

Item #1:
Report Of July 16, 2012 AC Meeting
A. WineSplash Signage
B. WineSpash Trash Enclosure



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, July 16, 2012 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

- 1.) **Approval of the June 18, 2012 Draft Meeting Minutes.**
- 2.) **Continuation - Consideration of a request for permanent signage for "Winesplash" 132 Old McHenry Road and within the B-1 Historic District, Submitted by Sign Central.**
- 3.) **Consideration of a request for a trash enclosure structure adjacent to "Winesplash" for the structure at 132 Old McHenry Road and within the B-1 Historic District submitted by Wendell Towner.**

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: August 20, 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 #2: For the Architectural Commission Monday, July 16, 2012 @ 7:00 P.M.

Update: Attached is the information presented at the June AC meeting. Additionally, I have attached the synopsis of the AC comments at that meeting. These were presented to the petitioner on June 19th at a meeting with staff. No modification to the proposed signage has been received to date. Petitioners will be notified of the July meeting as well and urged to attend. .

REQUEST: Consideration of a request for permanent signage for "Winesplash", 132 Old McHenry Road within the B-1 Historic District, submitted by Sign Central.

HISTORY/STAFF REVIEW:

The property in question is located on the north side of Old McHenry Road and is adjacent to Towner Green in the space previously occupied by "Timmy's Sandwiches and Ice Cream".

As submitted the petitioner proposes a hanging sign measuring 36"x 48" (12 sq. ft.) and a free standing sign measuring 18"x 48" (6 sq. ft.) for a total of 18 square feet of signage. Square footage of the commercial space for which the sign is being requested is approximately 1,500 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed. However, per the newly adopted Village Zoning Code, in the B-1 District buildings of this size with signs located at least 50 feet from the roadway pavement may have up to 26 square feet of signage.

Based upon the total square footage of signage proposed (18 square feet), the requested signage is within the maximum square footage of signage permitted at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage allocated by floor area.

The freestanding sign would be mounted to an existing post in front of the building. The hanging sign will be suspended over the porch of the existing structure. The signs will be constructed of plywood with a digital print principally white and red in color with black and red lettering over the white background. The signs will appear to be non-illuminated. (See attached).

SIGN REGULATIONS (as amended 2.14.12):

(E) Historic Business District Signs: Signs within the B-1 Historic Business District must comply with the regulations of general applicability as set forth throughout Section 5-9-5, except as specifically set forth in this Subsection 5-9-5(E). Signs within this area should reflect the historic and eclectic character of the Historic Business District and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B-1 Historic Business District:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "open" sign: (i) is no more than one square foot in area, (ii) includes lighted white letters on an unlit background, (iii) does not exceed an illumination level of 840 lumens, and (iv) otherwise complies with those provisions of Paragraph 5-9-5(D)1 that are not inconsistent with this Paragraph 5-9-5(E)1, except

that the approval of the Architectural Commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted (a) if neon is used as part of an "open" sign that meets the requirements of Paragraph 5-9-5(E)1 above, or (b) upon application and approval of a variation from the requirements of this code pursuant to Subparagraph 5-11-15(E)1(c). For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such sign proposed sign is appropriate to the architectural style or era of construction of the business.
3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: (i) repairing of any damage caused by weather or other impact, (ii) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, (iii) repairing cracks, fading, or general deterioration.
4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the Architectural Commission.
5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by Paragraph 5-9-5(E)7 and included in the maximum sign area calculation for that location.
6. Flags: Flags, in good condition and totaling not more than 15 square feet per zoning lot or per principal structure, may be displayed.
7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not to exceed the maximum permitted sign area
8. Total Size: Except as otherwise authorized by variation pursuant to Subparagraph 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

**MAXIMUM SIGN AREA PERMITTED IN THE B-1 BUSINESS
ZONING DISTRICT IN SQUARE FEET**

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by Architectural Commission	B1 - Setback (building and all signs) at least 50 feet from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26

3,001 - 5,000	30	38
5,001 or greater	30	38

Except as otherwise provided, square footage, for the purpose of this Subsection 5-9-5(E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The Village Planner may authorize temporary banner signs that conform with Subparagraph 5-9-5(G)2(i) for a period not exceeding 60 days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The Village Planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding 12 square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be non-illuminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this paragraph, a "sandwich board sign" shall be a portable and temporary A-Frame sign that is designed to be self-supporting by nature, which sign may have two sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the of the B-1 District

ARCHITECTURAL COMMISSION DECISION:

The AC should review the request for signage in light of the aforementioned of regulations and render a determination based upon those criteria. The signage as proposed is approvable under the present Village sign code.

