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.





Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Site Furnishings

- Site furnishings in private areas should closely resemble chosen amenities for public areas. See Section 2 for furnishings chosen for public improvements.
- When redevelopment projects disturb existing, non-compliant site furnishings, these items should be replaced.
- Developments should place benches, trash / ash receptacles, lights, bike racks, and other site furnishings in locations where they will be easily accessible to patrons, employees, and visitors.
- Materials should reflect the style of other Village furniture and be high quality.
- Maintenance and cost effectiveness are influenced by durability and construction quality.



Existing stone bench in the Historic Downtown.

Benches

- Benches should be located near building entrances, adjacent to walkways, and through out any open space.
 - Benches should be securely mounted to minimize theft and vandalism.
 - Bench selection will be approved by the Village of Long Grove.
 - When redevelopment projects disturb existing site furnishings, those items should be replaced with approved equals.
 - Colors and materials should complement Historic Downtown architecture and landscape
- Length:** Should be long enough to accommodate 2 to 3 people comfortably.



Custom benches, such as this, are encourage but must complement the Historic Downtown's architecture and landscape.

Trash / Recycling / Ash Receptacle

- Receptacles should be spaced throughout the right-of-way, placing additional receptacles near restaurants and other areas of heavy pedestrian use.

Color: Black

Material: Metal



Manufacturer: DuMor
Model: Receptacle 102



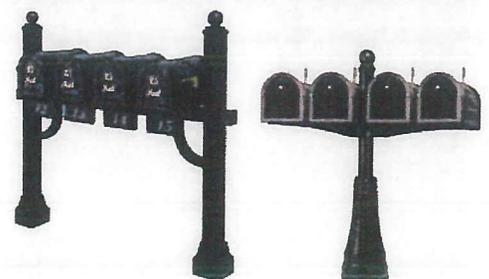
Manufacturer: DuMor
Model: Ash Urn 123

Mailboxes

- Mailboxes located within the Historic Downtown shall be located within the right-of-way.
- Custom mailboxes may also be installed and must reflect the character of Historic Long Grove.
- Custom Mailboxes must be approved by the Village of Long Grove Architectural Board and be compliant with any United States Postal Service requirements.

Color: Black

Material: Metal



Example of desirable group mailbox styles for the Historic Downtown.

