

**Item #1:**

**Report Of The November 26, 2012 AC Meeting**

- A.** Signage For Rosin Eye Care, Building B At Sunset Grove
- B.** Landscape Lighting At Woodland Grove Gallery, 217 RPC
- C.** Signage Illumination For The Long Grove Cafe, 235 RPC



**AGENDA  
ARCHITECTURAL COMMISSION**

**RESCHEDULED REGULAR MEETING**  
Monday, November 26, 2012 at 7:00 P.M.

**CALL TO ORDER:**

**ACTION ITEMS:**

- 1.) **Approval of the August 20, 2012 Draft Meeting Minutes.**
- 2.) **Consideration of a request for signage for Rosin Eye Care, "Building B"; 4196 Route 83 and within the Sunset Grove Development, submitted by Fastsigns Inc.**
- 3.) **Consideration of a request for landscape lighting at Woodland Grove Gallery, 217 Robert Parker Coffin Road and within the B-1 Zoning District submitted by Foresite Realty Mgmt.**
- 4.) **Consideration of a request for signage illumination for "The Long Grove Cafe," 235 Robert Parker Coffin Road and within the B-1 Historic District, Submitted by Bill Hristakos.**

**OTHER BUSINESS:**

- **2013 Meeting Calendar**

**ADJOURNMENT:** Next Scheduled Meeting: December 17, 2012 @ 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 #1:** For the ARCHITECTURAL COMMISSION; on MONDAY, November 26th @ 7:00 P.M.

**REQUEST:** Consideration of a request for signage for Rosin Eye Care, "Building B"; 4196 Route 83 and within the Sunset Grove Development, submitted by Fastsigns Inc.

### **HISTORY/STAFF REVIEW:**

#### **HISTORY:**

The property is located on the southeast corner of Route 83 and Aptakisic Road. The property consists of 16 +/- acres of land area. The property is presently zoned HR-1 Commercial District & OS-P with a special use permit for a Planned Unit Development. The Village Board granted final PUD plan & plat approval in November 2008 (Ord. # 2008-O-27).

In 2010 modifications were made to "Building B" to allow the Chase Bank Building to be built as a free standing structure. The AC reconsidered and approved the modifications to "Building B" at that time. The AC noted the minor changes to the elevations of Building "B" and reaffirmed that the building materials, colors and overall character of the modified structure are acceptable for "Building B".

Signage for Caribou Coffee was approved on the north end of this structure earlier this year.

#### **STAFF REVIEW:**

The property in question is located at 4196 Route 83 and is located in Building "B" north of Sunset Food Building in the Sunset Grove Development.

Per the final PUD approval ordinance (Ord. 2008-O-27) signage was approved as follows;

- A. **Signage.** All signage for the Proposed Development shall be located and installed in accordance with the Final PUD Plans. No more than 70% of the "Designated Zone for Placement of Signage and Graphics" depicted on the building elevations included within the Final Signage Plan may be occupied by tenant signage. "Alternate Sign 'A'", as depicted on the Final PUD Plans, may contain any of the following combinations of "Top Panels" (20 square feet of signage) and "Other Panels" (7.6 square feet of signage), as such panels are depicted on the Final Signage Plan: (i) four (4) Top Panels and zero (0) Other Panels; (ii) three (3) Top Panels and two (2) Other Panels; (iii) two (2) Top Panels and four (4) other Panels; (iv) one (1) Top Panel and six (6) Other Panels; or (v) zero (0) Top Panels and eight (8) Other Panels. The size, color, copy, and materials of all tenant signage including, but not limited to, the window treatments of the drug store (Building "D"), shall be subject to Architectural Commission review and approval. Any approved signage may be replaced by signage in the same location and of equivalent or smaller size, subject to Architectural Commission review and approval. Any other additional or replacement signage must undergo full review for a sign permit and receive Architectural Commission approval in accordance with the Village Code. **Electronic sign boards, neon signage, flashing signage, and internally illuminated signage shall be prohibited.**

A copy of the approved elevation for "Building B" is attached. As signage relates to this portion of building, the "Rosin Eye Care" signage, as proposed, is in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" is as follows;

West Elevation – 1 sign;

Placement Zone Dimensions: 12' x 3.5' = 42 sq. ft. x .70 = 29.4 sq. foot of signage

South Elevation - 1 sign;

Placement Zone Dimensions: 35' x 4' = 140 sq. ft. x .70 = 98 sq. foot of signage

East Elevation – 1 sign;

Placement Zone Dimensions: 57' x 4' = 228 sq. ft. x .70 = 159.6 sq. foot of signage

### **PROPOSED SIGNAGE**

Petitioner is proposing two wall signs on the south and west facades of "Building B" in the locations approved as the "Designated Zone for Placement of Signage and Graphics". This is consistent with the final PUD approvals.

The size of the proposed signage is as follows;

	<b><u>Proposed Sq. Footage</u></b>	<b><u>Sq. Footage Allowed per PUD Approval</u></b>
South Elevation:	4'-6" x 11'-2" (50.4 sq. ft)	98 Sq. ft.
West Elevation:	3' x 7'-6" (22.5 sq. ft.)	29.4 Sq. ft.
East Elevation -	No signage proposed	159.6 Sq. ft.