WINESPLASH SIGNAGE

AC CONCERNS 6.18.12

- Concerns with the “decal” on the sign – may fade, also appears to be a “magazine graphic” rather than within the “character” of signage in the rest of the downtown.
- Sign lacks “context” consider a border around the sign.
- White background may be difficult to see against white building. Consider different color background.
- Sign lack individuality.
- AC likes the “Winesplash” concept (i.e. the wine bottle and wine glass) but the sign needs a better presentation.
- Consider examining the copy and the font style used in the signage. A lack of consistency between the fonts of the wall sign and hanging sign were noted.
- Rethink sign presentation.
- AC directed petitioner to modify signage request per the direction noted above and bring request back to the July 16th Meeting – 7:00 PM 2 Village Hall.

RECEIVED
SIGN PERMIT

ARCHITECTURAL COMMISSION APPLICATION

MAY 25 2012

BUSINESS NAME: <i>Wine Splash</i>	BUS. PHONE #: <i>847-383-6386</i>
BUSINESS ADDRESS: <i>132 Old McHenry Rd, Long Grove, IL 60047</i>	
BUSINESS OWNER'S NAME: <i>Jennifer Moodie Shelley Simon</i>	ALTERNATE PH. #: <i>847-738-3067</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>Street & Building Signs</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 six (6) sets of all of the following information ten (10) days prior to the meeting:

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

1,500 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) 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: <i>Sign Central, ARUNGTON HTS</i>	PHONE #:
ADDRESS:	

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.

Wendall Towner

 PROPERTY OWNER(S)' SIGNATURE(S)

Wendall Towner

 PROPERTY OWNER(S)' PRINTED NAME(S)

SK Simon / Wine Splash Inc

 BUSINESS OWNER(S)' SIGNATURE(S)

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

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

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>				



34039 N. Hainesville Road
Round Lake, IL 60005
Phone: 847-543-7600
Fax: 847-543-7700
[email:signcentral@sbcglobal.net](mailto:signcentral@sbcglobal.net)

WineSplash

Shelly/Jennifer

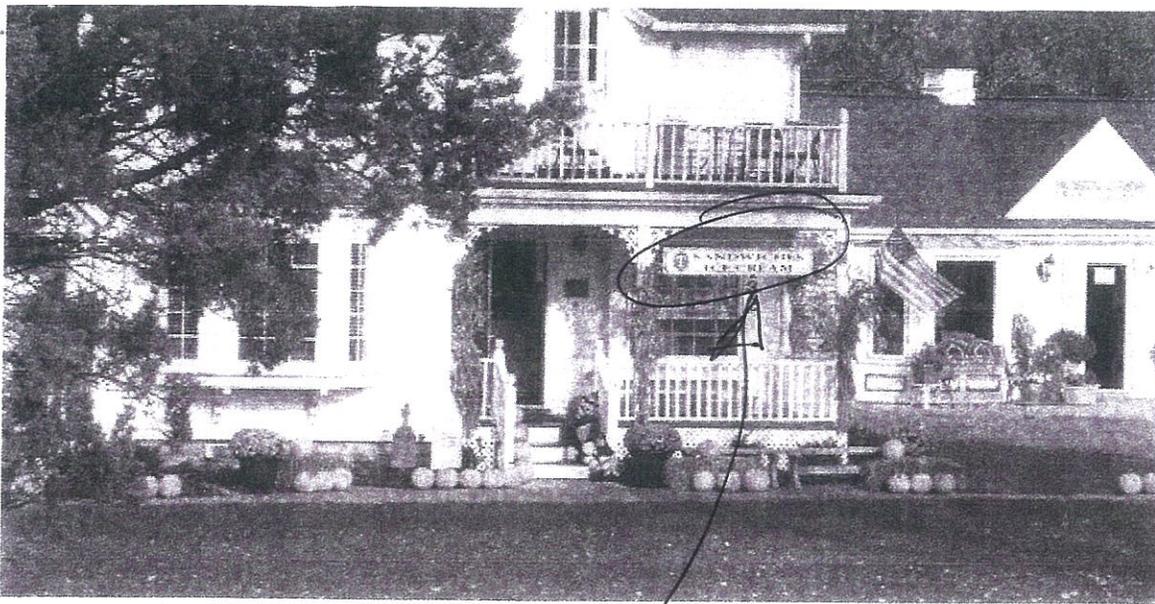
Quotation

1. Road Sign

- To Read: *Logo and Lettering*
- Digital Print
- MDO Wood Background
- ½" thick painted side or trimcap
- 36" wide x 48" tall double sided
- ~~36" x 48"~~

