

Item #1:
Report Of AC Meeting - Feb 9, 2015:



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, February 9, 2015 at 7:00 P.M.

CALL TO ORDER:

VISITORS BUSINESS:

ACTION ITEMS:

- 1) Approval of the December 15, 2014 Draft Special Meeting Minutes.
- 2) Consideration of a request for signage for "Fidelity Wes Builders," 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.
- 3) Consideration of a request for additional signage for "Clayoven Tandoor" (formerly Urban Tandoor), 3970 Route 22 (Building 8) within the Long Grove Commons B-2 PUD District, submitted by Sign-A-Rama.
- 4) Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the "Primrose School" submitted by Mr. John Finnemore

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: March 16, 2015@ 7:00 P.M.

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

Item #1A:
Report Of AC Meeting - Feb 9, 2015:
Signage For Fidelity Wes, 203 Robert Parker Coffin Road



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, February 9, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for Fidelity Wes Builders 203 Robert Parker Coffin Road within the B-1 Historic District, submitted by Mr. Mike Demar.

HISTORY/STAFF REVIEW:

The property in question is located on the northeast corner of Robert Parker Coffin Road and Old McHenry Road and is next to the former "Long Grove Soap & Candle". The petitioner will occupy the spaces at both 201 & 203 which will be combined into one business space. This site formerly occupied the business formerly known as "Harpers Attic" (203 R.P.C.) and "Celine Custom Jewelers", (201 R.P. C.).

Based upon the items submitted the petitioner is requesting one (1) wall sign (single faced) measuring 8' x 2.5' (20 square feet) to be mounted directly to the structure and one (1) hanging sign mounted on the corner of the structure. Dimensions of the hanging sign were not provided. Materials out of which the signs will be constructed were not provided. The signage would be blue and white with regard to the color scheme. Signage appears to be non-illuminated or will utilize existing illumination. No request for illumination was included in the application for signage.

Per the Village Code sign area is measured as follows;

Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.

Square footage of the combined commercial space for which the signage is being requested is approximately 2160 square feet (40' x 54'). For retail spaces containing 1001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (20 square feet), the request is within the maximum square footage limitation for the floor area at this location.

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

- (d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:
 - (1) Except as otherwise authorized by variation pursuant to section 5-11-15(E)1(c) of this code, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN
BUSINESS ZONING DISTRICTS IN SQUARE FEET**

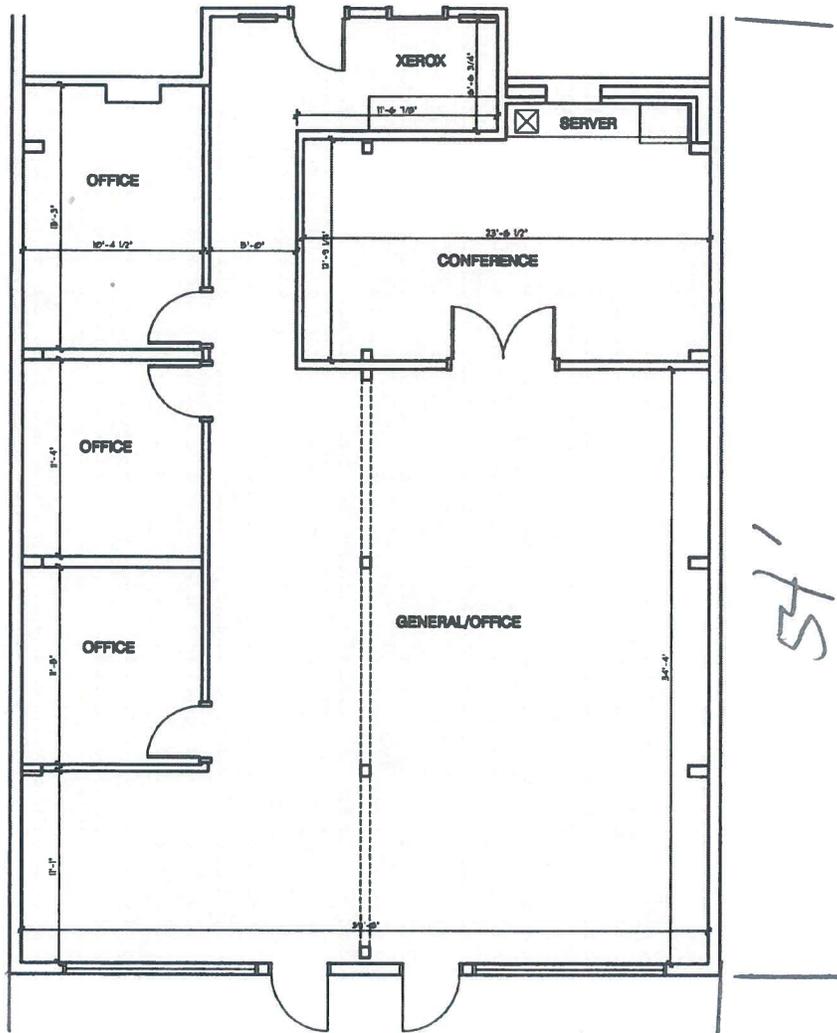
	B1	B2	B2
Total Area of Business No Arterial Access in Square Feet	Arterial Access		
1-1,000	12	12	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30 ⁽ⁱ⁾	50 ⁽ⁱⁱ⁾

- (i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.
- (ii) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible with regard to the types and location of proposed signage. The square footage of the wall sign as proposed is permissible and the maximum amount of signage permissible at this location per the Village Code. The **hanging sign is not permissible** and may not be allowed unless the area of the proposed wall sign is reduced or a variation of the sign regulations is successfully obtained.

The Commission should review the request for signage against the aforementioned regulations, the downtown design guidelines and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage in the vicinity.



2160 #
 of floor
 AREA

57'

40'



 **FIDELITY** 
Builders · Designers · Developers

96 inches

30 inches

FIDELITY
W E S

Custom Luxury Homes
Kitchens & Baths



Established 1992



Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs

Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs area allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building facade.

Materials

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

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail "specials" signs or sandwich board are not allowed to be placed within the right-of-way.