The proposed signage is within the allowable square footage for such signage as allowed by the PUD approval ordinance.

### **MATERIALS & ILLUMINATION**

The signage is proposed to be channel letters with a blue & black color scheme (non-illuminated). Letters will be mounted to the building.

Signs are proposed to be illuminated with backlit LED lighting. The signage will appear as white when illuminated.

### **ARCHITECTURAL COMMISSION DECISION:**

Signage as proposed is permissible under the approved PUD Ordinance.

It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.

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: <b>ROSIN EYECARE</b>	BUS. PHONE #: <b>(847) 564-2020</b>
BUSINESS ADDRESS: <b>4196 IL Rte. 83 Long Grove, IL 60047</b>	
BUSINESS OWNER'S NAME: <b>JONATHAN ROSIN</b>	ALTERNATE PH. #:

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<b>illuminated channel letters for front and side of building.</b>
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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 six (6) 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:  

2453 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

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: <b>FASTSIGNS, Inc.</b>	PHONE #: <b>(847) 291-7446</b>
ADDRESS: <b>3065 Dundee Rd. Northbrook, IL 60062</b>	

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.

*Jack Shum*  
 \_\_\_\_\_  
 PROPERTY OWNER(S) SIGNATURE(S)

**JACK SHUM**  
 \_\_\_\_\_  
 PROPERTY OWNER(S) PRINTED NAME(S)

*Jonathan Rosin*  
 \_\_\_\_\_  
 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 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.) 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 <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 (1) sign 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

FOR OFFICE USE ONLY							
<table border="1"> <thead> <tr> <th>TYPE OF SIGN(S)</th> <th>FEE(S)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)					Amount Paid: _____
	TYPE OF SIGN(S)	FEE(S)					
	Date Paid: _____						
	Permit #: _____						
Village Official: _____	Date of Issuance: _____						

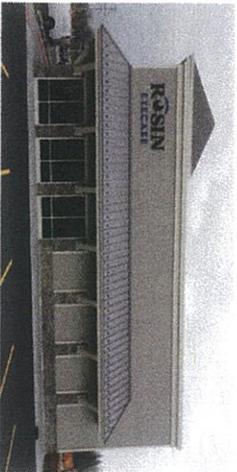
Village Files/ Templates

3110 RFD • LONG GROVE, ILLINOIS 60047-9635  
 (847) 634-9440 • FAX (847) 634-9408

**FAST SIGNS**  
More than fast. More than signs.<sup>™</sup>  
3065 Dundee Rd. • Northbrook, IL 60062  
847-291-7446 • 138@fastsigns.com

### Proposal for Dimensional Signage

54" high  
**ROSIN**  
EYECARE  
134.875" wide



One set of LED illuminated channel letters on a raceway. Letters to be covered with blue vinyl and black perforated vinyl (it will illuminate white at night). Overall sign to be 54" high. Sign to be installed on the side of the building.

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**FAST SIGNS**  
More than fast. More than signs.<sup>™</sup>  
3065 Dundee Rd. • Northbrook, IL 60062  
847-291-7446 • 138@fastsigns.com

### Proposal for Dimensional Signage

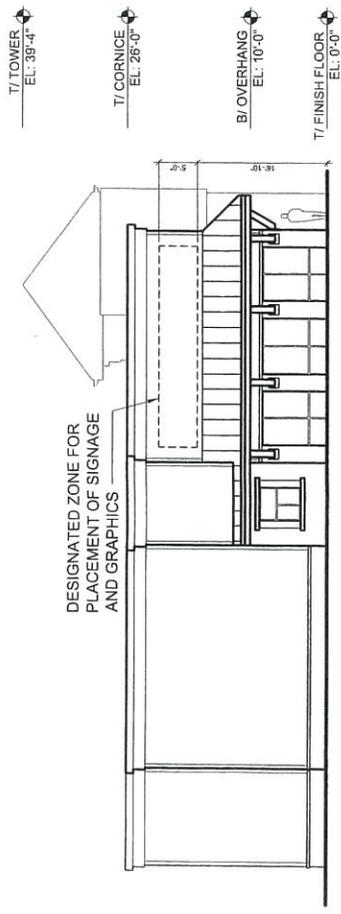
36" high  
**ROSIN**  
EYECARE  
90" wide



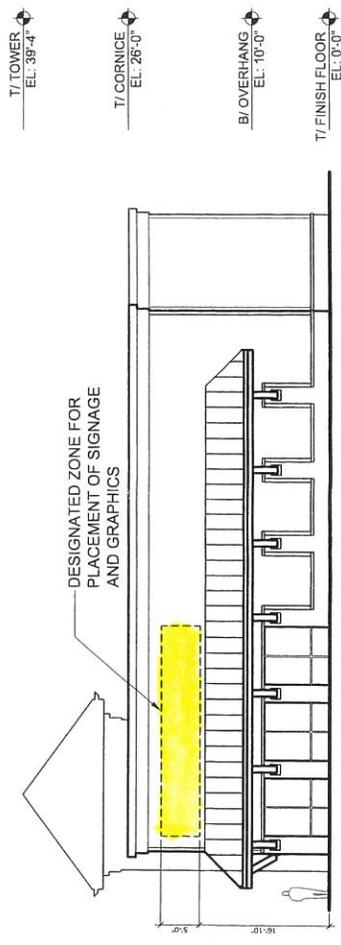
One set of LED illuminated channel letters on a raceway. Letters to be covered with blue vinyl and black perforated vinyl (it will illuminate white at night). Overall sign to be 36" high. Sign to be installed on the front of the building above the entrance doors.