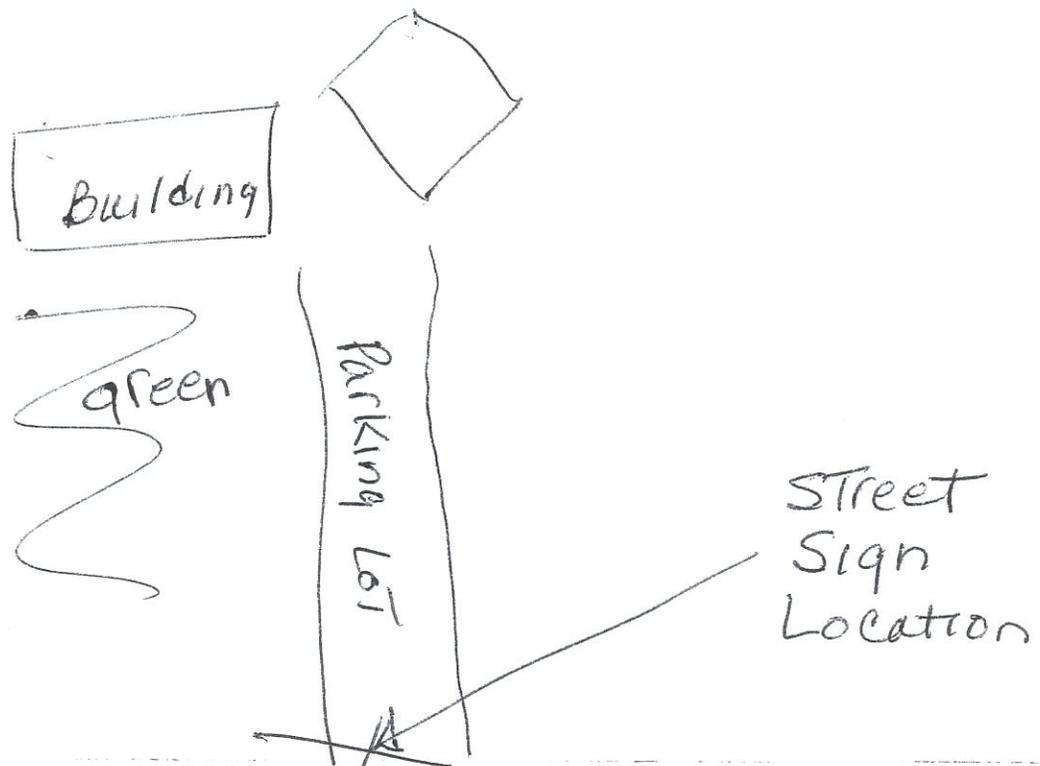
2. Hanging sign on Porch.

- To Read: *Name and logo*
 - MDO Wood Background
 - ½" thick painted side or trimcap
 - 18" x 48" single sided
 - ~~18" x 48"~~
-