FOR OFFICE USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	



FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME:	Fidelity Wes Builders	BUS. PHONE #:	847 8830130
BUSINESS ADDRESS:	203 Robt Parker Coffin Rd		
BUSINESS OWNER'S NAME:	MIKE DEMAR	E-MAIL:	mike alison @ fidelitywes.com warren
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	office bldg downtown		

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:

under 30 total sq. ft. 2100
- 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:	Self.	PHONE #:	
ADDRESS:		E-MAIL:	mike @ Fidelitywes.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.

Mike Demar

PROPERTY OWNER(S)' SIGNATURE(S)

MIKE DEMAR

PROPERTY OWNER(S)' PRINTED NAME(S)

MIKE DEMAR

BUSINESS OWNER(S)' SIGNATURE(S)

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

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION
MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 - 500 sq. ft.	12	12	75
501 - 1,000 sq. ft.	12	12	75
1,001 - 3,000 sq. ft.	20	20	100
3,001 - 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²

¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.

² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.

FEE: Fees are calculated based on square footage of the sign and are as follows:

B - 1 DISTRICT*		B - 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 - 12 sq. ft.	\$60.00	75.1 sq. ft. - 100 sq. ft.	\$125.00
12.1 - 20 sq. ft.	\$70.00	100.1 sq. ft. - 125 sq. ft.	\$150.00
20.1 - 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.
FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.
 Number of signs must be approved by Architectural Commission.
FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

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

Item #1B:

Report Of AC Meeting - Feb 9, 2015:

Signage For Clayoven Tandoor, 3970 IL Route 22



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, February 9, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for new illuminated signage for “Clayoven Tandoor”, 3970 Rt. 22, Long Grove Commons, Building 8, within the B-2 PUD District, submitted by Sign-A-Rama.

HISTORY/STAFF REVIEW:

The property in question is located at 3970 Route 22 and is one of two buildings located on the west end of Long Grove Commons Development. The structure was previously occupied by “Eggsperience”, “Rhapsody Café” and more recently the “Urban Tandoor” restaurant.

In December of 2014 the property owner requested a change in copy for the existing signage on the building which was necessitated by a change in ownership of the restaurant. With the exception of the name change this request was identical to the previously approved “Urban Tandoor” signage request.

As submitted the petitioner proposes an additional wall sign measuring 10’ x 2.5’ (25 Sq. Ft.) on the south elevation (Rt.22 side) of the structure. This signage would be LED illuminated in a manner similar to others recently approved in the development. Signage as previously approved in December is not proposed to change.

Signage for the commercial space for which the sign is being requested was determined as part of the overall PUD approval process for Long Grove Commons. Building 8 was allocated signage as follows:

- North Elevation – No signage approved
- South Elevation - 1 sign; 6 square feet
- East Elevation - 2 signs; 6 & 18 square feet respectively
- West Elevation - 2 signs; 6 & 18 square feet respectively

Attached is a copy of the approved elevations which identify sign placement on building 8 (as well as the square footage allocated to each sign).

As approved six (6) square feet of non-illuminated signage was allocated to the south elevation of this building. Petitioner proposes twenty-five (25) square feet of LED illuminated signage to be centered over the doorway on the south elevation of the structure.

As originally approved internally illuminated signage was not specifically prohibited with the development however external signage illumination was preferred. However, overtime the AC has received and approved requests for internally illuminated signage within the development.

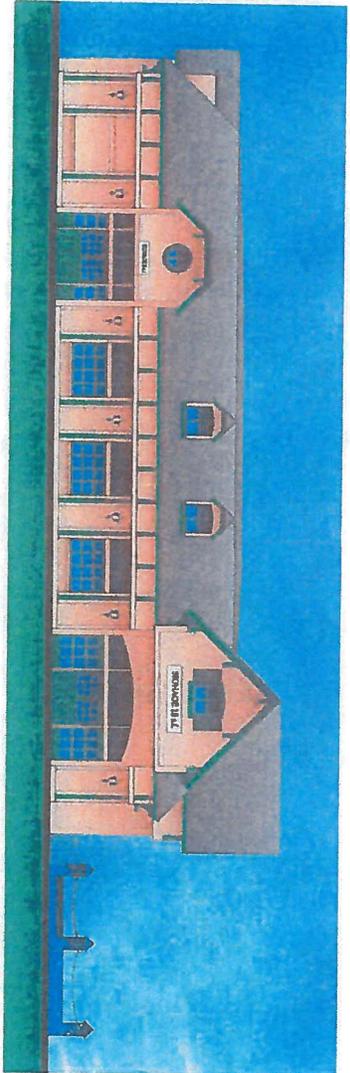
The wall sign as proposed will be constructed of plastic channel letters mounted on a raceway to the building façade. Colors will be red and black and match the previously approved non-illuminated signage. A temporary sign has been approved and placed on the south side of the structure. The temporary sign mirrors the proposed permanent signage.

ARCHITECTURAL COMMISSION DECISION:

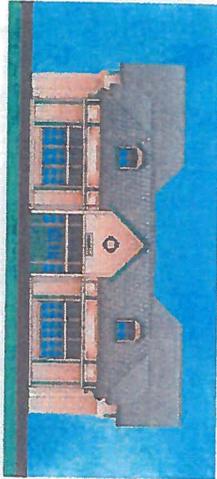
The property is zoned B-2 PUD. As such, the sign regulations have been modified by the PUD ordinance. The location of signage as proposed is consistent with that approval however; the petitioner is requesting substantially more square footage for this sign (25 sq. ft.) than was authorized (6 sq. ft.) as a part of the PUD approval. The AC needs to approve the increase in square footage.

Also, the AC needs to determine the appropriateness (and type) of internal illumination at this location. Internal illumination of signage (backlit LED's) was permissible in the Sunset Grove as part of the PUD approval and was allowed for "Smokin' T's and the "Long Grove Dental Studio" and most recently "The Grooming Lodge" within this development.

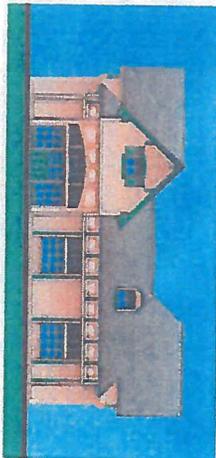
It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.