Approval: \_\_\_\_\_

Date: \_\_\_\_\_



**RETAIL 'B' NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**RETAIL 'B' SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

SUNSET GROVE  
 LONG GROVE, ILLINOIS

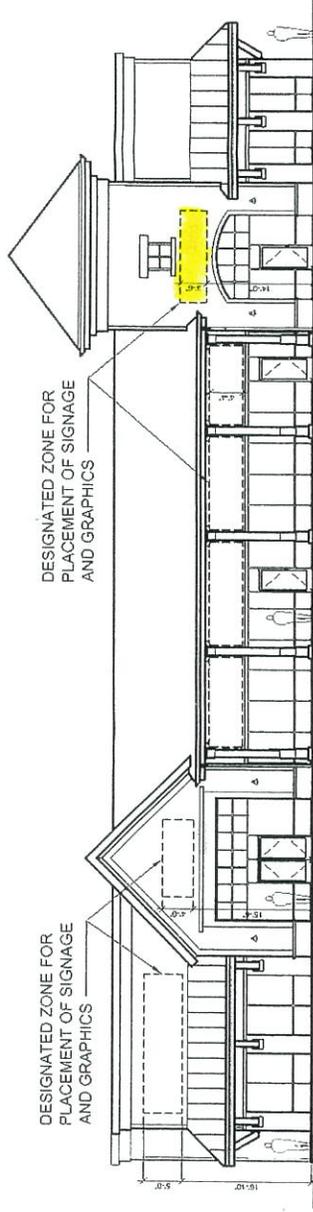
SUNSET GROVE LLC



OKW Architects  
 PROJECT NUMBER: 04633

DATE: 9 JULY 2010

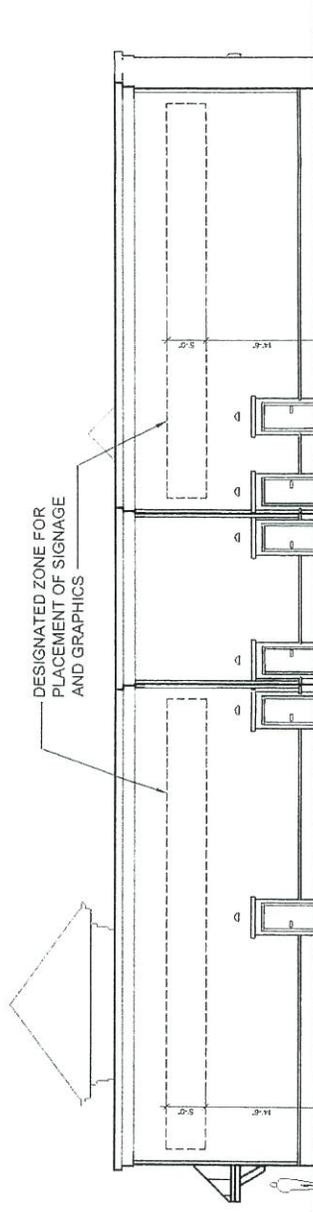
- ◆ T/I TOWER  
EL: 39'-4"
- ◆ T/I CORNICE  
EL: 26'-0"
- ◆ B/I OVERHANG  
EL: 10'-0"
- ◆ T/I FINISH FLOOR  
EL: 10'-0"



### RETAIL 'B' WEST ELEVATION

SCALE: 1/16" = 1'-0"

- ◆ T/I TOWER  
EL: 39'-4"
- ◆ T/I CORNICE  
EL: 28'-6"
- ◆ B/I OVERHANG  
EL: 10'-0"



### RETAIL 'B' EAST ELEVATION

SCALE: 1/16" = 1'-0"

EXHIBIT 15  
SUNSET GROVE  
LONG GROVE, ILLINOIS



SUNSET GROVE LLC

OKW Architects

DATE: 9 JULY 2010

PROJECT NUMBER: 0453



**ITEM #2:** For the **ARCHITECTURAL COMMISSION** on **MONDAY, NOVEMBER 26 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for landscape lighting at Woodland Grove Gallery, 217 Robert Parker Coffin Road, within the B-1 Historic District submitted by Foresite Realty Mgt. L.L.C.

**Proposed Project:**

Landscape Lighting is proposed in the front of the Mill Pond Development principally to illuminate the wind sculpture display on the property as well as some of the signage on the property. This lighting has been installed (both existing & new) without building permits or Architectural Commission review and approval.