Building Sign

Street Sign

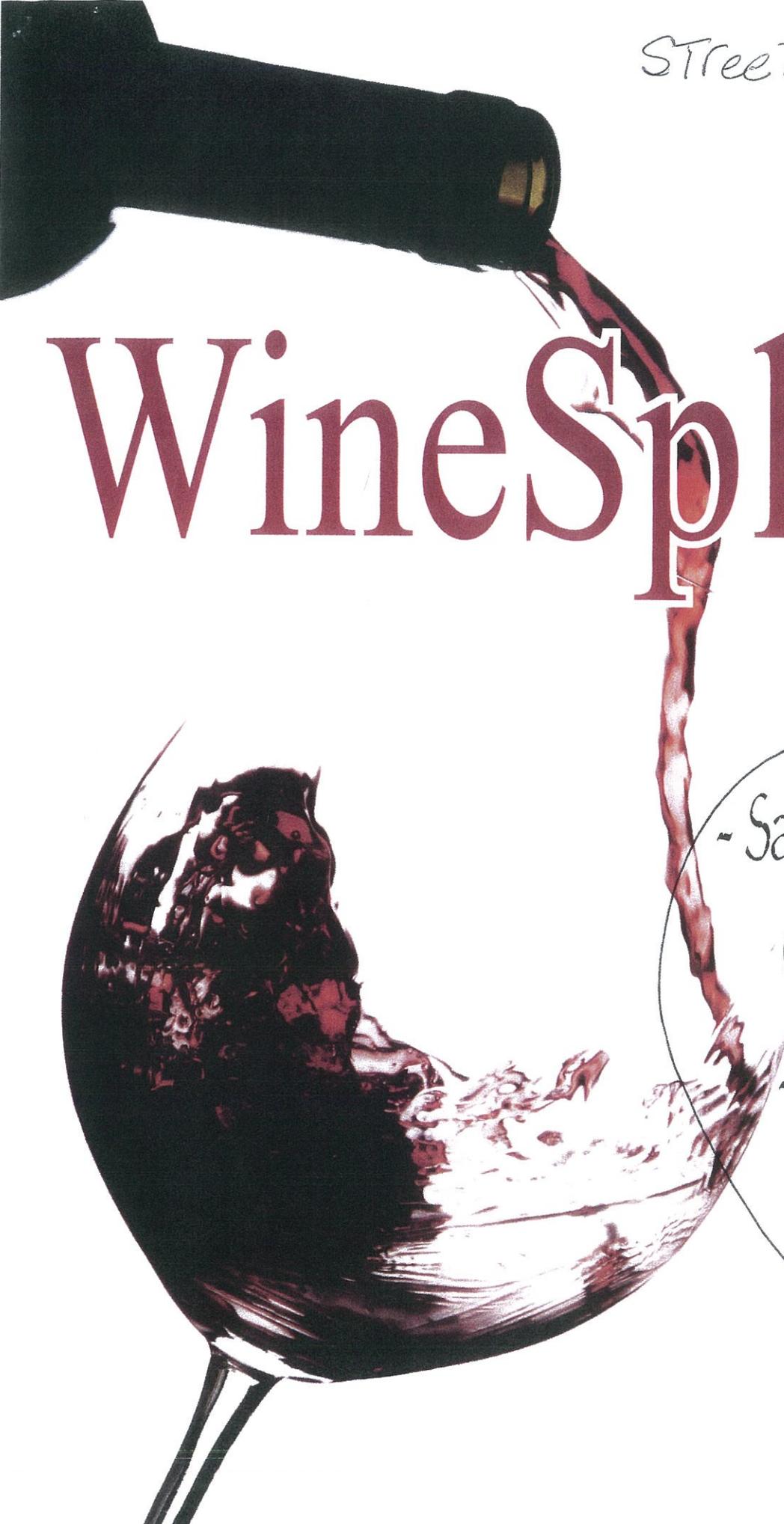


0.03

Old Mcthenry Road

(Same as prior tenant)

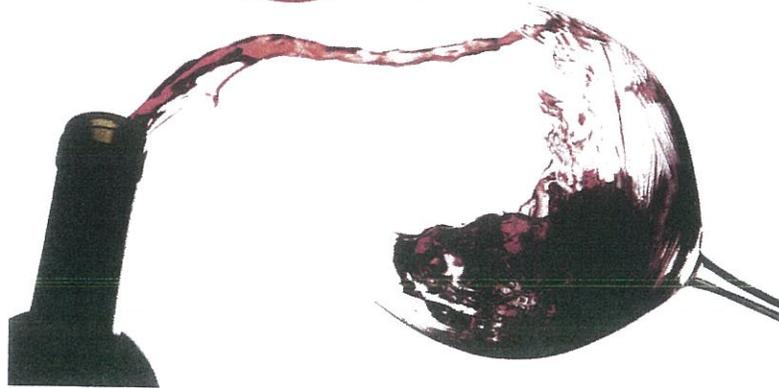
Street Sign



Wine Splash

- Sales by the Glass and Bottle
- Craft Beer and Food
- Wine Tasting

Porch Sign



Wine Splash

Wine Tastings ~ Sales by the Glass and Bottle ~ Craft Beer and Food.



ITEM #3: For the Architectural Commission on Monday, July 16 @ 7:00 P.M.

REQUEST: Consideration of a request for a trash enclosure structure adjacent to be located behind the structure at 132 Old McHenry Road for "WineSplash" and within the B-1 Historic District, submitted by Wendell Towner.

HISTORY/STAFF REVIEW:

As proposed the dumpster/trash enclosure would be sited behind and 50 feet from the principal structure on the west side of the property within the downtown B-1 Historic District.