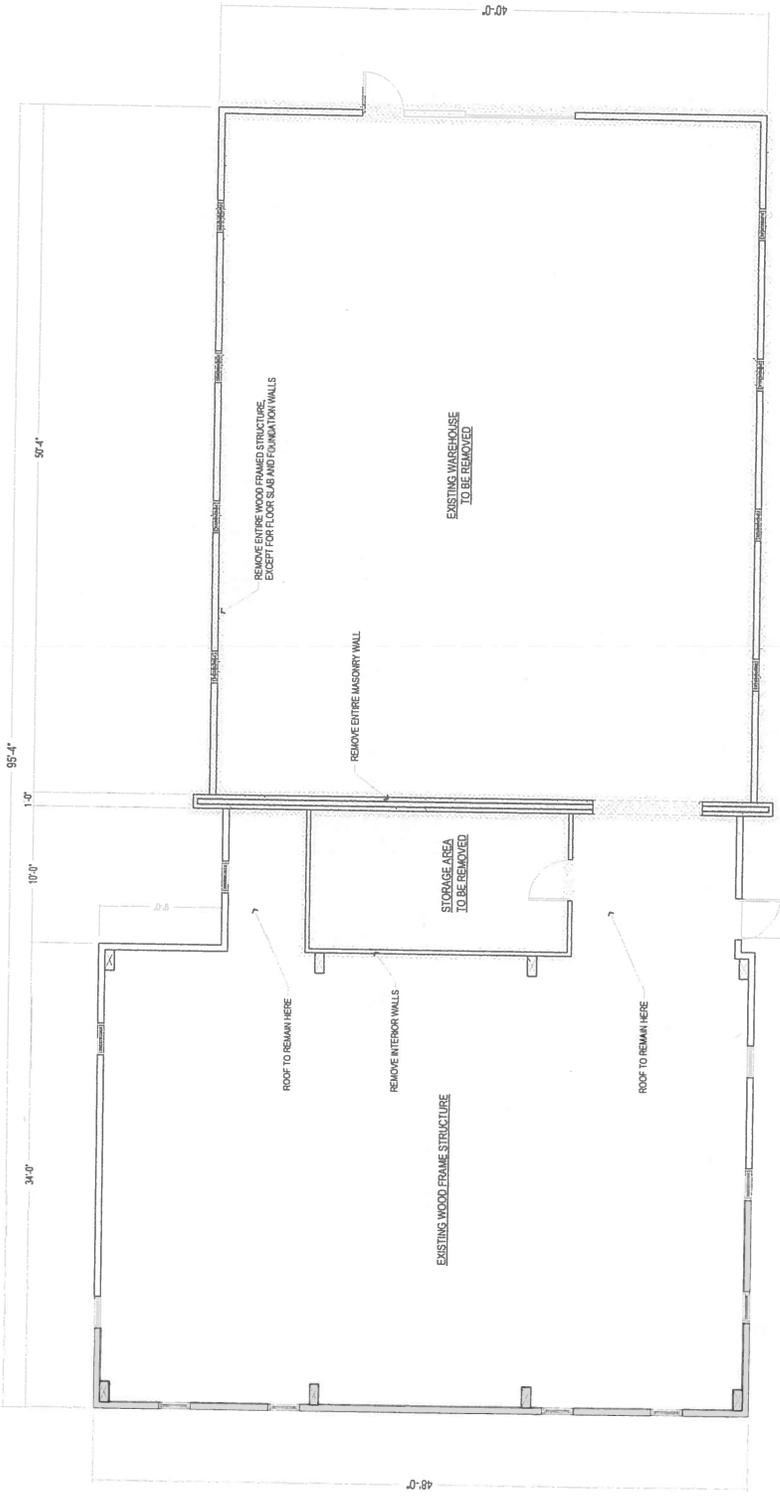


SKIFFINGTON ARCHITECTS, LTD.
 250 NORTH TRAIL, HAWTHORN WOODS, IL 60047
 TELEPHONE AND FAX (817) 438-3714 EMAIL: skiffington@comcast.net

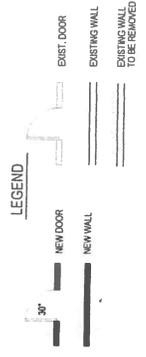
ADDITION AND REMODELING
 DANCE CENTER
 LONG GROVE ROAD,
 LONG GROVE, ILLINOIS

DRAWN BY
 D.P.S.
 CHECKED BY
 DATE
 3/7/16
 REVISIONS

PROJECT NO.
 2016_Longgrove.dh
 SHEET NO.
 1
 OF 1 SHEET



EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 4088 SF - EXISTING





SKIFFINGTON ARCHITECTS LTD.
 250 NORTH TRAIL, HAMPTON Woods, IL 60140
 TELEPHONE AND FAX (847) 438-3714 EMAIL: info@skiffington.com

ADDITION AND REMODELING
 DANCE CENTER
 LONG GROVE ROAD,
 LONG GROVE, ILLINOIS

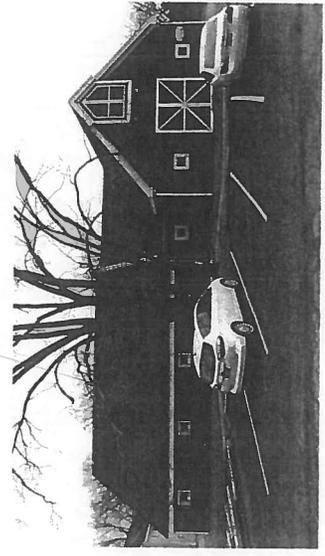
DRAWN BY: DPS
 CHECKED BY:
 DATE: 4/15/15
 PROJECT NO: 1503003

PROJECT NO: 1503003
 FILE NO: 2015_Longgrove.dwg
 SHEET NO:

