

Item #1:
Report Of May 16, 2011 Architectural Commission Meeting



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, May 16, 2011 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

1. **Approval of the March 21, 2011 & April 6, 2011 Draft Meeting Minutes.**
2. **Consideration of a request for signage for Building "E" (Verizon Wireless) within the Sunset Grove PUD, submitted by POP Graphics.**
3. **Consideration of a request for window treatments for the CVS Pharmacy Building, Route 83 and Aptakistic Road within the Sunset Grove Development, Submitted by LSI Graphic Solutions Plus.**
4. **Discussion of preliminary elevations and materials for a proposed PNC Bank structure at 4183 Route 83, submitted by the GPD Group.**

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: June 20, 2011, @ 7:00 P.M.

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



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: May 19, 2011
RE: Board & Commissions Report for 5/24/11

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

AC; 5.16.11 – 3 Action Items

1. Consideration of a request for signage for Building “E” (Verizon Wireless) within the Sunset Grove PUD, submitted by POP Graphics.

Planner Hogue noted that the submittal included in the AC packet was not approvable as the size of the sign was too large due mostly to the “Checkmark” logo included on the side of the sign copy. He indicated that a revised submittal had been received after the AC packets had been sent. The revised submittal was approvable and had been distribute to the AC at the meeting for consideration.

Bryana Strnad, Permit Coordinator for Bright Light Sign Co. was present to represent the petitioner.

Commissioner Plunkett asked if the “wireless zone” portion of the sign copy could be eliminated and the “Verizon Wireless” copy made larger. She indicated that in her opinion the sign was too “cluttered”.

Ms. Strand noted that this was part of the corporate logo and was included in all the Verizon Wireless signage. She was not sure if eliminating the “Wireless Zone” portion of the sign was possible but she would check with her client.

A motion was made by Commissioner Calas, seconded by Commissioner Tapas to accept the signage as submitted with the “wireless zone” copy removed and the “Verizon Wireless Copy” expanded to the limits established in the PUD approval. If this is not possible due to corporate policy review and approval of the signage request as submitted at the 5.16.11 AC Meeting shall be at the discretion of the AC chair. On a voice vote; all aye.

2. Consideration of a request for window treatments for the CVS Pharmacy Building, Route 83 and Aptakisic Road within the Sunset Grove Development, Submitted by LSI Graphic Solutions Plus.

Planner Hogue reviewed the recommendations made to the petitioner by the AC at the February 11th Meeting these were as follows:

A motion was made by Commissioner Tapas, seconded by Commissioner Connolly, that the photos as submitted by CVS in the 12.10.2010 “Store Window Graphics” submittal were acceptable to the Architectural Commission as window graphics in the Sunset Grove CVS Store.

On a voice vote; all aye.

A second motion was made by Commissioner Tapas and seconded by Commissioner Brockman that the order of preference for the window treatments be as follows;

- 1). The use of the plain photos, without the CVS logo and “teardrop” background is acceptable and the preferred alternative of the AC for the window treatments at this location. Use of the plain photos as window treatments may proceed without further consideration by the Architectural Commission;
- 2). The use of the plain photos (without the CVS logo or “teardrop” background) in the lower glass spandrel panels of the widows and the use of the “teardrop” background in the upper spandrel panels may be considered subject to re-submittal and re-review by the Architectural Commission;
- 3). The use of the plain photos (without the CVS logo or “teardrop” background) in the lower glass spandrel panels of the widows and the use of the “teardrop” background and CVS logo in the upper spandrel panels may be considered subject to re-submittal and re-review by the Architectural Commission;
- 4). The windows may be left in their current state without any window treatment (i.e. no photo’s; no CVS Logo and no “teardrops” without the further review and consideration by the Architectural Commission.

Planner Hogue indicated that the proposal now before the AC was a “hybrid” of these recommendations. As now proposed the outside four (4) of the twelve (12) lower glass spandrels would contain the “teardrop” background” and the CVS Logo over the historic Long Grove pictures.

Doug Merit and Tony Turek representing CVS further explained the proposal. They reiterated the “hybrid” nature of the request and corporate identity associated with the “teardrop” background.

The AC requested that the “teardrop” background be eliminated. They then re-reviewed the historic photos to be used as window treatments. As compromise it was suggested that the CVS logo could remain superimposed in the photos of the four (4) outside window spandrels if the “teardrop” background was removed.