There are no specific standards for structures of this nature. Building permits are required and, as such, review by the Architectural Commission is also required.

The Downtown Planning & Design Guidelines do however offer some direction with regard to such structures. These are attached.

The presently no such structure exists. Per the Village Code below, trash containers must be "concealed or suitably screened" from public view.

8-8-7: LOCATION OF CONTAINERS: 

All garbage cans, trash containers and other storage devices situated on any property shall be concealed or suitably screened from public view. All garbage cans, trash containers and other garbage storage devices shall be emptied and the contents thereof properly disposed of not less than once every seven (7) days.

PROPOSAL:

The petitioner proposes the trash enclosure (site plan attached) to be 10' x 10' (100 sq. ft.) and 15 feet from the west property line. The enclosure structure will be 50' from the principal structure. The enclosure is proposed to be constructed of wood utilizing a 5" dog-eared cedar picket. Height of the enclosure was not identified but will likely be between 6 & 8 feet in height.

ARCHITECTURAL COMMISSION DECISION:

There are no hard and fast standards for this type of structure. The AC should heed the advice of the design guidelines and use “good judgment and an underlying spirit of goodwill” in considering this request.

Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/12/2012



-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2010 Aerial Photography

Disclaimer:

This map is for general information purposes only. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



ESTATE FENCE INC.

RECEIVED

506 Poplar Lane
Glenview, IL 60025
Ph: 847-730-5649

JUN 26 2012

NAME Wendell Towner

DATE 06-12-12

ADDRESS 132 Old McHenry Rd

VILLAGE OF LONG GROVE

CONTACT

CITY Long Grove STATE IL

ZIP CODE

JOB ADDRESS

PHONE 847-204-0194

BUS.

FAX

CITY

LINEAL FEET GATES INCLUDED 40'

HEIGHT, STYLE 6' DYN CAR

BOARDS-WIRE 1x6x6

TERMINAL POST 4x4x9

LINE POST 4x4x9

RAILS (3)

GATES (1) 10' DOUBLE GATE w/ METAL FRAME

COLOR GREEN

PLAT OF SURVEY NEEDED
 Yes No

UNDERGROUND UTILITIES (JULIE)
 Estate Fence Owner

CONST. PERMIT SECURED BY OWNER
 Yes No

POST SET IN CONCRETE
 Yes No

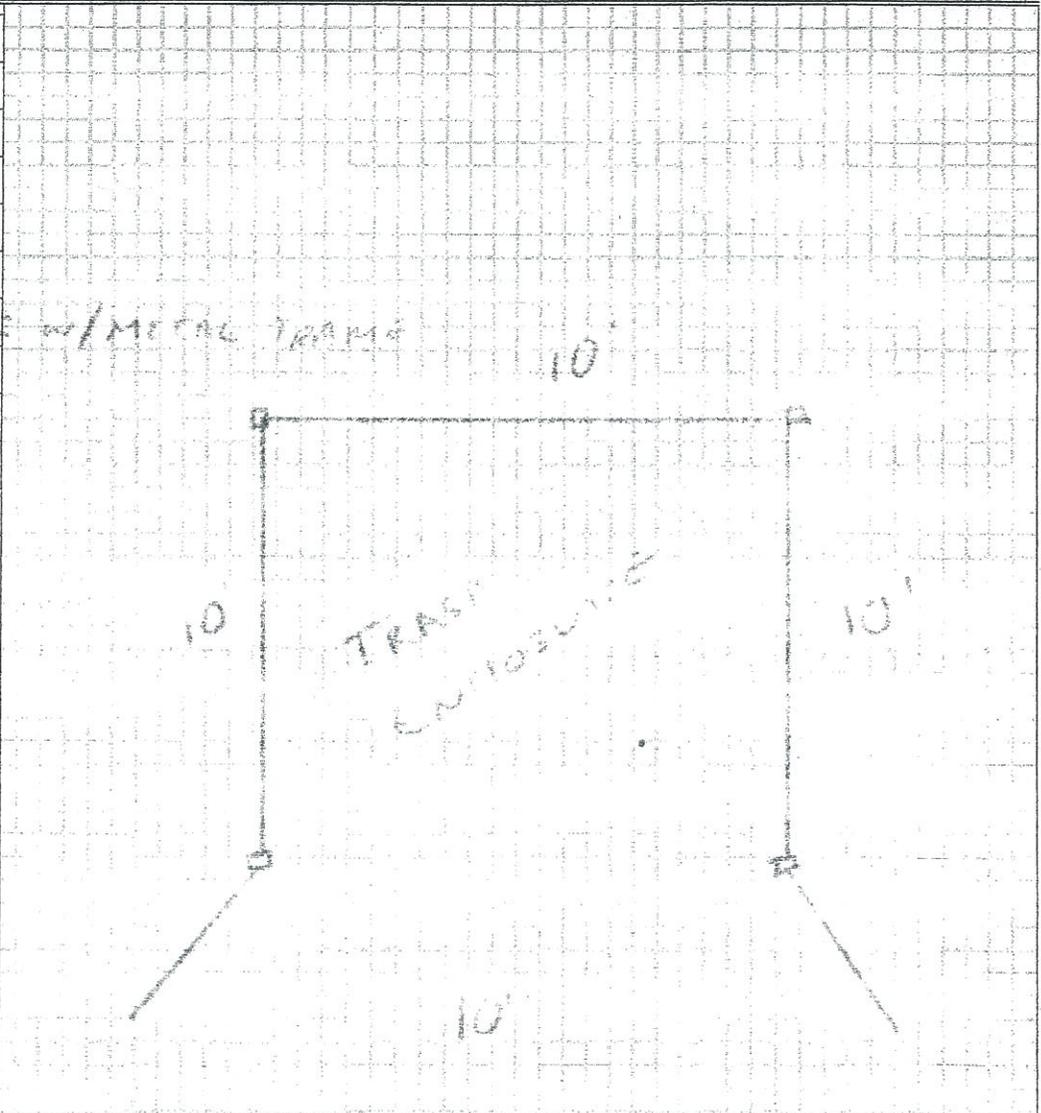
OF CONCRETE OR ASPH. BRKS.