2
 OF 3 SHEETS

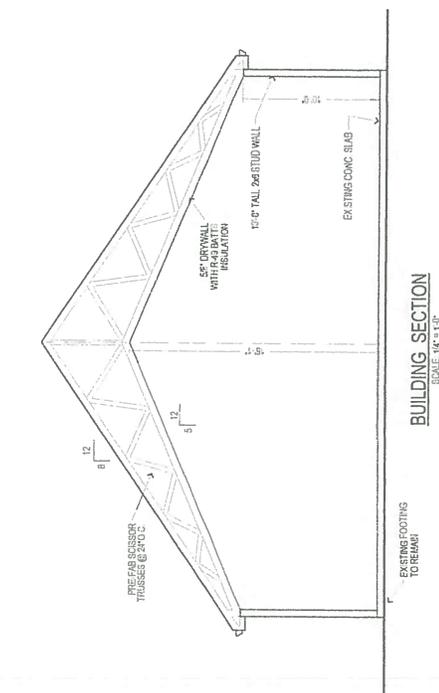


NEW FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 4068 SF - EXISTING

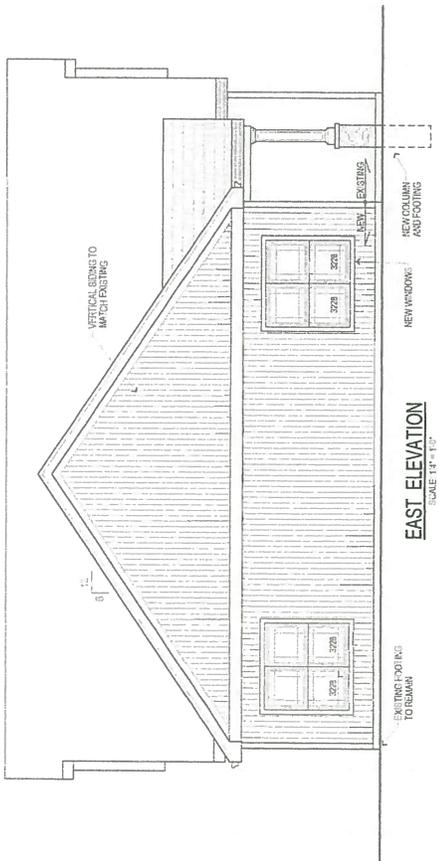


EXISTING BUILDING

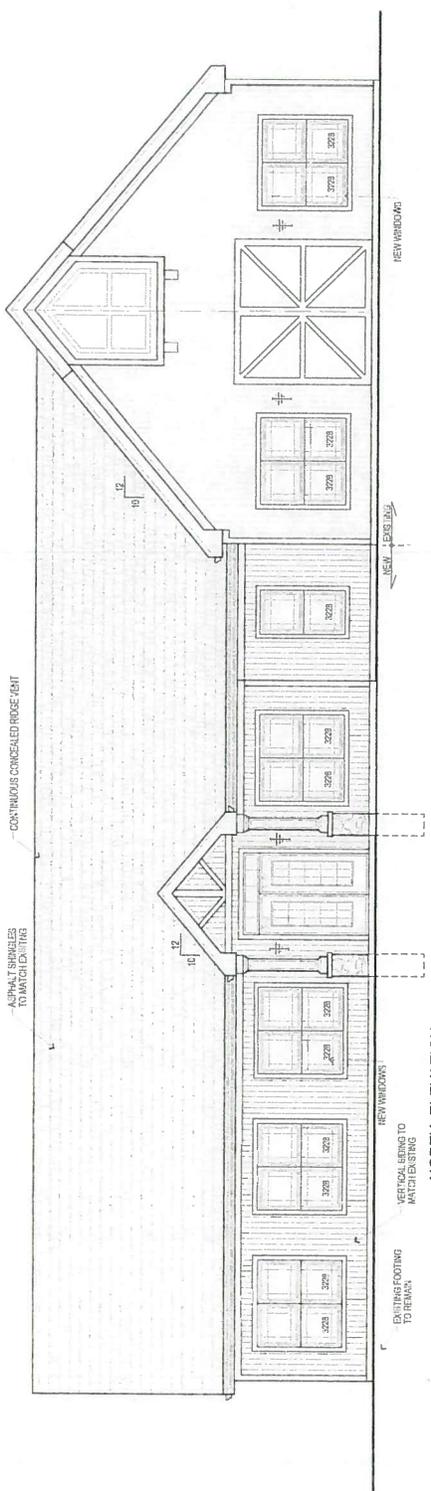
REMOVE THIS HALF OF BUILDING



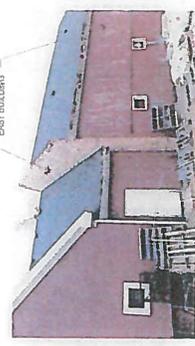
BUILDING SECTION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