The petitioners felt that the was possible but reiterated that this was corporate decision which would need to be considered by CVS.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett, to accept the window treatment proposal as presented with the following conditions;

- The “teardrop” background be removed from the window treatments.
- The CVS Logo is acceptable in the four (4) outside lower glass window spandrels as presented in the 3.8.11 window treatment graphics package prepared by LSI Graphic Solutions and presented to the AC.
- The photos for the four (4) outside glass spandrels, as identified on page 3 of the 3.8.11 window treatment graphics package prepared by LSI Graphic Solution be as follows;
 - West Elevation; Photo 1 (Gosswiller School) & Photo 5 of the South Elevation (“Historical Lane/Seasons of Long Grove”) be substituted for Photo 6 (Ruth Barn) as identified in the submittal -West Elevation outside windows 1 & 6 .
 - South Elevation; Photo 1 (“Historical Lane/Seasons of Long Grove”) and Photo 6 (Gazebo in Public Park) South Elevation outside windows 1 & 6.

On a voice vote; all aye.

3. Discussion of preliminary elevations and materials for a proposed PNC Bank structure at 4183 Route 83, submitted by the GPD Group.

Planner Hogue explained that was a preliminary discussion with the petitioners of what would likely be a PUD proposal on property commonly known as the “Glazer Property” which presently contains the “Executive House” office building and is immediate south of and adjacent to the Sunset Grove Development. He noted that although not part of, this is essentially an extension of the Sunset Grove Development to the north. As the AC would review this again as part of the PUD proposal no formal action is required. The goal of the meeting this evening is to provide feedback to the petitioners as to the character of the this structure (likely Phase 1 of the development) and set the tone for the PUD as a whole.

He suggested that the AC consider the Sunset Grove Development to the north and the “Approved Design Guidelines” (excerpts included in the AC packet) as guidelines for the proposal. Duplication of the Sunset Development was not necessarily to the goal of future development in this area. However, consistency and compatibility with Sunset Grove is desired. The Village Water Treatment Plant is also situated on this site and should figure into the future development plans as well.

After discussion the AC made the following comments;

- Consider warmer earthtone colors for the structure.
- Soften the color of the shingles.
- Modify color of the bricks (as noted above).
- Modify the look of the concrete base of the structure (such as a limestone façade)
- Consider a bit more traditional look to the structure but different from Sunset Grove
- Consider raising the building parapet
- Improve the look of the railing at the rear of the structure.

CSCC; 5.18.11 – Meeting Cancelled

PCZBA; 5.3.11 Regular Meeting; Cancelled



ITEM # 3: For the **ARCHITECTURAL COMMISSION** on **MONDAY, May 16, 2011 @ 7:00 P.M.**

REQUEST: Consideration of window treatments for Building “D” (CVS Pharmacy) of the Sunset Grove PUD, submitted by LSI Graphic Solutions Plus.

At the February 2011 meeting the AC reviewed a proposal for window treatments and made the following recommendations;

A motion was made by Commissioner Tapas, seconded by Commissioner Connolly, that the photos as submitted by CVS in the 12.10.2010 “Store Window Graphics” submittal were acceptable to the Architectural Commission as window graphics in the Sunset Grove CVS Store.

On a voice vote; all aye.

A second motion was made by Commissioner Tapas and seconded by Commissioner Brockman that the order of preference for the window treatments be as follows;

- 1). The use of the plain photos, without the CVS logo and “teardrop” background is acceptable and the preferred alternative of the AC for the window treatments at this location. Use of the plain photos as window treatments may proceed without further consideration by the Architectural Commission;
- 2). The use of the plain photos (without the CVS logo or “teardrop” background) in the lower glass spandrel panels of the widows and the use of the “teardrop” background in the upper spandrel panels may be considered subject to re-submittal and re-review by the Architectural Commission;
- 3). The use of the plain photos (without the CVS logo or “teardrop” background) in the lower glass spandrel panels of the widows and the use of the “teardrop” background and CVS logo in the upper spandrel panels may be considered subject to re-submittal and re-review by the Architectural Commission;
- 4). The windows may be left in their current state without any window treatment (i.e. no photo’s; no CVS Logo and no “teardrops” without the further review and consideration by the Architectural Commission.