A “Quartz Bullet” floodlight fixture is proposed using a quartz halogen light source. Fixtures are located near the ground, approximately 12” to 18” from grade. Fixtures are black in color and are equipped with a “integra-hood glare shield” designed to minimize glare and direct the light to a specific target. The lighting system is 120 volt system utilizing a 75 watt light bulb.

Lighting fixtures would be distributed in accordance with the attached site plan.

This item should be considered along with the agenda item 3. Although two (2) separate requests for lighting, all fixtures are located in the same general area of the property; lighting is grouped together and hence should be reviewed as a group rather independently.

**ZONING REGULATIONS:**

Lighting within the B-1 District is identified as “Class 1” lighting and as such must meet “tests” identified below and bolded for this lighting class. As proposed this request is probably best identified as “Landscape Lighting” defined as follows;

**“LANDSCAPE LIGHTING: Lighting which is located on the grounds and is primarily designed to illuminate or silhouette vegetation, a lawn or garden. This type of lighting may incidentally illuminate a portion of a building.”**

With the exception of “Holiday Lighting”, “Municipal Parking Lot Lighting” and Private Sign Illumination” all Class 1 lighting requires AB review and approval. A “quartz halogen” light source is proposed for these fixtures. This is permissible with AB approval. Fixtures, other than “19<sup>th</sup> Century Styles, are not permissible. Fixtures with a height of less than fifteen (15’) are allowed; AB approval is required for heights greater than 15 feet. Light sources under 200 watts are permitted; sources over 200 watts are not permitted. Light which spills over or “glare” onto other properties is prohibited

The AB is reminded variation of the lighting regulations may be granted for “good cause” as follows;

*"Variations. The architectural board may, upon good cause shown, grant a variation to an owner from strict compliance with the standards set forth in this section 5-9-9 if, in the determination of the architectural board, the variation is necessary to avoid an undue hardship upon the owner, and provided further that the architectural board determines that the illumination system with the variance requested shall not have any adverse effect upon adjacent properties, and provided further that the illumination system with the variation requested shall not result in light pollution subject to public view".*

## 5-9-9

### EXTERIOR LIGHTING

- (A) Purpose. The village comprehensive plan refers to certain characteristics of the village which are cherished by its residents.

*The village of Long Grove is unique. . . Long Grove has managed to retain much of the pristine rural charm,. This has not occurred by coincidence but through thoughtful design.*

One of the primary thrusts of the planning efforts of the village has been to achieve a consistent and pleasing quality of life.

Excessive amounts of artificial light intruding upon adjacent properties and visible to the public constitutes light pollution which tends to destroy the natural rural charm the village has strived to perpetuate. Light pollution is aesthetically destructive. It is inconsistent with the rural night and diminishes the economic value of properties which are subjected to light pollution. Our village residents moved here and purchased property here to enjoy the rural charm of the village, not to be subjected to needless and aesthetically harmful light pollution. The purpose of this chapter is to eliminate or reduce as much as possible light pollution.

It is the intent of this section 5-9-9 to provide standards for controlled and moderate forms of illumination systems that promote safety and are consistent with the planning efforts of the village.

- (B) Classes of Lighting Areas.

1. Class 1. Class 1 consists of the B1 zoning district.
2. Class 2. Class 2 consists of all other nonresidential zoned areas not included in Class 1. This classification also includes all property utilized for agricultural, educational or religious purposes. This classification does not include public or private roads, but does include driveways to areas that are otherwise within this classification.
3. Class 3. Class 3 consists of residential areas of the village, including R1, R2, R3 and all residential portions of properties in a planned unit development.
4. Class 4. Class 4 consists of all public and private roads, excluding driveways.

- (C) General Regulations. The regulations and standards set forth in Table 5-14-A below shall regulate and govern the use of, modification of, construction of, installation of, or the erection of any illumination system for the purpose of lighting external areas, including, but not limited to, signs, parking areas, buildings, landscaping, walkways, porches, driveways, and public or private roads. Each illumination system must meet tests 1 through 6, inclusive of Table 5-14-A, before a permit can issue. Table 5-14-A indicates non-permitted uses (NP symbol), permitted uses (P symbol), or uses subject to review and approval of the architectural board (AB symbol).

**TABLE 5-14-A LIGHTING SYSTEM TESTS**

Each lighting system must be permitted or have received approval in each test group (1-6) before a permit will be issued.

**SYMBOLS**

P = Permitted NP = Not Permitted AB = Architectural Board Approval Required

**TEST 1**

<u>Usages Permitted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Commercial building lighting	<b>AB</b>	AB	AB	--
<b>Landscape lighting</b>	<b>AB</b>	AB	AB	--
Private sign illumination	<b>NP</b>	AB	NP	--
Roadsign lighting	<b>AB</b>	AB	NP	--
Municipal parking lot	<b>P</b>	--	--	--
Commercial parking lot	<b>AB</b>	AB	--	--
Residential yard/grounds lighting	<b>AB</b>	--	P	--
Driveway lighting	<b>AB</b>	AB	P	--
Holiday lighting	<b>P</b>	P	P	--
Intersection or street lighting	<b>AB</b>	AB	AB	AB
Exterior lighting of dwelling	<b>AB</b>	--	P	--
Security lighting	<b>AB</b>	AB	AB	--