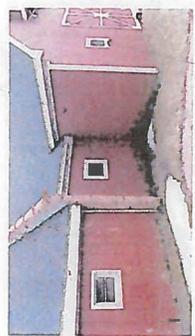
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



REAR VIEW



FRONT VIEW



FRONT VIEW



FRONT VIEW



SKIFFINGTON ARCHITECTS LTD
 250 NORTH TRAIL, HAWTHORN WOODS, IL 6007
 TELEPHONE AND FAX (847) 438 3714 EMAIL david@skiffington.com

ADDITION AND REMODELING
 DANCE CENTER
 LONG GROVE ROAD,
 LONG GROVE, ILLINOIS

DRAWN BY
 DPC

CHECKED BY

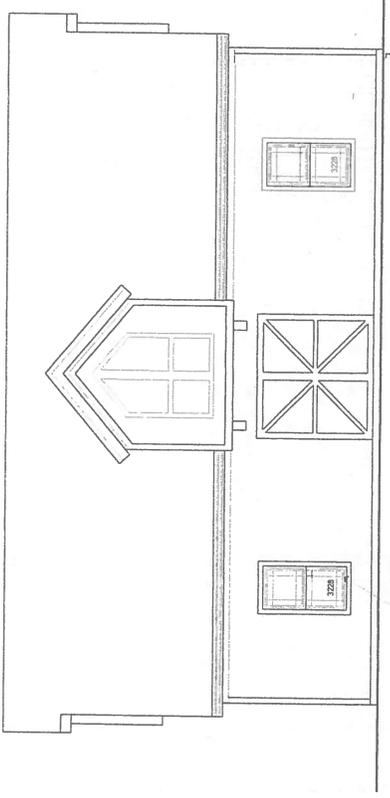
DATE
 4/22/16

PROJECT NO.
 16020000

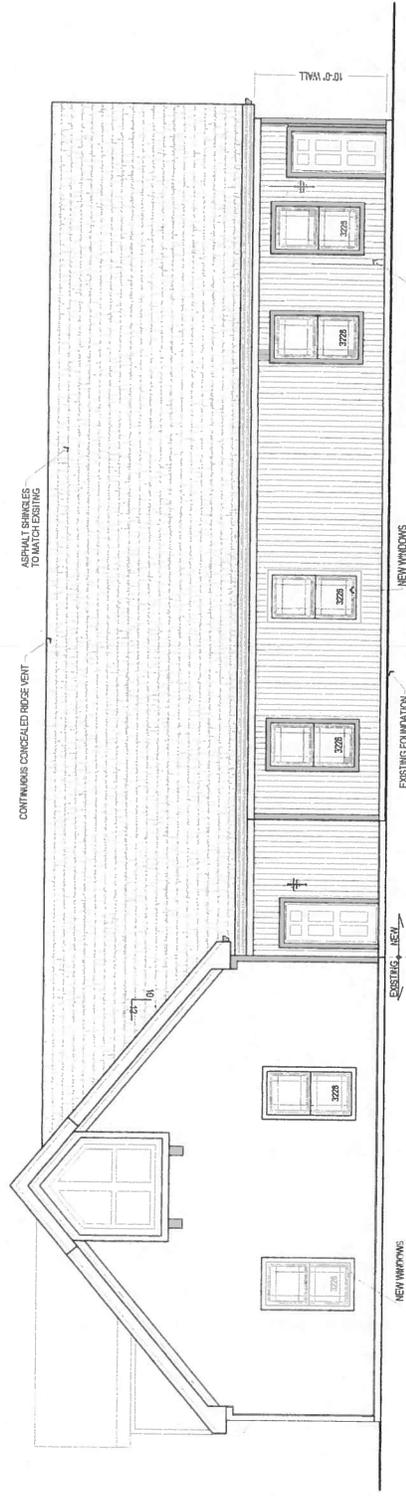
PROJECTING
 FIRM NO.
 2016 Long Grove, IL

SHEET NO.