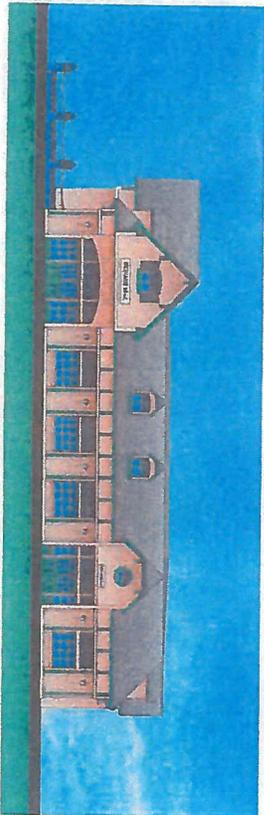
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

LONG GROVE COMMONS

Long Grove, IL

Exterior Elevations - Building 8

Scale: Not to Scale



25 sq ft Channel Letter Sign
 on Raceway, Centered above
 doorway 12' from grade to the
 bottom of the sign



60' Frontage

Colors

Acrylic Faces	Red #2793
	Day/Night Black
Symbol Face	Digital Print
5" Returns	Black
Trim Caps	Red/Black
LED	White
Raceway	To match facade

Client: Clay Oven Tarrador 3970 Rt 22 Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: Jan 21, 2015	
DRAWING #: 01510C	
 Signarama The way to grow your business.	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	

17" upper case
12" lowercase



25 sq ft Channel Letter Sign
on Raceway

Colors

Acrylic Faces	Red #2793
	Day/Night Black
Symbol Face	Digital Print
5" Returns	Black
Trim Caps	Red/Black
LED	White
Raceway	To match facade

Sign hooked up to existing dedicated 20amp line
or dictated by code.

All letters to display UL labels

Clay Oven Tandoor 3970 Rt.22 Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: Jan 21, 2015	
DRAWING #: 01510B	
 Signarama The way to grow your business.	
352 LEXINGTON DR., BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	



Sign Location

Colors

Acrylic Faces	Red #2793
	Day/Night Black
Symbol Face	Digital Print
5" Returns	Black
Trim Caps	Red/Black
LED	White
Raceway	To match facade

Client: Clay Oven Tandoor 3970 Rt 22 Long Grove, IL 60047	APPROVED BY:
SCALE: NTS	
DATE: Jan 21, 2015	
DRAWING #: 01510D	
 Signarama The way to grow your business.	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574	

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:	<i>Clay Oven Tandoor</i>	BUS. PHONE #:	<i>847-550-8600</i>
BUSINESS ADDRESS:	<i>3970 Rt. 22</i>		
BUSINESS OWNER'S NAME:	<i>Clay Oven Tandoor LLC</i>	E-MAIL:	<i>vimal.bahuguna@drona group.lc</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>LED lit Channel letter sign (front lit)</i>
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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:

6134 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:	<i>Signarama - Buffalo Grove</i>	PHONE #:	<i>847-215-1535</i>
ADDRESS:	<i>352 Lexington Dr. Bldg IL 60059</i>	E-MAIL:	<i>chodes@bgsignarama.com</i>

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)
(VIMAL BAHUGUNA)

 PROPERTY OWNER(S)' PRINTED NAME(S)
(VIMAL BAHUGUNA)

 BUSINESS OWNER(S)' SIGNATURE(S)

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

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION
MAXIMUM SIGN SIZES AND FEES**

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Zoning Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1*	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²
¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.			
² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.			

FEE: Fees are calculated based on square footage of the sign and are as follows:

B – 1 DISTRICT*		B – 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 – 12 sq. ft.	\$60.00	75.1 sq. ft. – 100 sq. ft.	\$125.00
12.1 – 20 sq. ft.	\$70.00	100.1 sq. ft. – 125 sq. ft.	\$150.00
20.1 – 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.

FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.

Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

***SEE DESIGN GUIDELINES FOR THE B-1 HISTORIC DISTRICT (ATTACHED)**

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

Item #1C:
Report Of AC Meeting - Feb 9, 2015:
Modifications To Elevations For Primrose School, 3970 Route 22



ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, February 9, 2015 @ 7:00 P.M.

REQUEST: Consideration of modifications to the approved elevations for Building 1 in the Long Grove Commons PUD for the for the "Primrose School" submitted by Mr. John Finnemore

UPDATE - *At the December meeting the AC initially discussed this proposal. At that meeting the AC noted concerns with the proposed structure and offered the following suggestions or remedy those concerns;*

- *Elements of the "Long Grove Style" should be better incorporated into the structure;*
- *More contrast should be added to the color scheme of the building;*
- *Elevations should incorporate more of the architectural details found in the existing structures in Long Grove Commons;*
- *A fencing detail should be provided;*
- *A final landscaping plan should be provided;*
- *Revisions to be presented to the AC at the February 9th meeting (11" x 17" format).*

To that end the petitioner has submitted revised elevations for consideration by the AC which are attached. Fencing detail, a final landscape plan and play ground equipment details are also included for AC consideration.

The AC should review the modified structure, landscape and playground equipment details for consistency with the character of the development and make recommendations as appropriate.

HISTORY:

The Long Grove Commons received approval as a Planned Unit Development in May of 2005 as part of that approval building elevations were approved by the Architectural Commission. The architectural plans were reviewed for Building #1 as part of this approval. Buildings 1 and Building 2 are the last two buildings left to be constructed in the development. The lots on which these structures are proposed have remained vacant since they were approved in 2005. The approved elevations and structure (attached) per the PUD do not meet needs of the petitioner. Modifications to the structure as proposed are similar to those previously approved per the PUD approval and require AC approval.

The Cloverleaf Group, property owner and the Primrose School, contract purchaser, requested reconfiguration of the parking area Lots 6 & 7 (adjacent to buildings 1 & 2) and the modification of the building footprint for Lot 7 (Building 1). This would be done to accommodate the needs of the proposed tenant and contract purchaser (of both Lots 6 & 7) Primrose Schools. This request was approved by the Village Board as a minor PUD amendment at their November 11th regular meeting.

Proposal:

Staff has received a request for changes to Building 1 to accommodate the Primrose School of Long Grove. Petitioners have requested the change due to the needs of their business. Details of the request are attached for the review and consideration of the AC.