**TEST 2**

<u>Light Sources Permitted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Natural gas	<b>P</b>	P	P	P
Incandescent (white or clear)	<b>P</b>	P	P	P
Halogen	<b>AB</b>	AB	AB	AB
Mercury vapor	<b>NP</b>	P	NP	P
Sodium vapor	<b>NP</b>	NP	NP	NP
Incandescent (multi-colored Christmas or temporary use)	<b>P</b>	P	P	--
Incandescent (malibu type)	<b>NP</b>	NP	P	--
Other	<b>AB</b>	AB	AB	AB

### TEST 3

<u>Fixture Styles Permitted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Fixtures depicting 19th century styles	P	P	P	P
Other	NP	AB	P	P

### TEST 4

<u>Fixture Height</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Fixture 15 feet or less	P	P	P	P
Fixture higher than 15 feet	AB	AB	NP	P

### TEST 5

<u>Brightness</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Source watts over 200	NP	NP	NP	AB
Source watts under 200	P	P	P	P

### TEST 6

<u>Illumination Of Adjacent Lot</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
External lights which glare into traffic and/or adjacent neighboring properties	NP	NP	NP	--
Reflected light from a dwelling, commercial structure, or sign which is greater than 2 foot-lamberts when measured at the structure. Also applies to structure inadvertently lighted	NP	NP	NP	--
Direct light greater than 2 foot-lamberts from any source reflected off a white surface which is 12 feet from source	NP	NP	NP	

### Standards for Exterior Lighting

The zoning code identifies the following standards which should also be considered by the AC.

1. The exterior lighting complies with section 5-9-9 of this title;

2. The style, location, height, and type of fixtures of the illumination system will be harmonious with existing uses in the vicinity of the site of the proposed illumination system;
3. The illumination system will not generate light pollution.

### **Downtown Master Plan/Design Guidelines**

The Downtown Master Plan approved in 2008 gives this general statement with regard to the need for lighting in the downtown;

#### **Street Furnishings / Lighting**

**“There are many sizes and styles of street furnishings in use throughout the core retail area. These variations create inconsistent experiences for visitors and weaken Downtown’s overall image and identity. The insufficient lighting throughout Downtown and the parking lots, in combination with the uneven paving surfaces, creates an especially hazardous pedestrian environment at night”.**

Furthermore; Item 6 under the “Short Term” opportunities as identified in the plan recommends;

**Development of a phasing plan for streetscape improvements that include paving, lighting, coordinated furnishings, on-street parking, and landscaping.**

The design guidelines also offer direction with regard to the lighting of both public and private properties in the downtown area. Relevant pages from these guidelines are attached for consideration by the AC.

In addition to the regulations found in the zoning regulations (Section 5-9-9; above) the design guidelines offer specific recommendations regarding certain types of lighting (i.e. Parking Lot Lighting; Pedestrian Lights and Architectural and Seasonal Lighting). Some general parameters for lighting, suggested by these guidelines, may be helpful in evaluating this request such as;

- Using “Dark Sky” friendly lighting as much as possible;
- Consider decorative fixtures for pedestrian lighting (in conjunction with placement criteria identified in the guidelines);
- Conceal light sources so glare is minimized or integrated into landscape features;
- Be cognizant of the need for consistency in lighting improvements (as well as other anticipated “streetscape” improvements).
- Careful illumination of major entryways with soft controlled light is recommended.
- Consider moving illumination closer to buildings to achieve better entryway lighting and less chance for glare.

### **ARCHITECTURAL COMMISSION DECISION:**

The AC should review the request for lighting against the “Test Criteria” listed above as well as the recommendations of the Downtown Design Guidelines. At a minimum the AC needs to approve the use of the quartz halogen light sources. The AC should also determine the appropriateness of the fixtures proposed at the various locations identified on the site plan.

The standard for 19 Century fixtures is in reference to pedestrian lighting and not landscape lighting. The landscape lighting should minimize glare and be integrated into landscape features to be minimally intrusive. As anti-glare shields are included on the fixtures staff and the fixtures are located close to the ground staff questions the need for additional screening of the fixtures in this instance.

Any variations considered to avoid an undue hardship upon the petitioner/owner, should indicate that the illumination system, with the variance, shall not have any adverse effect upon adjacent properties, as well as the illumination system with the variation shall not result in light pollution subject to public view.

From the “macro” perspective both the Downtown Master Plan and the Design Guidelines recognize the need for additional lighting (and other streetscape improvements) in the downtown. The master plan in particular recognized the “eclectic” nature of the existing streetscape fixtures (including lighting) and negative impact this has on the image and identity of the downtown.

The AC may consider adjourning the meeting to the site to view the lighting improvements first hand prior to making a recommendation on the request.