4
 OF 3 SHEETS



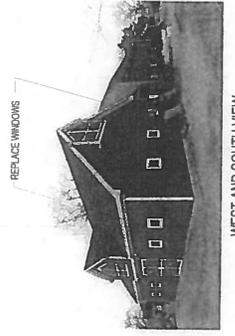
WEST ELEVATION
 SCALE 1/4" = 1'-0"



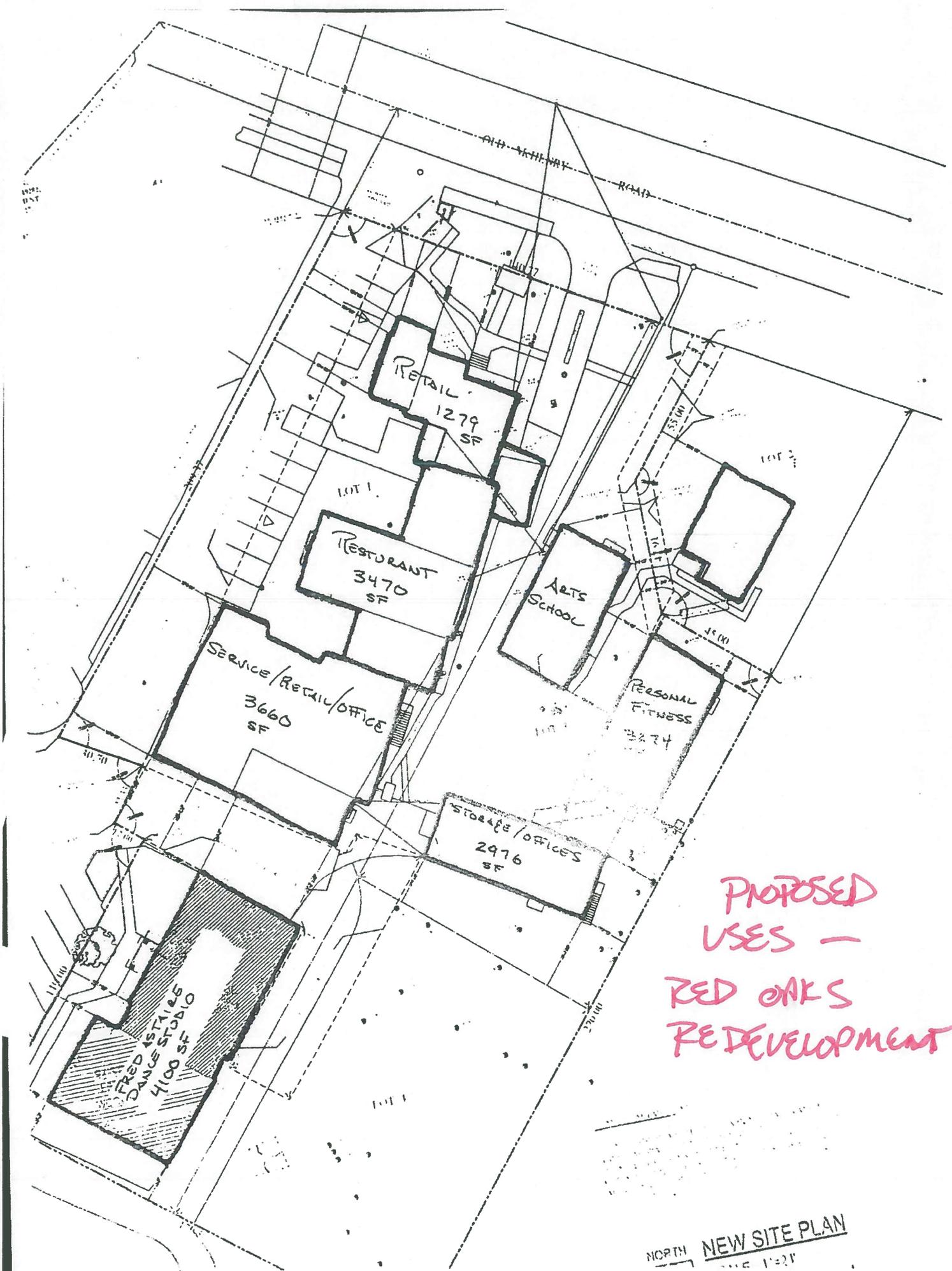
SOUTH (REAR) ELEVATION
 SCALE 1/4" = 1'-0"