On a voice vote all aye;

3-08-2011 Proposal

Attached for the review of the AC is the latest proposal for window treatments at this location. As now proposed, 4 of the 12 lower glass spandrels have been identified as containing both the CVS logo and “teardrop” background. The other 8 lower spandrels would simply contain plain photos as previously approved by the AC.

The AC should consider this proposal in light of the motion made at the February Meeting and identified above.



ITEM #4: For the **ARCHITECTURAL COMMISSION** on **MONDAY, May 16, 2011 @ 7:00 P.M.**

REQUEST: Discussion of preliminary elevations and materials for a proposed PNC Bank structure at 4183 Route 83, submitted by the GPD Group.

Proposed Project:

Attached for discussion and feedback from the AC are elevations for a proposed PNC Bank Building. This will likely be the first phase of a multi-phase PUD to occur on property commonly known as the Glazer Property and presently containing the "Executive House" and Village Water Treatment plant. The attached site plan/plat give an idea of how the site may develop, and in particular, "Phase I" of the proposal, which will be the most immediate phase of development. Please be aware that site plan/plat approval is the responsibility of the PCZBA and will be reviewed as part of a larger PUD submittal. This site plan is included to provide insight into the concepts of the development.

Elevations:

The Architectural Commission should consider this a preliminary review of this proposal designed to provide feedback to the petitioner. A more formal review and recommendation will be made as part of the PUD review & approval process.

The AC should be aware of the Sunset Grove development to the north and desire to have the Rt. 83 Sub-District develop in a similar and consistent manner with this development. To that end, excerpts from the approved design guidelines are attached. Recommendations as they apply to the "Route 83 Sub-District" are applicable and should be useful as guide for future development of this area.

ARCHITECTURAL COMMISSION DECISION:

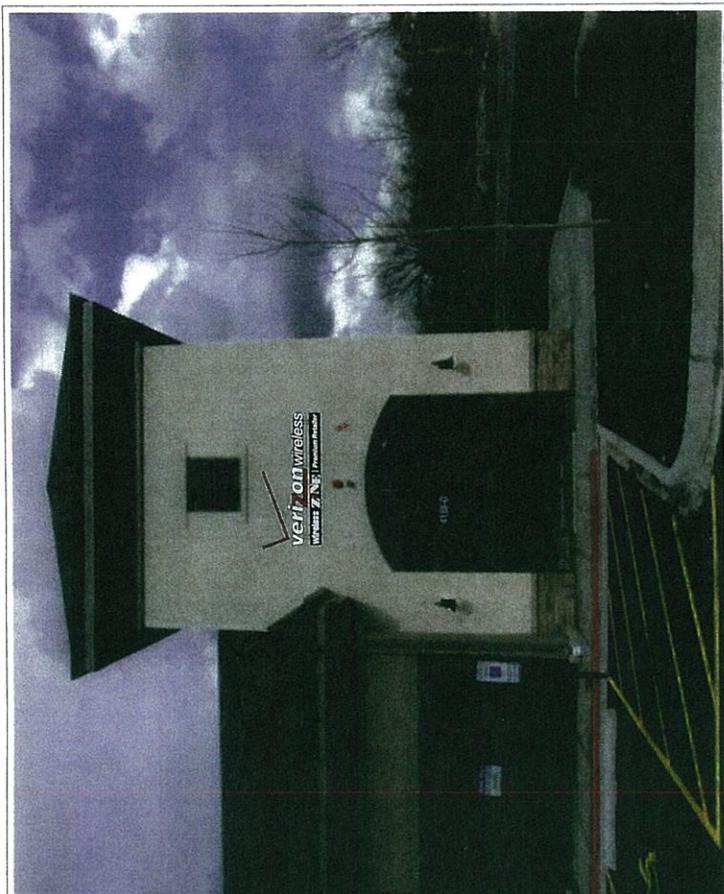
The AC should be prepared to focus on the look of the structure and materials to be used in construction.

No formal recommendations are required at this time. Discussion and feedback to be used in the PUD submittal/review process are desirable however.