RECEIVED

NOV 12 2012

VILLAGE OF LONG GROVE

STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: 11/8/12

APPLICANT'S NAME: FORESIGHT REALTY MGT. LLC

ADDRESS: 6400 SHAFER COURT, RUSHMONT, IL PHONE: 847 939 6030

NAME OF BUSINESS: WOODLAND GROVE GALLERY

BUSINESS ADDRESS: 217 RUBEN PARKER COFFIN RD. PHONE:

TYPE OF STRUCTURE/FIXTURE: 1 LIGHTING TO ILLUMINATE WIND SCULPTURES 2 REPAIRS TO EXISTING WIRING

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE MA 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: JUAN KOSTIC PHONE: 847-772-0305

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) [Signature] AGENT FOR OWNER PROPERTY OWNER(S)

APPLICATION APPROVAL: DATE:



# QB1B

217 RLC

75 watt Quartz Bullet Flood with silicone O-ring gasket, thick tempered glass lens, internal and external cooling fins. Gold plated socket contacts and 250 deg. C Teflon coated wires for extended lamp life. Lamp supplied.

Color: Black

Weight: 1.0 lbs

**Lamp Info**

Type: T-4  
 Watts: 75W  
 Shape/Size: N/A  
 Base: N/A  
 ANSI: N/A  
 Hours: 1,500  
 Lamp Lumens: 1,500  
 Efficacy: 20 LPW

**Ballast Info**

Type: 0  
 120V: 0  
 208V: 0  
 240V: 0  
 277V: 0  
 Input Watts: 75W  
 Efficiency: 100%

**Technical Specifications****UL Listing:**

Suitable for wet locations. Suitable for mounting within 4' of the ground

**Housing:**

Precision die cast aluminum, 1/2" NPS threaded arm with locking swivel and EZ Grip lock nut fits all standard mounting covers.

**Lens Gasket:**

High temperature silicone gasket stays in place during relamping

**Reflector:**

Semi-specular anodized aluminum

**Sockets:**

Porcelain bi-pin GY 8 base with gold plated contacts and 250 C socket wires

**Lens:**

Thick, tempered glass

**Finish:**

Chip and fade resistant polyester powder coating

**Replacement Lamps:****Patents:**

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

;