REAR VIEW



WEST AND SOUTH VIEW



PROPOSED
USES -
RED OAKS
REDEVELOPMENT

NORTH
NEW SITE PLAN
DATE 11-21

6/10/16

Red Oaks of Long Grove existing main sign post located on Old McHenry Road

All that is presently requested to be installed (as pictured in the attached) is the main Red Oaks "header" panel at the top of the post and then the first tenant panel of Fred Astaire Dance Studio. Additional tenant panels are not being produced at this time. In the future when new tenants are leased we will then submit additional Sign Applications and specs to the Village for approval. We anticipate a maximum of only 5 panels will ever be hung from this main sign post.

RED OAKS *of Long Grove*

Recessed faux wood grain with raised white lettering
14" x 40"

Colors

Face Faux Wood Grain PMS 200 Red

Lettering White

Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE:	NTS	 Signarama The way to grow your business.
DATE:	June 10, 2016	
DRAWING #:	3625A	
		352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

14" x 40"



9" x 32"



6" x 32"



6" x 32"



6" x 32"



6" x 32"



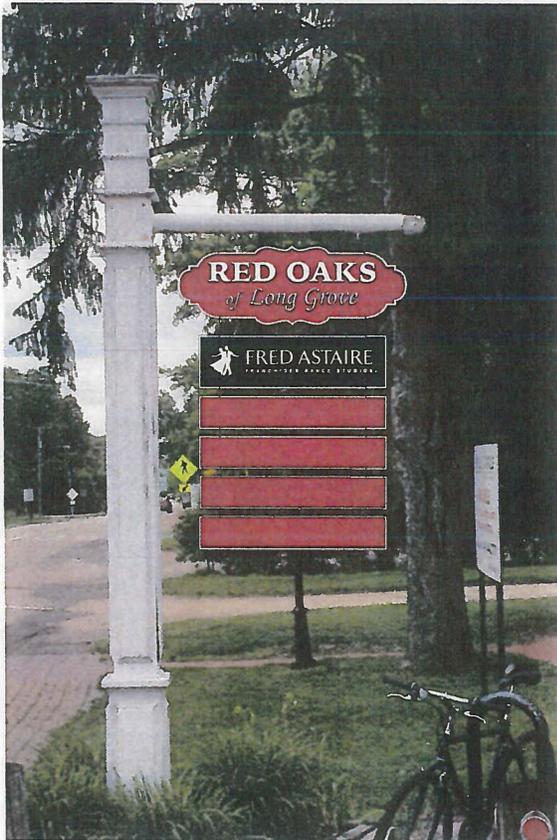
Colors

Face Faux Wood Grain Red
Face Faux Wood Grain Black

Lettering White

Double Sided 1.5" HDU Signs
to be hung from existing post.