Wireless Zone: Long Grove, IL

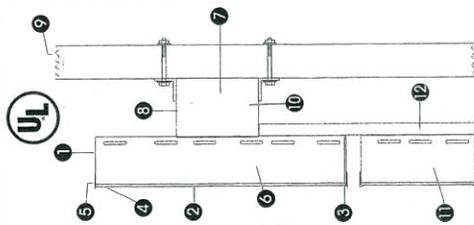
34 SQ FT

106"



LED ILLUMINATED CHANNEL LETTERS & CLOUD SIGN

- 1 Return Material
 - 2 Face Material
 - 3 Letter Backs
 - 4 Face Detail
 - 5 Face Retainer
 - 6 LIGHTING
 - 7 Remote Power Supply
 - 8 Raceway/Mounting
 - 9 Existing facade
 - 10 Electrical Source / Voltage
 - 11 Channel Cloud Sign
 - 12 Mounting Bar
- .040 Aluminum BLACK
 - 3/16" Acrylite Acrylic sheet with matte black HP vinyl on lower cabinet
 - 1/8" Aluminum
 - Check & Z Acrylite red 211-1 all others Acrylite white D15-2
 - 1" Trimcap Black and Red for the check and Z
 - US LED white/Red LEDs
 - Sloan 12 Volt power supply mounted in raceway, disconnect switch on raceway end
 - 1/8" thick, 8" x 8" extruded aluminum Raceway with fasteners through wall
 - Brick or block
 - Behind Facade 120 volts
 - Same specs as letters
 - 2" x 2" x 1/4" Aluminum Angle-Iron painted to match raceway



UL Listed sign with UL label on end of raceway

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POP GRAPHICS
National Branding & Visual Graphics

COLORS



Drawing Date: 4/20/11
Drawing by: TH

Landlord Approval

- Approved
- Approved As Noted
- Not Approved - revise As Noted

Landlord Approval Signature & Date:

Wireless Zone: Long Grove, IL

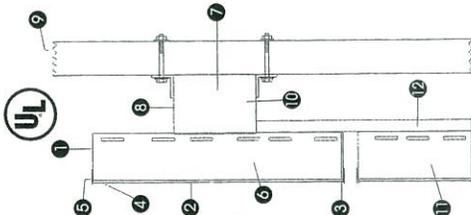
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106"



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 - 11 Channel Cloud Sign
 - 12 Mounting Bar
- .040 Aluminum BLACK
 - 3/16" Acrylite Acrylic sheet with matte black HP vinyl on lower cabinet
 - 1/8" Aluminum
 - Check & Z Acrylite red 211-1 all others Acrylite white 015-2
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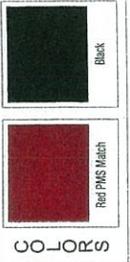


UL Listed sign with UL label on end of raceway

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Drawing Date: 4/20/11
Drawing by: TH

Landlord Approval

Approved
 Approved As Noted
 Not Approved -revise As Noted

Landlord Approval Signature & Date:



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3 May 2011

2011190.35



TO: Jim Hogue
Village Planner
Village of Long Grove

RE: **PNC Bank - Glazer Property**

Mr. Hogue,

PNC Bank is requesting to be placed on the May 16, 2011 Architectural Review Board Meeting. Please find enclosed for consideration the PNC Bank colored elevations. The bank building is largely composed of the following materials: brick masonry walls, asphalt shingle roofs and a glazed curtain wall system as the focal point for the building lobby. The design of this curtain wall and roof system is such that it will maximize natural daylight without creating interior glare or heat. The natural light both saves energy and provides greater comfort for customers and employees. The curtain wall is four times more efficient than code and the glazing is a cutting-edge product with superior thermal qualities. These are all important components in PNC's LEED certification program. PNC will seek Silver Certification for this site and therefore it is of their utmost importance that these features remain intact. PNC's commitment to green business practices has enabled them to lower costs, increase efficiency and productivity as well as enhance the communities where people live, work and play.

In the upcoming weeks, we will be working with the landlord and his team on the engineering plans for the PUD submittal. We are currently targeting a June submittal for a July PUD meeting before the Plan Commission.