TOP OF FENCE
 Follow Ground Straight Stepped

TRIM BUSHES
 Yes No

OLD FENCE
 Take Down Haul Away

OTHER COMMENTS



pay \$650 deposit
SIGN HERE check # 142

\$	COMPLETE PRICE	DOWN PAYMENT	BALANCE	TERMS OF SALE
	<u>1270</u>	<u>500</u>	<u>770</u>	<u>ON DELIVERY</u>

If any construction permit that may be required, Purchaser agrees to obtain at his cost. Estate Fence Inc. can only be responsible for the location of property lines when supplied with a current and accurate plat of survey at the time this contract is executed.

A charge of 25% of cash contract price will be made in case of cancellation of this order by property owner or agent of which he or she agrees to pay upon demand after refusing to allow the work to proceed as within agreed terms.

I hereby accept the terms and conditions on both sides of this contract and I agree to pay the amount mentioned in said proposal. Payment will be made as outlined above. Customer agrees to pay collection cost and reasonable attorney fees plus 2% per month on past due balance.

Respectfully Submitted
By: [Signature] 06/26



FLAT BOARD ON BOARD



ARCH BOARD ON BOARD



SCALLOP BOARD ON BOARD



FLAT SOLID



ARCH SOLID



SCALLOP SOLID

JUN 26 2012

FENCING

Cedar Picket 4' Painted	each	173-1300
5' Dog-Eared	each	173-1299
6' French Gothic	each	173-1286
6' French Gothic	Special Order	173-1284

Some sizes special order at some locations. Special order is available in approximately 1 week. Additional packaging charges required. Non-refundable.

Park Avenue Panel

30" H x 36" W	each	\$9.99
30" H x 36" W	each	\$14.99
30" H x 36" W	each	\$5.00
30" H x 36" W	each	\$9.99

Special order at some locations in approximately 1 week. Posts sold separately. Package per household. Rebate is in form of merchandise credit check.

Chain Link

10 year no rust warranty	roll	\$36.99
12-1/2 gauge	roll	\$39.87
42" x 50"	roll	\$39.87
48" x 50"	roll	\$39.87
48" x 60"	roll	\$39.87
48" x 72"	roll	\$39.87

Some sizes special order at some locations in approximately 2 weeks. Posts, gates & fittings sold separately.

PLAYSTAR DOCKS

4' x 6' Standard	per material list	\$149*
4' x 6' Standard	per material list	\$149*
4' x 6' Standard	per material list	\$149*
4' x 6' Standard	per material list	\$149*

BUILD IT YOURSELF

Proven Plans & Building Guide. Perfect for the Professional Handyman. A Rebate of the Cost.