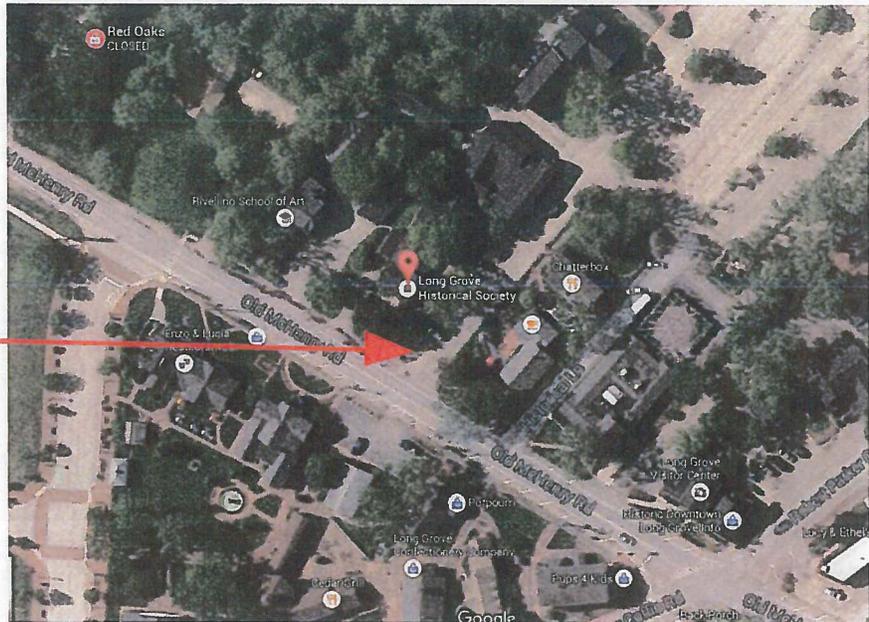
Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE:	NTS	 The way to grow your business.
DATE:	June 10, 2016	
DRAWING #:	3625B	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		PHONE: 847-215-1535 FAX: 847-215-1574



Double Sided 1.5" HDU Signs
to be hung from existing post.

Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE:	NTS	 Signarama <small>The way to grow your business.</small>
DATE:	June 10, 2016	
DRAWING #:	3625C	
		352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Sign Location



Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE: NTS	 Signarama The way to grow your business.	
DATE: June 10, 2016		
DRAWING #: 3625D	352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