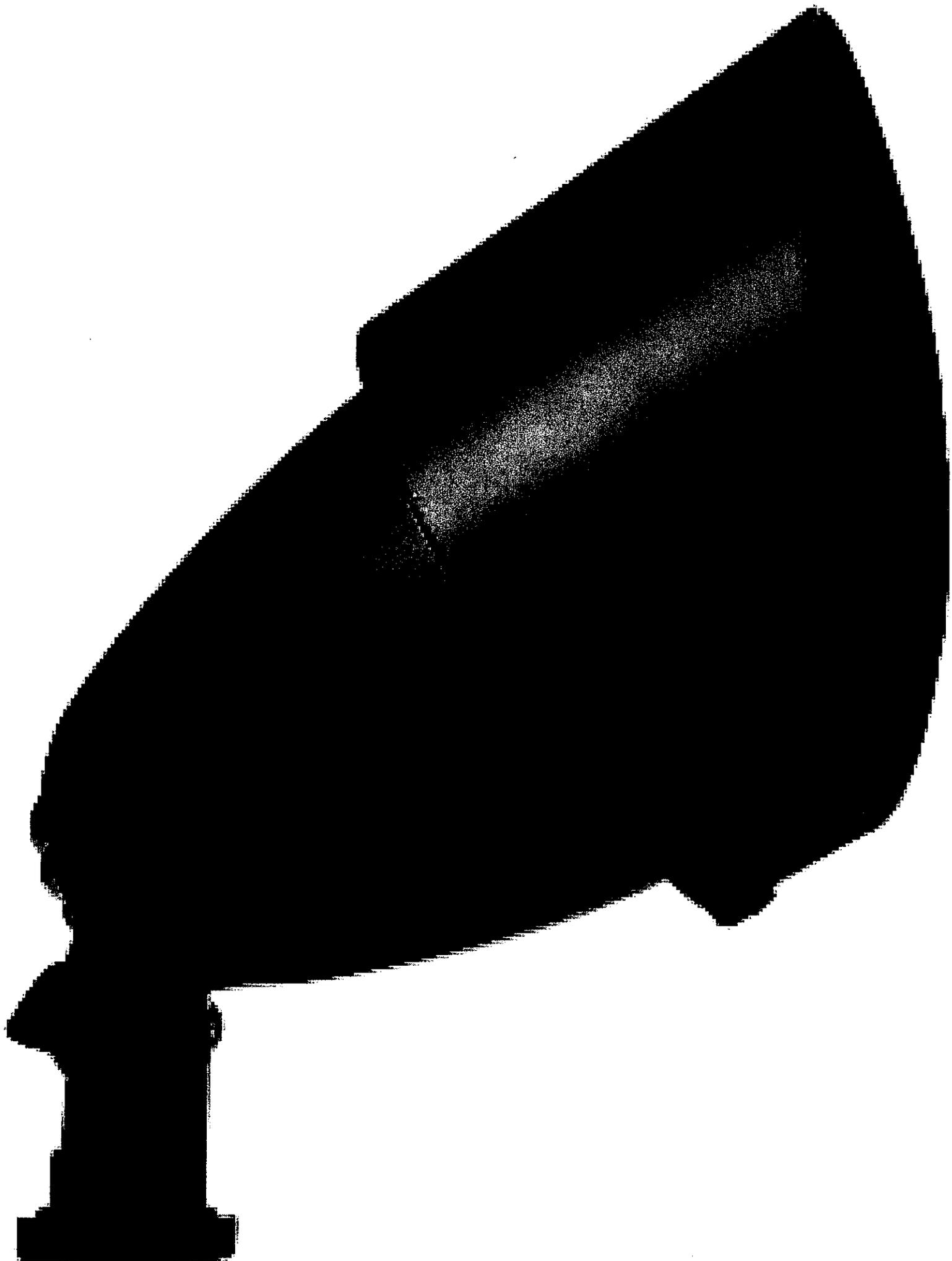
**RAB**  
LIGHTING

Tech Help Line: 888 RAB-1000  
 Copyright ©2012 RAB Lighting, Inc. All Rights Reserved

Email: [sales@rabweb.com](mailto:sales@rabweb.com)

On the web at: [www.rabweb.com](http://www.rabweb.com)

Note: Specifications are subject to change without notice





NOV 20 2012



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# Planning and Design Guidelines Privately-owned Properties, *continued*

## Historic Downtown

### Lighting

#### Parking Lot Lighting

- Follow the requirements set forth in the Long Grove Municipal Code, 5-9-9, Exterior Lighting, to the greatest extent possible, except as listed below.
- Parking lot lighting should be adequate to ensure pedestrian and vehicular safety and be activated by a photocell. Full public illumination is expected until midnight each day.
  - Use dark-sky friendly lighting.
  - Design and orient lighting as not to reflect or shine on adjacent properties. Provide a cut-off lens adjacent to residential properties to ensure that light is directed on site.
  - Parking lot lighting must be designed as to not call attention to the parking lot.
  - Organize, articulate, and enhance the lighting to reinforce the downtown structure. Poles should be located in planter islands and perimeter landscape areas.
  - Remove and replace existing non-conforming units.
  - Perimeter poles must be set back a minimum of 2 feet from back of curb.
  - Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.
  - See Section 2 for specific public lighting requirements.

**Pole and Fixture Color:** Black or Dark Brown

**Lantern:** Dark Sky Friendly

**Pole:** Decorative Concrete or Metal

**Preferred Height:** 25 feet

#### Pedestrian Lights

- Light poles are required to be setback at least 2 feet from walkways.
- Use dark-sky friendly lighting.
- Use white light in pedestrian areas.
- Lighted bollards and other landscape lighting may be placed along pedestrian walkways and within the landscape.
- Bollards must be located at least 1 foot from pedestrian walkways.
- Cut-off reflective lenses are recommended to direct light onto walkways.
- Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.
- See Section 2 for specific public lighting requirements.

**Pole and Fixture Color:** Black or Dark Brown

**Lantern:** Dark Sky Friendly

**Pole:** Decorative Concrete or Metal

**Height:** 10-16 feet

#### Architectural and Seasonal Lighting

- Major entry ways should be carefully illuminated.
- Illumination should highlight the entry with soft, controlled light.
- Building illumination is only allowed in the Historic Downtown.
- Seasonal lighting is encouraged to be placed and maintained on buildings and landscaping. Seasonal lighting is allowed between November 1 and February 1.
- Roof outlining in white lights is allowed year round. Burned out bulbs must be changed in a timely manner.

## Business District

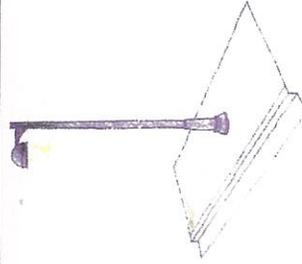
### Lighting

#### Parking Lot Lighting

Follow the design recommendations listed for the Historic Downtown.



Box shaped light fixture is preferred for parking lot lighting in the Historic Downtown.



Dark sky light fixtures are designed to direct lamp light downward and outward where it is useful rather than upward.

#### Pedestrian Lights

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Install pedestrian lights along primary vehicular circulation routes.

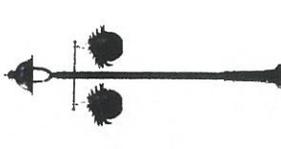
**Color:** Black

**Lantern:** Traditional Style, with swan style neck

**Pole Material:** Metal

**Height:** 12-16 feet

**Accessories:** Hanging Baskets or Banner Arms



Traditional style fixture is preferred for pedestrian lighting in the Historic Downtown



Traditional fixture with swan style neck is preferred for pedestrian lighting in the Business District

#### Architectural and Seasonal Lighting

Follow the design recommendations listed for the Historic Downtown.



**ITEM #3:** For the **ARCHITECTURAL COMMISSION** on **MONDAY, NOVEMBER 26 @ 7:00 P.M.**

**REQUEST:** Consideration of a request for landscape/signage lighting for the Long Grove Café (225 R.P.C.) , lighting to be located on 217 Robert Parker Coffin Road, within the B-1 Historic District submitted by Bill Hsristakos.