Site Plan:

The site plan remains essentially the same. Total square footage of all buildings remains under the cap of 38,030. Building 1 will still be a 2 story building but the second floor will now be utilized instead of vacant space. Total square footage for structure on lots 6 & 7 were calculated at 15,800 sq ft. As proposed Primrose would have a building foot print of 6418 sq. ft. which is less than the 8,060 sq ft. anticipated under the original approval. Originally and "L" shaped building the structure as now proposed is rectangular.

Parking is reconfigured however. As originally calculated 39 regular plus two handicapped spaces were allocated for Lot 7/Building 1. As built, 41 spaces plus 2 handicapped spaces were built. While spaces were assigned to each structure, the entire development is "cross-parked" meaning that any parking space is available for any store on-site. As proposed 39 spaces will be allotted for Lot7/ Building 1 (plus 2 handicapped) which is the original number calculated for this portion of the development. See the attached diagram for reconfigured parking plan.

Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

Building Elevations

Attached are the approved elevations for Building 1 per the Long Grove Commons PUD approval. As proposed this building was an "L" shaped two story building with false second floor. Materials proposed for the building were hardiboard and stone siding with asphalt shingles.

Proposed elevations for the building are attached. As noted the structure will have a smaller footprint with an occupied second floor. The structure will be placed in the same general location as anticipated in the original approval. Parking is proposed to be reconfigured and has been approved as a minor amendment to the original PUD approval.

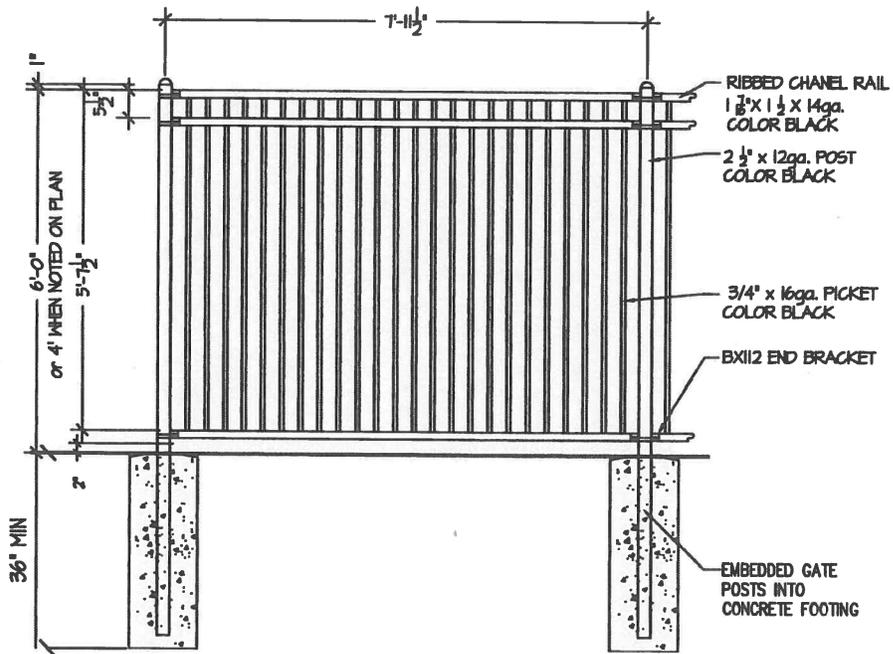
Petitioners are proposing a two story structure similar in nature to the PUD approval. Material for the proposed structure include; hardiboard siding, stone and asphalt shingles, similar to those in the original approval. Earthtones are anticipated for the building color scheme. Material samples are anticipated to be presented at the meeting.

ARCHITECTURAL COMMISSION DECISION:

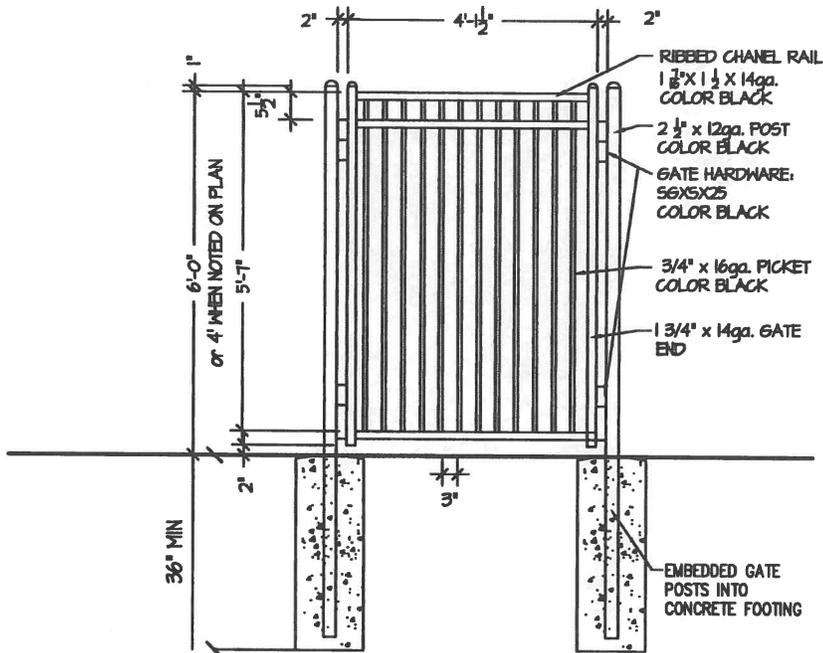
The property is zoned B-2 PUD and elevations for all structures were approved as part of the PUD approval. Petitioners are proposing a two story structure similar in nature to the PUD approval including colors and materials for the structure.

Minor modifications to allow reconfiguration of the parking area have been approved as a minor amendment to the approved PUD. Aside from this modification the proposed site plan remains consistent with the original PUD approval. Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

The AC should review the modified structure for consistency with the character of the development and make recommendations as appropriate.