PLAY CENTERS

Simple, no angle cuts
AC2® MicroPro™ lumber
Fully illustrated, easy-to-follow plans
Meets the Consumer Product Safety Commission safety requirements

Some components special order at some locations in approximately 2 weeks. Cutting & assembly required.



Powerhouse

Approx. **\$574***
per materials list

Sale Price \$648.99
Mail-In Rebate** \$74.99
Your Final Cost \$574.00

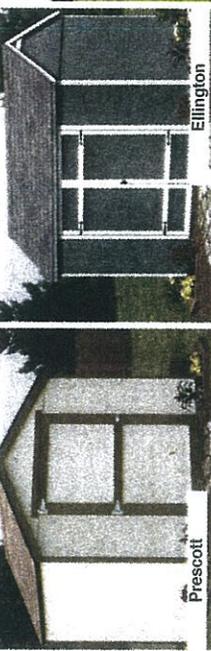
• 20 sq. ft. play deck • 11 activities 197-2100

SuperStar

Approx. **\$1,286***
per materials list

Sale Price \$1360.99
Mail-In Rebate** \$74.99
Your Final Cost \$1286.00

• 23 sq. ft. play deck • 20 activities 197-2200



Prescott

Ellington

RESIN STORAGE UNITS



Large Vertical
• 56"W x 77"H x 32"D • Floor included
• 52 cu. ft. of storage 193-2643

Slide Lid
• 56"W x 77"H x 32"D • Floor included
• 52 cu. ft. of storage 193-2643

Large Vertical
• 55"W x 52"H x 76"D • 49"W x 44"H door opening
• 96 cu. ft. of storage

Special order at some locations in approximately 2 weeks.

Pre-Cut Wood Storage Building

8'W x 8'L Prescott
Approx. Price **\$659***
per material list

• SmartSide® siding and trim • 20 year Classic® shingles
• 48"W x 69-1/2"H door opening • 418 cu. ft. of storage • Floor included
192-3600

• 64"W x 69-1/2"H double door opening • 573 cu. ft. of storage
10'W x 8'L Ellington 192-3610

• 64"W x 69-1/2"H double door opening • 573 cu. ft. of storage
Shown painted. \$869*

Special order at some locations in approximately 2 weeks.

Steel Shelter

12'W x 19'10"L x 7'H
Approx. Price **\$899***
per material list

• While Pro-Rib® steel with a limited 40 year paint warranty
• 15 gauge galvanized steel frame with slip fit connections 190-1399
20'W x 19'10"L x 7'6"H \$1,399*



****FREE SLIDE**
After Mail-In Rebate
A \$74.99 Value
175-3111
While supplies play center
purchases. Receive limited 1 slide total
per household. Rebate is in form of
merchandise credit check.
See store for details.



Approx. **\$1,286***
per materials list



Large Vertical
• 56"W x 77"H x 32"D • Floor included
• 52 cu. ft. of storage 193-2643



Large Vertical
• 55"W x 52"H x 76"D • 49"W x 44"H door opening
• 96 cu. ft. of storage

Special order at some locations in approximately 2 weeks.

Special order at some locations in approximately 3 weeks.

Special order at some locations in approximately 3 weeks.

Special order at some locations in approximately 3 weeks.

Special order at some locations in approximately 3 weeks.

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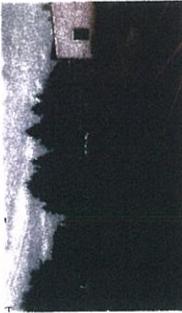
Planning and Design Guidelines Privately-owned Properties, *continued*

Historic Downtown

Parking

Parking Lot Layout

- Follow the requirements set forth in the Long Grove Municipal Code, 5-9-4, Off-Street Parking with, to the greatest extent possible, except as listed below:
- Use consistent parking dimensions for stall widths, curb to curb distances, and parking angles.
 - Use simple parking lot design and incorporate perpendicular parking wherever possible.
 - Design parking lots that are paved, striped, and feature delineated curbs and gutters. Provide illumination that permits safe and convenient evening use.
 - Design parking lots to avoid layouts that visually dominate the site. Avoid using dead end parking rows.
 - Provide well marked sidewalks and crosswalks within and between parking lots that are safe and comfortable for pedestrians.
 - Clearly define parking areas and physically separate them from roadways.
 - Locate temporary parking in private lots throughout the Historic Downtown.
 - Provide a 2 foot overhang for car bumpers.
 - Encourage businesses to reserve nearby parking spaces for customers and require employees to use the public parking lots.
 - Design parking lots constructed of asphalt, concrete, stamped concrete, permeable pavers, or vehicular pavers on an asphalt setting bed with a concrete underlay defined by concrete or granite curbs
 - **Triangle Sub-district, Retail Buildings:** No retail parking requirements.
 - **Triangle Sub-district, Residential Uses:** Two attached spaces per unit.