**Proposed Project:**

A “Quartz Bullet” floodlight fixture is proposed using a quartz halogen light source. This fixture is located near the drive into Mill Ponds and is approximately 18” from grade. This fixture is black in color and is equipped with a “integra-hood glare shield” designed to minimize glare and direct the light to a specific target. The lighting system is 120 volt system utilizing a 75 watt light bulb.

The location of the fixture is illustrated on the attached site plan. This fixture serves as part of the landscape lighting on the 217 property as well as illuminating the previously approved Long Grove Café sign.

This item should be considered along with the agenda item 3. Although two (2) separate requests for lighting, all fixtures are located in the same general area of the property; lighting is grouped together and hence should be reviewed as a group rather independently.

Please see the staff report for Item 2 for more details regarding the overall lighting request.

**ARCHITECTURAL COMMISSION DECISION:**

The AC should review the request for lighting against the “Test Criteria” as well as the recommendations of the Downtown Design Guidelines. At a minimum the AC needs to approve the use of the quartz halogen light sources. The AC should also determine the appropriateness of the fixture at the location identified on the site plan.

The AC may consider adjourning the meeting to the site to view the lighting improvements first hand prior to making a recommendation on the request.



RECEIVED  
OCT 16 2012

VILLAGE OF LONG GROVE

**STRUCTURE/FIXTURE  
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 9/21/12

APPLICANT'S NAME: LONG GROVE CAFE (BILL HRISTAKOS)

ADDRESS: 235 R P COFFIN RD PHONE: 847-955-9600

NAME OF BUSINESS: LONG GROVE CAFE

BUSINESS ADDRESS: 235 R P COFFIN RD PHONE: 847-955-9600

TYPE OF STRUCTURE/FIXTURE: 175 WATT QUARTZ BULLET FLOOD  
(ATTACHED)

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
  - A. PROVIDE SITE PLAN.
  - B. PROVIDE PHOTOGRAPH OF SITE.
  - C. SQUARE FOOTAGE OF STRUCTURE \_\_\_\_\_ 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:
 

LIBERTY BELL ELECTRIC, INC PHONE: 847-772-0305  
31440 N. RANCH RD. GRAYSLAKE, IL 60030

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) [Signature] GREEN COURTE PARTNERS, LLC

APPLICATION APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

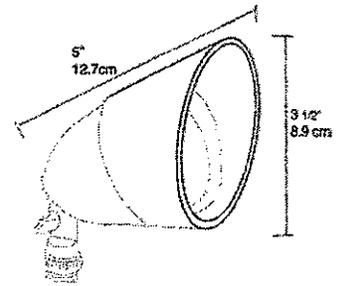


# QB1B

75 watt Quartz Bullet Flood with silicone O-ring gasket, thick tempered glass lens, internal and external cooling fins. Gold plated socket contacts and 250 deg. C Teflon coated wires for extended lamp life. Lamp supplied.

Color: Black

Weight: 1.0 lbs



## Lamp Info

Type: T-4  
 Watts: 75W  
 Shape/Size: N/A  
 Base: N/A  
 ANSI: N/A  
 Hours: 1,500  
 Lamp Lumens: 1,500  
 Efficacy: 20 LPW

## Ballast Info

Type: 0  
 120V: 0  
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 240V: 0  
 277V: 0  
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## Technical Specifications

### UL Listing:

Suitable for wet locations. Suitable for mounting within 4' of the ground

### Housing:

Precision die cast aluminum, 1/2" NPS threaded arm with locking swivel and EZ Grip lock nut fits all standard mounting covers.

### Lens Gasket:

High temperature silicone gasket stays in place during relamping

### Reflector:

Semi-specular anodized aluminum

### Sockets:

Porcelain bi-pin GY 8 base with gold plated contacts and 250 C socket wires

### Lens:

Thick, tempered glass

### Finish:

Chip and fade resistant polyester powder coating

### Replacement Lamps:

### Patents:

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws





1000 PINE HILLS RD  
**CAFE**

**TUESDAY NEW YORK STEAK \$10.00**  
W/ST  
W/ST  
W/ST

**FRIDAY FISH FRY \$10.00**  
W/ST  
W/ST  
W/ST

**SATURDAY PRIME RIB \$19.99**  
W/ST  
W/ST  
W/ST

RESTAURANT

Mill Pond

NOV 20 2012



NOV 20 2012



**2013  
ARCHITECTURAL COMMISSION (AC)  
REGULAR MEETING DATES**

**REGULAR MEETING DATE  
(3<sup>rd</sup> Monday of the Month)**

**January 21, 2013\*\***

**February 11, 2013\*\*\***

**March 18, 2013**

**April 15, 2013**

**May 20, 2013**

**June 17, 2013**

**July 15, 2013**

**August 19, 2013**

**September 16, 2013**

**October 21, 2013**

**November 18, 2013**

**December 16, 2013**

**\*\*Martin Luther King Day -; No AC Meeting**

- **The Village of Long Grove AC regularly meets at 7:00 PM at the Village Hall every 3<sup>rd</sup> Monday of each month unless otherwise noticed.**

**\*\*\* DENOTES IRREGULAR MEETING DATE**

- **Complete applications must be submitted at least ten (10) days prior to the scheduled meeting date.**