P. FEMMIN

06 13 2016

WINDY HILL
FOREST



06 13 2016

DEMOLITION

PO PEANIN

06 13 2016



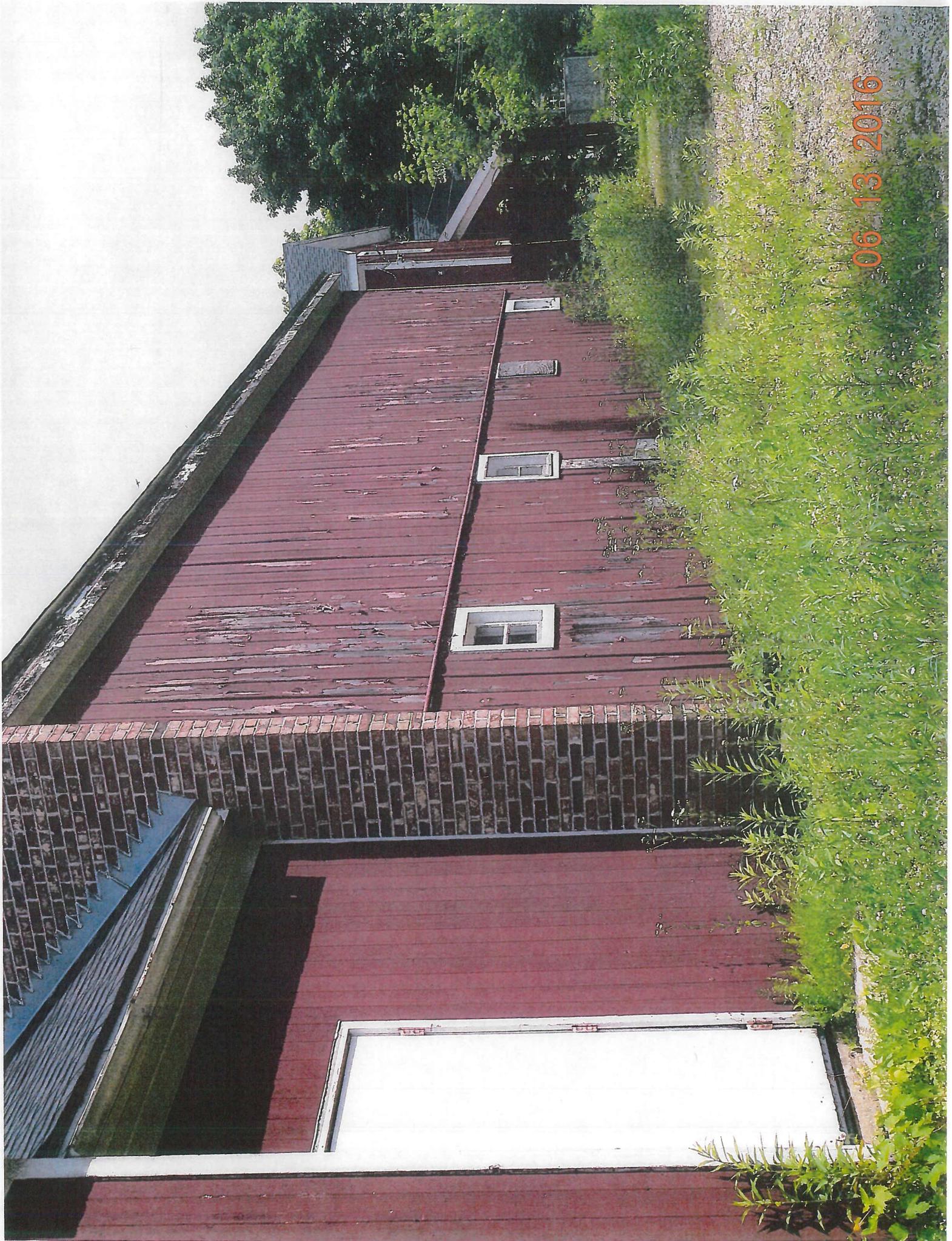


To Be Demolished

06 13 2016



06 13 2016



06-13-2016



06 13 2016



06 13 2016



**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 6-10-16

APPLICANT'S NAME: Mr. Jesse DeSoto E-MAIL desotojesse@gmail.com

ADDRESS: 404 W Half Day Road, Buffalo Grove, IL 60089 PHONE: 847-848-4768

NAME OF BUSINESS: Birdy Bros LLC

BUSINESS ADDRESS: Same PHONE: Same

TYPE OF STRUCTURE/FIXTURE: Commercial

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:

- A. PROVIDE SITE PLAN.
- B. PROVIDE PHOTOGRAPH OF SITE.
- C. SQUARE FOOTAGE OF STRUCTURE 4068 SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:

- A. DIMENSIONS.
- B. ELEVATIONS (ALL DIRECTIONS).
- C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

RTM SERVICES PHONE: 847-361-2135
173 Sycamore Dr, Hawthorn Woods, IL 60047 E-MAIL _____

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

BUSINESS OWNER(S)

PROPERTY OWNER(S)

APPLICATION APPROVAL: _____ DATE: _____



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:	Fred Astaire Dance Studio	BUS. PHONE #:	847-848-4768
BUSINESS ADDRESS:	404 W Half Day Rd, Buffalo Grove, IL 60089		
BUSINESS OWNER'S NAME:	Jesse DeSoto	E-MAIL:	desotojesse@gmail.com

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	TENANT PANELS FOR MAIN Red Oaks ^{EXISTING} SIGN POST ON Old McHenry Rd.
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The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit seven (7) sets of all of the following information ten (10) days prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - PROVIDE SITE PLAN
 - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
 - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

5,000+ 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:	Chuck Hodes - SignARAMA	PHONE #:	847-215-1535	
ADDRESS:	352 Lexington Drive, Buffalo Grove, 60089		E-MAIL:	chodes@bgsignarama.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.

PROPERTY OWNER(S) SIGNATURE(S)	
PROPERTY OWNER(S) PRINTED NAME(S)	
JESSE DeSoto	
BUSINESS OWNER(S) SIGNATURE(S)	

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

From: Alissa Adler <aa@podolsky.com>
Date: May 17, 2016 at 5:25:05 PM CDT
To: JESSE DeSoto <desotojesse@gmail.com>
Cc: Adam J Tarantur <ajt@podolsky.com>
Subject: Confirmation

Jesse,

Please feel free to share the following with the Village of Long Grove:

This email confirms that Mr. Desoto is the contract buyer of the property and is authorized to make requests and appeals during the pendency of the contract. Seller reserves the right to withdraw or modify any requests or appeals made by Mr. Desoto in the event that the purchase transaction does not close as contemplated.

Alissa Adler
Managing Principal
Podolsky | Circle CORFAC International

847.444.5770 Direct
847.997.0770 Cell
2610 Lake Cook Road, Suite 100
Riverwoods, IL 60015