Parking lot landscape islands provide safe pedestrian access.



Permeable paving is preferred for parking lot surfaces.

Business District

Parking

Parking Lot Layout

- Follow the design recommendations listed for the Historic Downtown with the below differences:
- No bus parking is allowed.
 - All parking within 200 feet of the commercial building is to be reserved for customers.



Use landscaped islands in parking lots to visually subdivide and shade paved surfaces.



Physically separate parking lots from roadways. Screen parking lots with high quality landscaping materials.

Parking Lot Landscape and Screening

- **Parking lots up to 4,500 square feet:** Landscape area should equal 8% of the vehicle area.
- **Parking lots between 4,500 square feet and 20,000 square feet:** Landscape area should equal 10% of the vehicle area.
- **Parking lot over 20,000 square feet:** Landscape area should equal 12% of the vehicle area.
- Break up large areas of paving with planting islands that are a minimum 10 feet wide. Place trees and shrubs in planting islands located within parking areas.
- Plant one tree for every 10 parking spaces. Use a minimum 3 inch caliper.
- Set back parking lots 10 feet from adjacent property lines.
- Provide high quality landscaping or landscaping features to screen parking lots from public sidewalks. Plant trees in parking lot perimeters to define the boundaries between the street and the parking lot.
- Use a combination of trees, shrubs, and groundcover within landscape buffers. Locate landscape features so that parking lots are screened from adjacent residences.



Use native plants to help screen a parking lot.

Parking Lot Landscape and Screening

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- When parking is adjacent to a residential area, fencing should be included along shared property line.



Use high quality fencing to screen parking lots from residences.

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

Historic Downtown

Parking

Parking Lot Layout

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 - Design parking lots that are paved, striped, and feature delineated curbs and gutters. Provide illumination that permits safe and convenient evening use.
 - Design parking lots to avoid layouts that visually dominate the site. Avoid using dead end parking rows.
 - Provide well marked sidewalks and crosswalks within and between parking lots that are safe and comfortable for pedestrians.
 - Clearly define parking areas and physically separate them from roadways.
 - Locate temporary parking in private lots throughout the Historic Downtown.
 - Provide a 2 foot overhang for car bumpers.
 - Encourage businesses to reserve nearby parking spaces for customers and require employees to use the public parking lots.
 - Design parking lots constructed of asphalt, concrete, stamped concrete, permeable pavers, or vehicular pavers on an asphalt setting bed with a concrete underlay defined by concrete or granite curbs
 - **Triangle Sub-district, Retail Buildings.** No retail parking requirements.
 - **Triangle Sub-district, Residential Uses.** Two attached spaces per unit.



Parking lot landscape islands provide safe pedestrian access.



Permeable paving is preferred for parking lot surfaces.

Parking Lot Landscape and Screening

- **Parking lots up to 4,500 square feet.** Landscape area should equal 8% of the vehicle area.
- **Parking lots between 4,500 square feet and 20,000 square feet.** Landscape area should equal 10% of the vehicle area.
- **Parking lot over 20,000 square feet.** Landscape area should equal 12% of the vehicle area.
- Break up large areas of paving with planting islands that are a minimum 10 feet wide. Place trees and shrubs in planting islands located within parking areas.
- Plant one tree for every 10 parking spaces. Use a minimum 3 inch caliper.
- Set back parking lots 10 feet from adjacent property lines.
- Provide high quality landscaping or hardscaping features to screen parking lots from public sidewalks. Plant trees in parking lot perimeters to define the boundaries between the street and the parking lot.
- Use a combination of trees, shrubs, and groundcover within landscape buffers. Locate landscape features so that parking lots are screened from adjacent residences.



Use native plants to help screen a parking lot.

Business District

Parking

Parking Lot Layout

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

- No bus parking is allowed.
- All parking within 200 feet of the commercial building is to be reserved for customers.



Use landscaped islands in parking lots to visually subdivide and shade paved surfaces.



Physically separate parking lots from roadways. Screen parking lots with high quality landscaping materials.

Parking Lot Landscape and Screening

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- When parking is adjacent to a residential area, fencing should be included along shared property line.



Use high quality fencing to screen parking lots from residences