① ORNAMENTAL FENCE NTS



② ORNAMENTAL GATE NTS

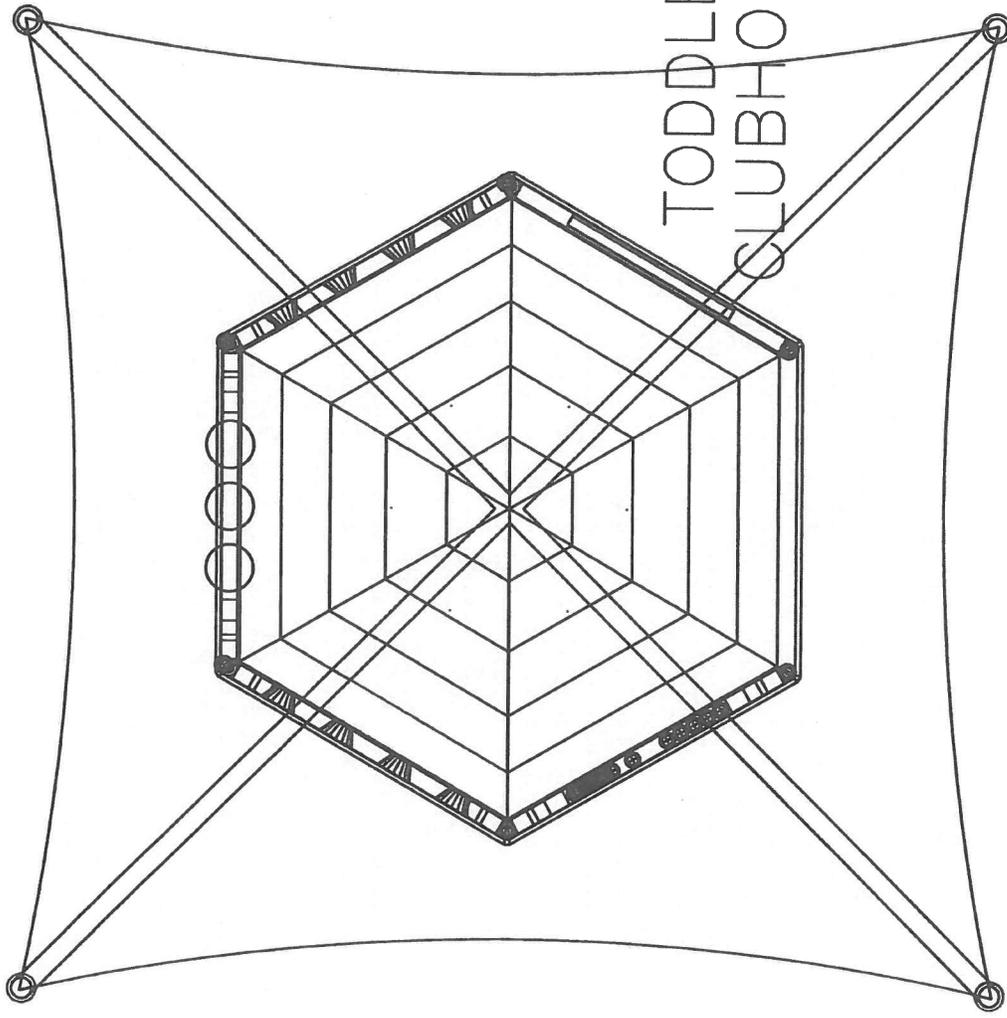
PROPOSED



EXISTING

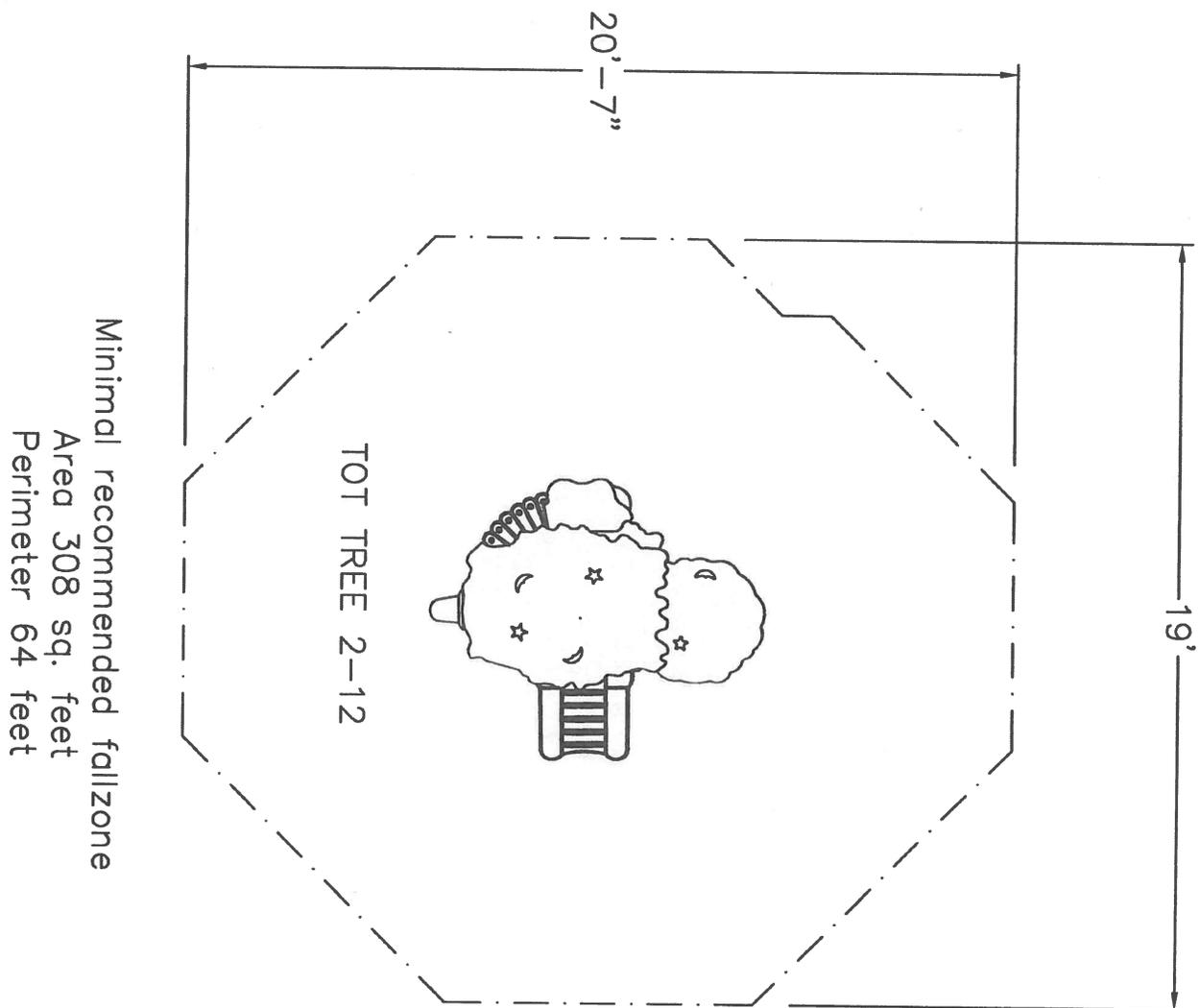


TODDLER CLUBHOUSE



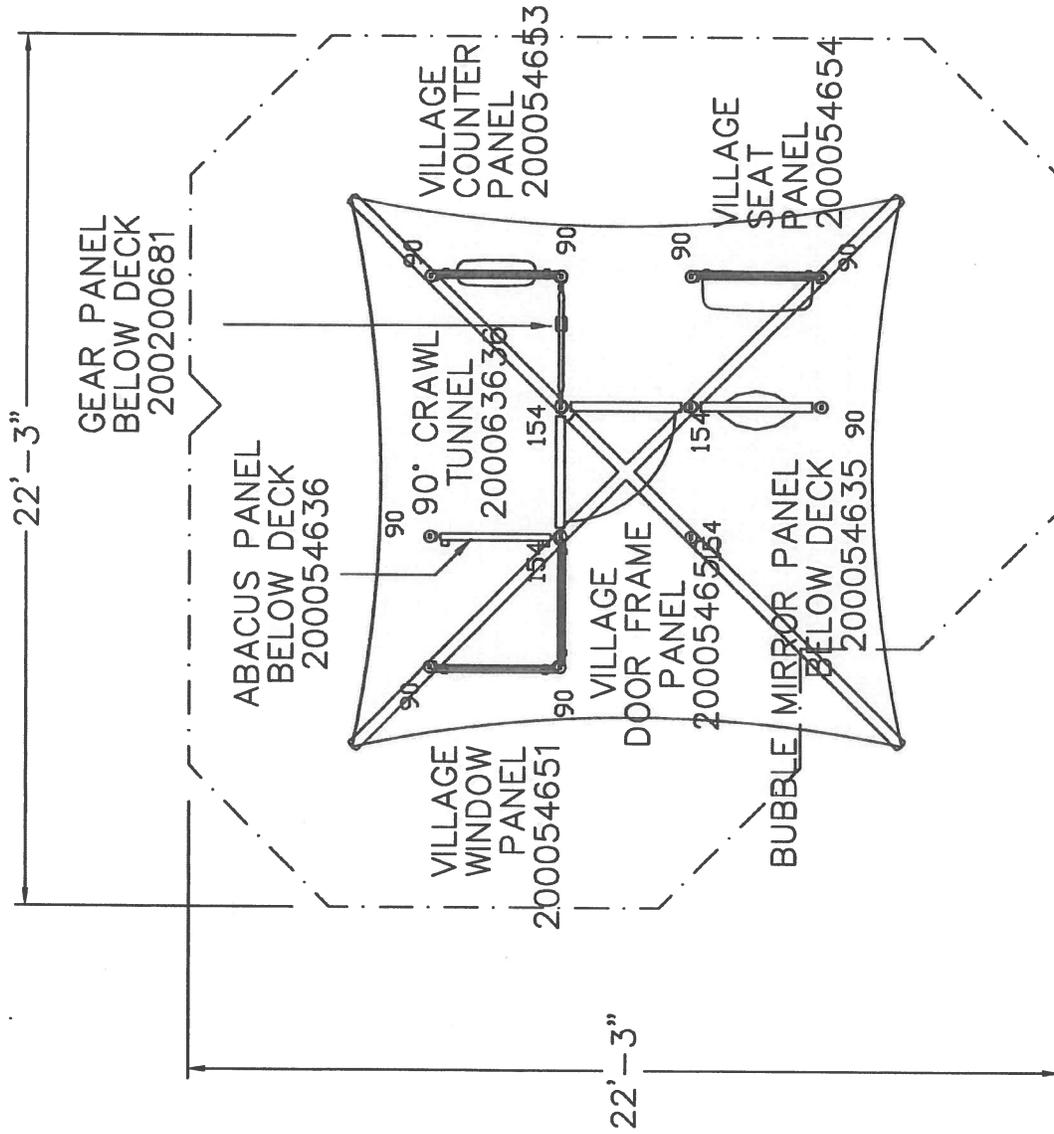


Early Preschool Playground Equipment 01





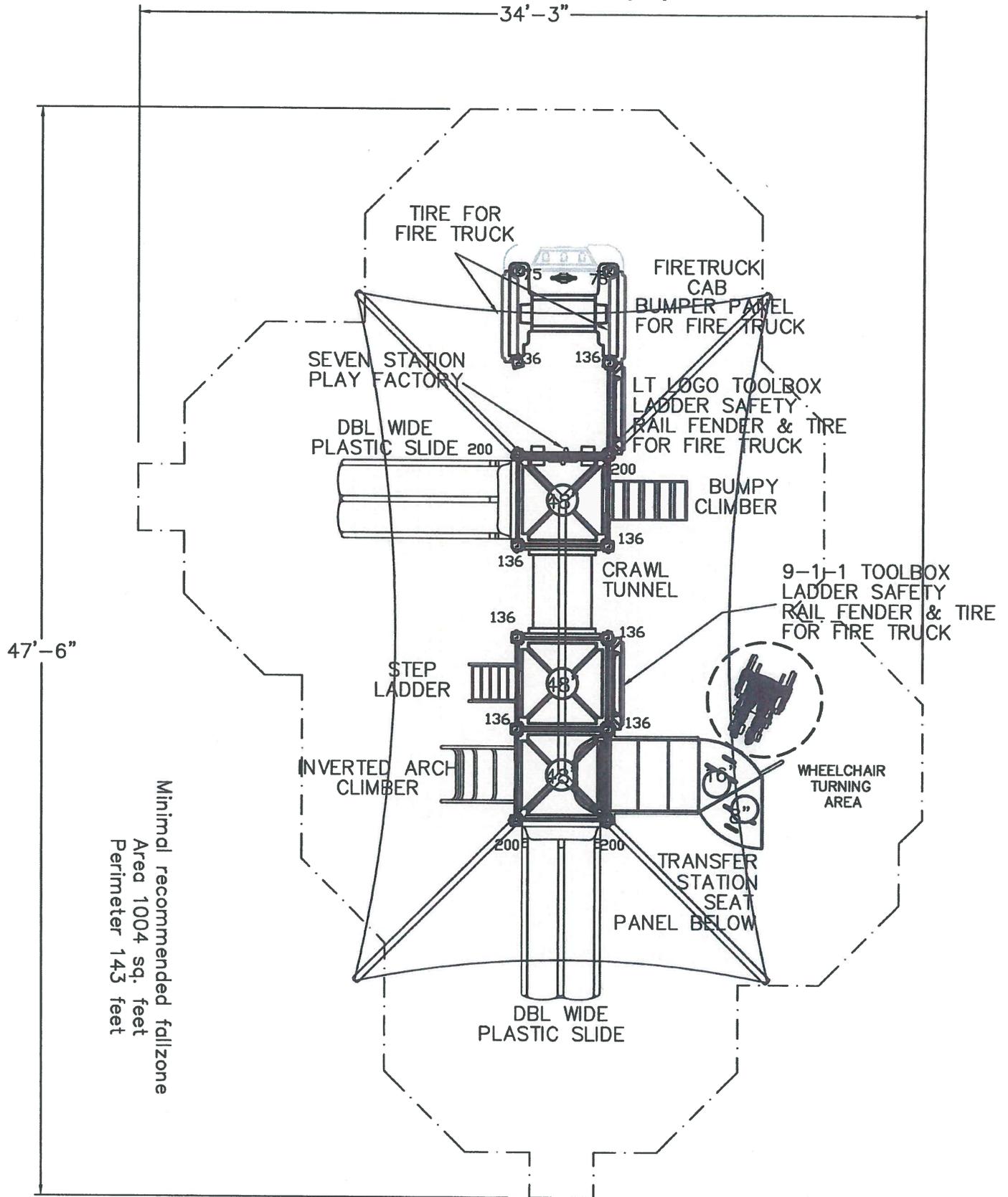
Early Preschool Playground Equipment 02



Minimal recommended fallzone
 Area 419 sq. feet
 Perimeter 79 feet

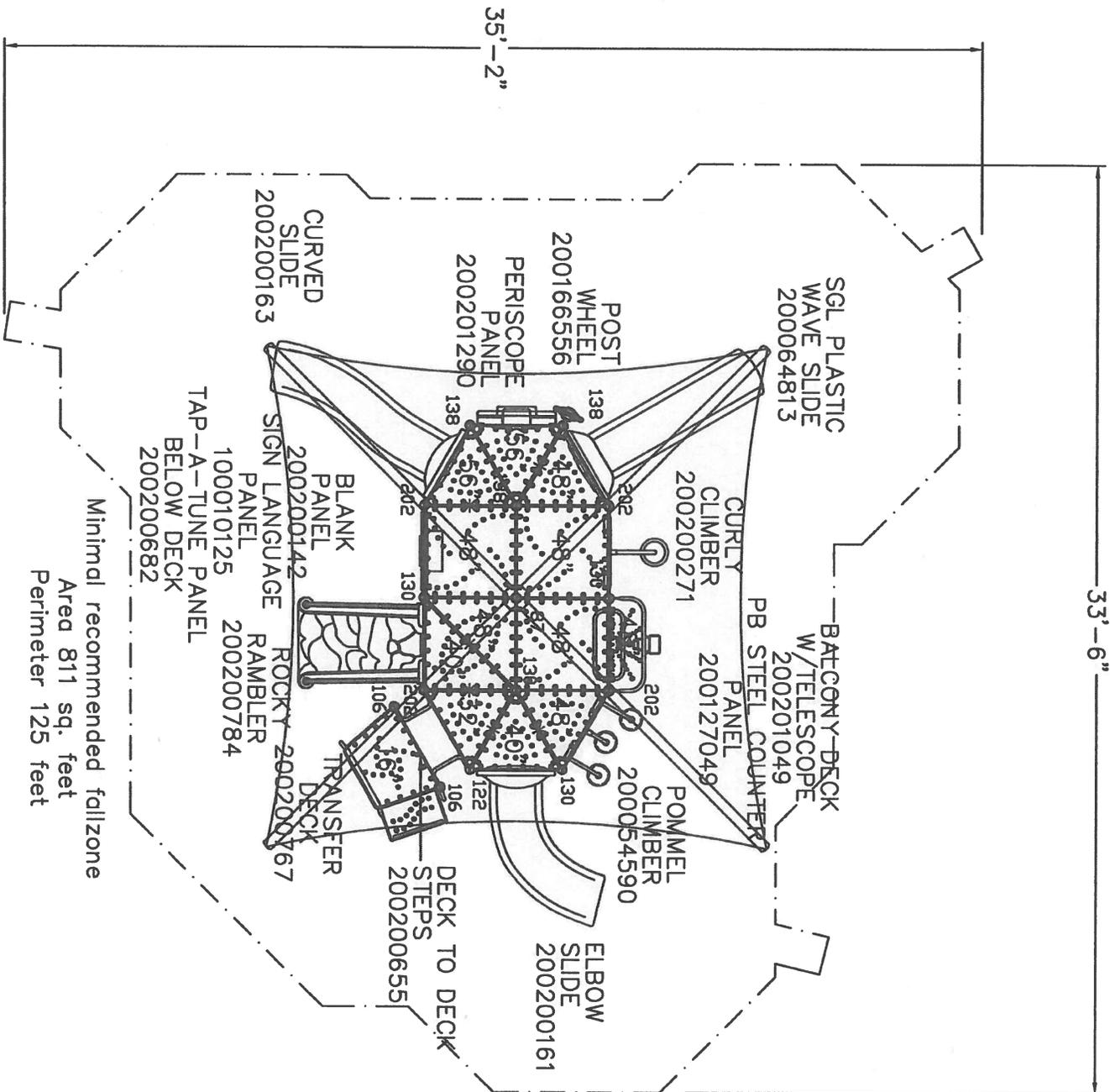


Preschool Playground Equipment 01



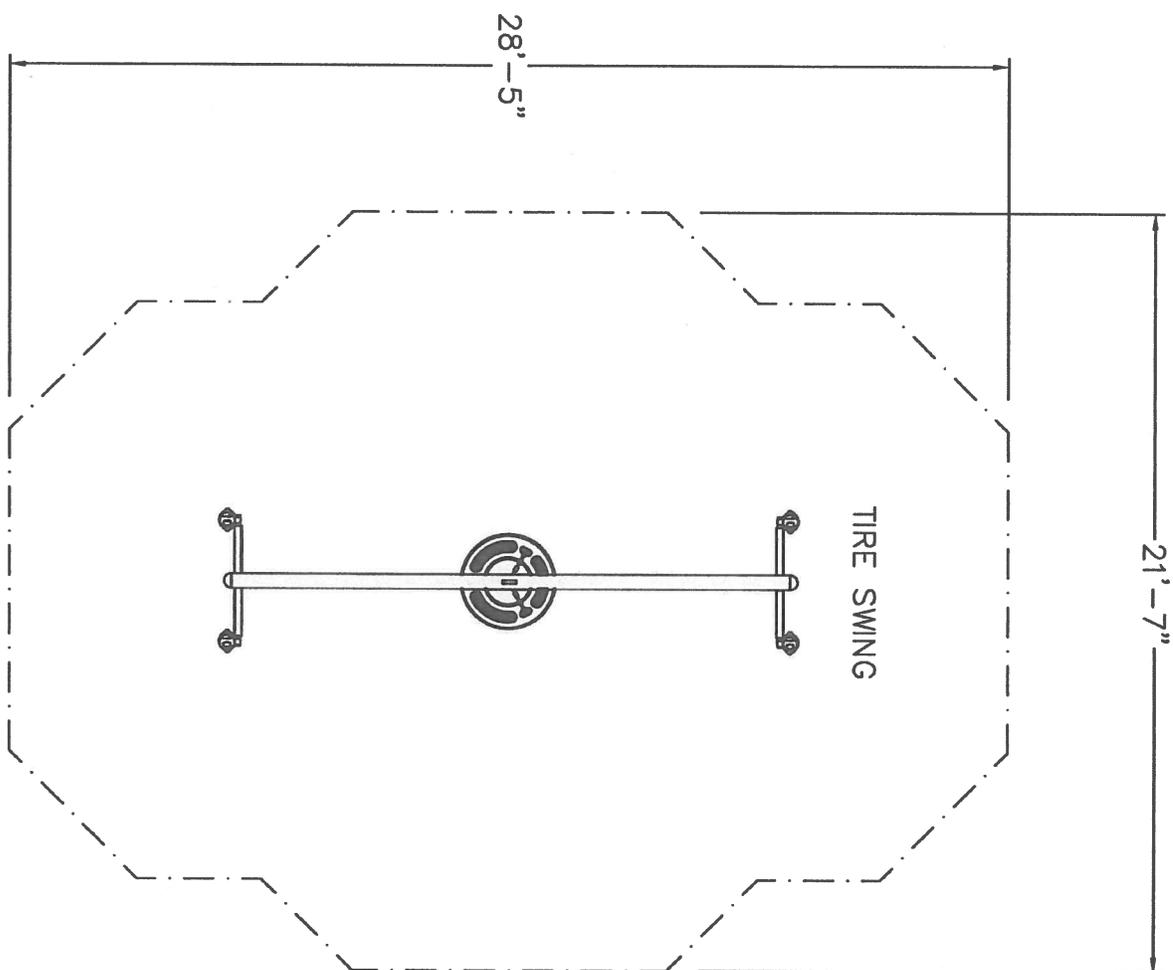


Kindergarten Playground Equipment 01