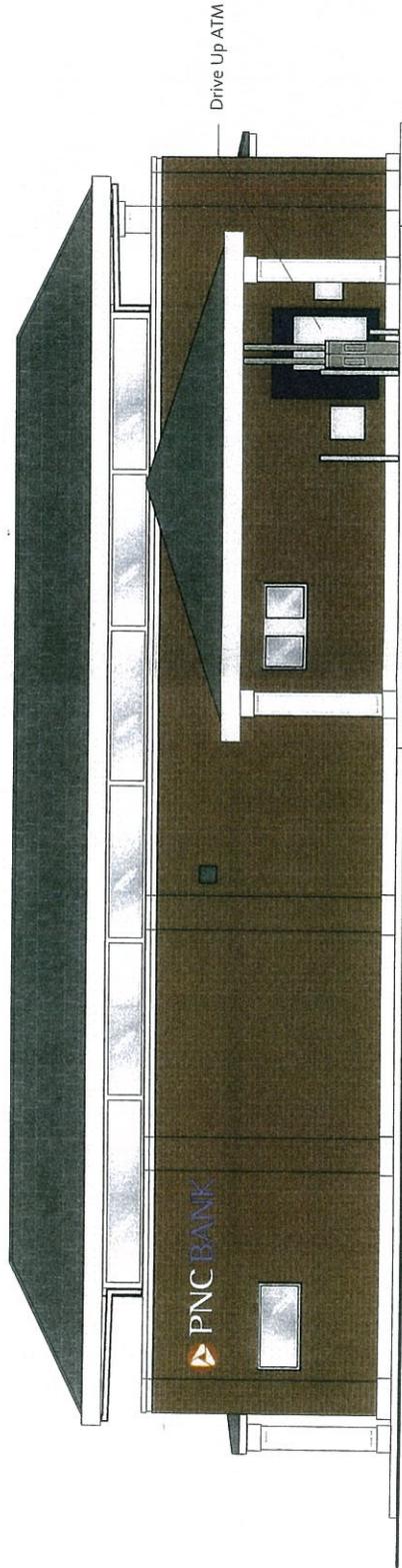
PNC Bank values the Village of Long Grove as a desirable location to establish a retail branch presence in the Chicagoland area. We believe that there is a strong market for a respected institution such as PNC Bank, and we look forward to serving the community.

Sincerely,

Joshua Lyons
Project Coordinator



East Elevation



South Elevation

↑ T.O. ROOF (RIDGE)
23'-5" A.S.

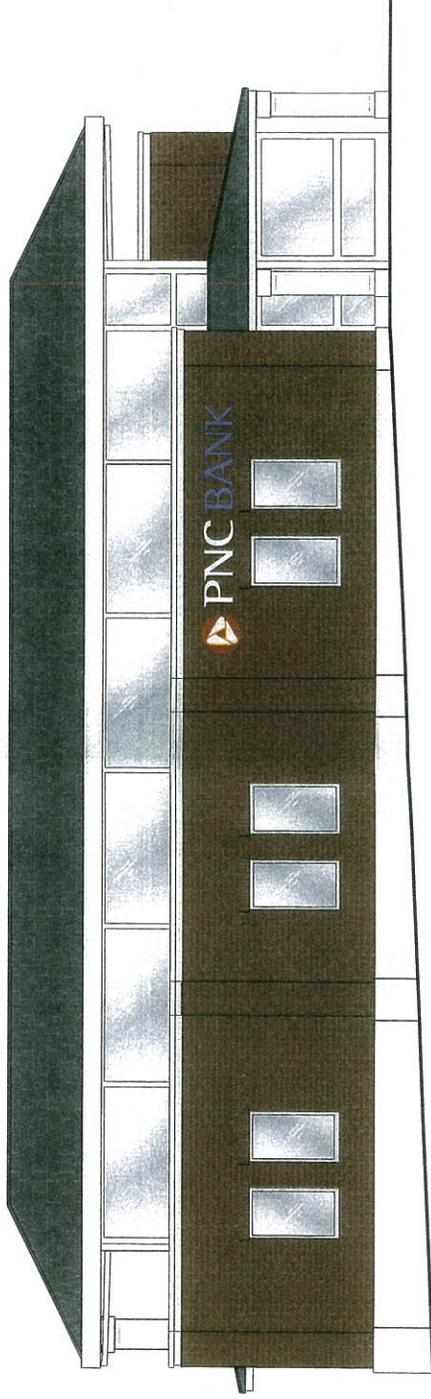


↑ T.O. PARAPET
14'-3 1/2" A.S.

↑ T.O. ROOF (DRIVE THROUGH)
16'-5 1/2" A.S.

↑ T.O. SLAB
4" A.S.

West Elevation



North Elevation