Kindergarten Playground Equipment 02



Minimal recommended fallzone
Area 500 sq. feet
Perimeter 85 feet



PERENNIAL/ORNAMENTAL GRASS

NATIVE PERENNIAL/GRASS MIX

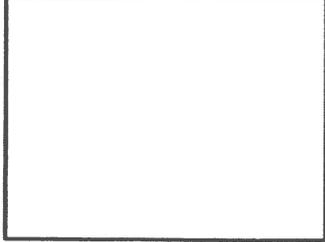
SOD

1" = 1'-0"



CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Shade Trees						
CO		Celtis occidentalis	Hickberry	2" cal	B&B	matching heave
CI		Quercus imbricaria	Shingle Oak	2" cal	B&B	matching heave
TD		Taxodium distichum	Bald Cypress	2" cal	B&B	matching heave
Ornamental Trees						
BN		Sakula tree	River Birch	#1	B&B	3-5 stems
PA		Prunus americana	American Plum	2" cal	B&B	matching heave
Shrubs						
CA		Osmanthus americanus	New Jersey Tea	#5	cont	30" o.c.
VO		Viburnum dentatum	Arrow Wood Viburnum	4#	B&B	as shown
Ornamental Grasses						
CP		Carex pensylvanica	Penn Sedge	#1	cont	18" o.c.
PV		Panicum virgatum	Switchgrass	#1	cont	18" o.c.
SH		Sporobolus heterolepis	Prairie Dropseed	#1	cont	18" o.c.
Perennials						
AC		Alum canadense	Wild Onion	plug	flat	10" o.c.
AL		Alum canadense	Wild Onion	4"	cont	12" o.c.
Native Perennial/Grass Mix						
CP		Carex pensylvanica	Prairie Cordgrass	#1	cont	18" o.c.
EP		Eriogonum fasciculatum	Pink Purple Cornflower	#1	cont	18" o.c.
GI		Giantum maculatum	Wild Geranium	#1	cont	18" o.c.
LS		Liatris spicata	Marsh Blazing Star	#1	cont	18" o.c.
PV		Panicum virgatum	Switchgrass	#1	cont	18" o.c.
SH		Sporobolus heterolepis	Prairie Dropseed	#1	cont	18" o.c.

A New
P
3660
Awards
Copy
Printed



Julie Ordover
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2343 N. JANSSEN AVE
CHICAGO, IL 60614
(312) 398-2355

Site:
23064 N. OLD McHENRY ROAD
LONG GROVE, ILLINOIS

Building Type:
TWO-STORY

Drawing Title:
LANDSCAPE PLAN

Date: Dm: JO
12/04/2014 Cdt: JO

Drawing Number:
L-100

Revisions: