Village of Long Grove Illinois

AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, September 16, 2013 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

1) **Approval of the July 15, 2013 Draft Regular Meeting Minutes.**

2) **Consideration of a request for signage, including setbacks, for "Rivellino School of Art", 216 Robert Parker Coffin Road (Gosswiller School) and within the B-1 Historic District, Submitted by Roshel Rivellino.**

3) **Consideration of a request for signage within the B-1 Historic District for property at 404 -B Robert Parker Coffin Road for "Beata's Soul Art" submitted by Beata Krasuski.**

4) **Consideration of a request for signage on "Building E" within the Sunset Grove Development and zoned HR-1 PUD District, for "The Tutoring Center" submitted by Devine Sign & Graphics.**

5) **Consideration of elevations for "Building C"; 4192 Route 83 and within the Sunset Grove Development, including the site plan, sign placement, elevations, and building materials and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .**

OTHER BUSINESS:

1). Revised Signage Application

ADJOURNMENT: Next Scheduled Meeting: October 21, 2013 @ 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 on MONDAY, August 19, 2013 @ 7:00 P.M.

REQUEST: Consideration of a request for signage, including setbacks, for "Rivellino School of Art", 216 Robert Parker Coffin Road (Gosswiller School) and within the B-1 Historic District, Submitted by Roshel Rivellino.

HISTORY/STAFF REVIEW:

The property in question is located on the south side of Robert Parker Coffin Road and is located adjacent to the Pear Tree Christmas Shop and the former Apple Haus. The space is also occupied by the Long Grove Confectionary.

In February of this year the petitioner submitted a request for two signs, a wall sign measuring approximately 4' x 3.25' (13 sq. ft.) and a hanging sign (possibly double faced) with dimensions to be determined. The wall sign will be placed on the front of the structure above the existing sign "Long Grove Confectionary Sign". The hanging sign was to be suspended from the porch on the rear of the structure. Square footage of the commercial space for which the sign is being requested is approximately 1200 square feet. For retail spaces containing 1,001 to 3,000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code as signage will be less than 50' from the road pavement.

This request was approved as follows;

A motion was made to accept the signage as presented subject to the following conditions; 1) that the sign colors be "grayed down" to achieve a better balance between the building color and sign color; and, 2) the total square footage of the proposed shall not exceed the maximum permissible square footage of 20 sq. ft. for signage at this location; 3) to be submitted to staff for final review and approval. On a voice vote; all aye.

The petitioner is now requesting the wall sign (46.5" x 13") 4.2 sq. ft. and a double faced ground sign to be placed on the Robert Parker Coffin Road frontage and measuring 4.86 square feet (37" x 10.5"). The petitioner proposed the ground sign to be placed 3' from the back of the brick walkway located on Robert Parker Coffin Road.

Per the newly adopted 2012 Sign Regulations;

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:

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.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

Signage will still be constructed of sandblasted wood. Copy will be painted on the signage utilizing a yellow background and multicolored lettering. This color pattern is proposed to be identical for both signs. Colors have been "greyed down" from the original submittal and per the direction of the AC. Signage will be non-illuminated.

ARCHITECTURAL COMMISSION DECISION:

The square footage of the proposed signage is within the permitted square footage at this location of 20 square feet at this location. This is based on the measurement of copy area identified as "rectangle C" on the submitted proof.

An excerpt from the Downtown Design Guidelines with respect to downtown signage is also included for consideration by the AC.

The Commission needs to establish the setback of 3'from the brick walkway as being acceptable at this location. As proposed the setback should not pose a hazard for vehicular or pedestrian traffic and should also provide good visibility for the business owner at this location. As no setback is established in this instance the AC needs to make that determination.

A

B

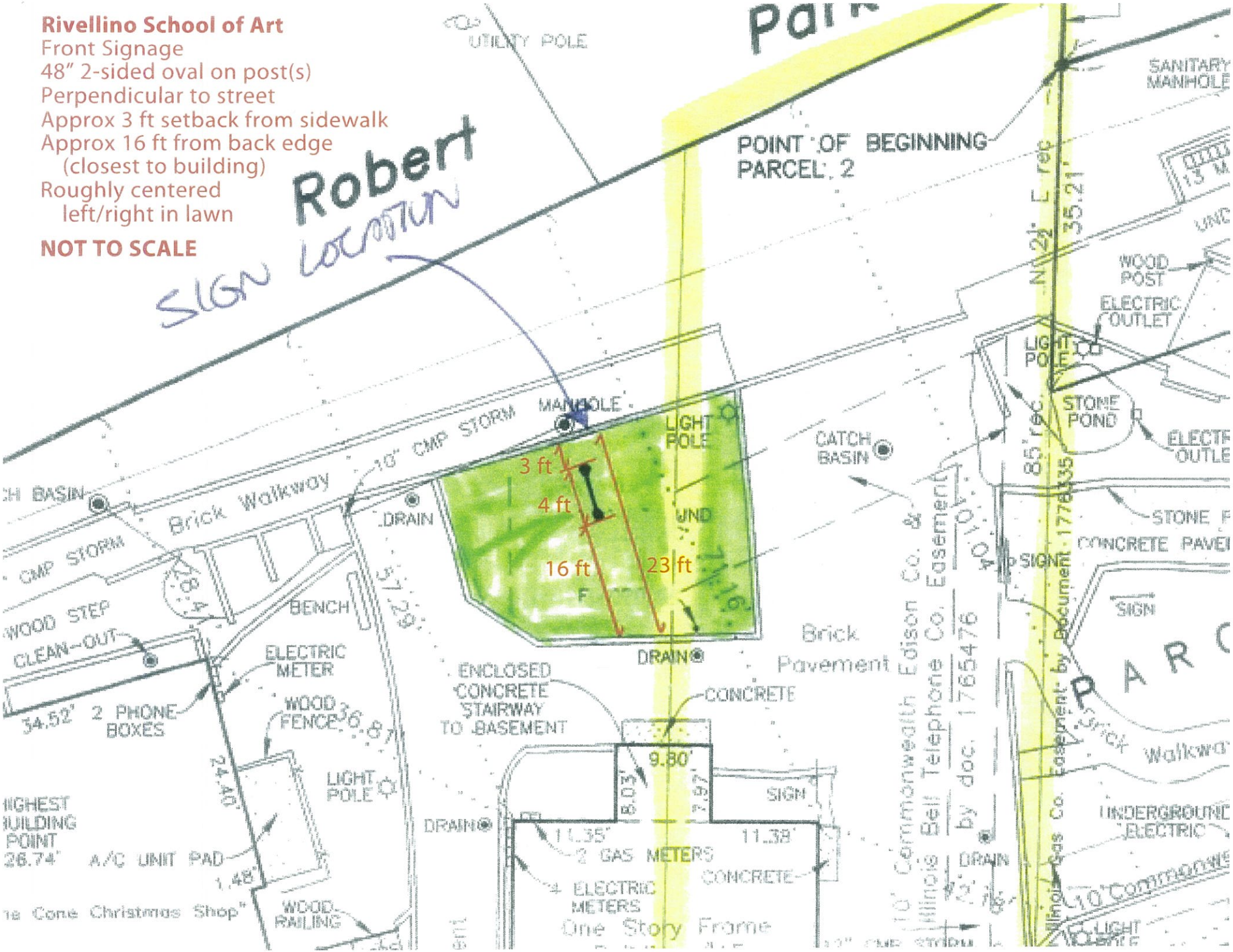
C

Rivellino™

SCHOOL OF ART

Rivellino School of Art
Front Signage
48" 2-sided oval on post(s)
Perpendicular to street
Approx 3 ft setback from sidewalk
Approx 16 ft from back edge
(closest to building)
Roughly centered
left/right in lawn

NOT TO SCALE



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

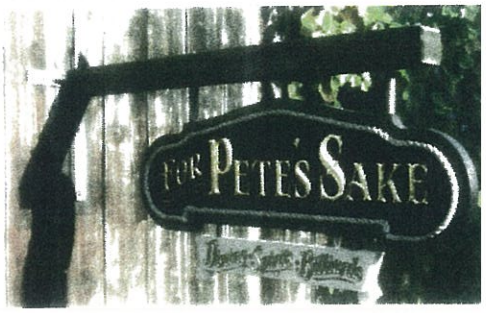
- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

Content

- Signs shall be limited to the business name and a maximum or 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.



ITEM #3: For the ARCHITECTURAL COMMISSION on MONDAY, August 19, 2013 @ 7:00 P.M.

REQUEST: Consideration of a request for signage within the B-1 Historic District for property at 404 - B Robert Parker Coffin Road for "Beata's Soul Art" submitted by Beata Krasuski.

HISTORY/STAFF REVIEW:

The property in question is located on the southwest corner of Robert Parker Coffin Road and Old McHenry Road and is behind the "Struts" shoe store.

As submitted the petitioner proposes one (1) wall sign to be placed above the front entrance to the structure. As proposed the sign will be made of wood with painted copy. The color scheme which has been submitted by the petitioner for the copy includes a white background with gold and blue letters and black shadowing to highlight the gold lettering.

Square footage of the commercial space for which the sign is being requested is 1,200 square feet. As such, petitioner is limited to a total of 20 square feet of signage within the "B-1" Historic Business District. Total signage may not exceed 20 square feet. As proposed, signage is non-illuminated.

The sign as proposed measures 72" x 17" (8.5 sq. ft. +/-). The square footage as proposed is well within the maximum square footage for signage at this location.

Additionally, per the village sign regulations, one wall sign is permissible at this location as follows;

(1) The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign.

SIGN REGULATIONS:

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

E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent with this subsection (E)1,

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

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection 5-11-15(E)1(c) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.

3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.

4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.

5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.

6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.

7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.

8. Total Size: Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26
3,001 - 5,000	30	38
5,001 or greater	30	38

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

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location and in relation to other signage in the area. As submitted the requested signage is with the parameters of the Village Code and therefore approvable.

An excerpt from the Downtown Design Guidelines (attached to Item # 2) with respect to downtown signage should also be considered by the AC.

Sign Project
Beata's Soul Art
404 B Robert Parker Coffin Rd, Long Grove IL

17"

72"

scale 1:10
size: 72" x 17"
base - wood
size letter 1th row :hight 6"
2th row : hight 2.1/2"
corner ornaments 3.3/4" x 3.3/4"
colors:
white
blue
gold
black

Beata's Soul Art

Felt Gallery

Beata's Soul Art
Felt Gallery
AHEAD

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

Village of Long Grove Illinois

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

ARCHITECTURAL COMMISSION SIGN PERMIT APPLICATION

BUSINESS NAME: Beata's Soul Art	BUS. PHONE #: 224 465 7733
BUSINESS ADDRESS: 404 B Robert Parker Coffin Rd, Long Grove, IL	
BUSINESS OWNER'S NAME: Beata Krasuski	E-MAIL beatassoul@gmail.

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	

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:

   8.5 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:	PHONE #:
ADDRESS:	E-MAIL:

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.

Long Grove Inc — Joy Jacoby as agent
PROPERTY OWNER(S)' SIGNATURE(S)

Terry Upton / Joy Jacoby — 847-338-5557
PROPERTY OWNER(S)' PRINTED NAME(S)

Beata Krasuski
BUSINESS OWNER(S)' SIGNATURE(S)

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

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

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***, 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

FOR OFFICE USE ONLY

TYPE OF SIGN(S)	FEE(S)

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____ Date of Issuance: _____

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

ITEM #4: For the ARCHITECTURAL COMMISSION on MONDAY, August 13, 2013 @ 7:00 P.M.

REQUEST: Consideration of a request for signage "The Tutoring Center", Sunset Grove, Building "E", within the HR-1 PUD District, submitted by Devine Sign & Graphics.

HISTORY/STAFF REVIEW:

The property in question is located at 4188 Route 83 and is located south of and adjacent to the Sunset Food Building in the Sunset Grove Development and is adjacent to the Verizon Wireless Store. (See site plan attached).

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 development plans for "Building E" is attached. Signage as it relates to this tenant space must be placed in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved final PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" (as it relates to this tenant space) is as follows;

West Elevation - 1 sign;
Placement Zone Dimensions 16' x 5'= 80 sq. ft. x .70 = 56 sq. foot of signage

PROPOSED SIGNAGE

Petitioner is proposing a single wall sign on the west facade of "Building E" in the location 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 (w/logo) is as follows;

	Proposed Sq. Footage	Sq. Footage Allowed per PUD Approval
West Elevation:	13.4' x 3.0' = 40.2 sq. ft.	56 Sq. ft.

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

MATERIALS & ILLUMINATION

The signage is proposed to be individual channel letters with an acrylic face in a red. A green and white logo is proposed to be placed to the left of the sign copy. Letters will be mounted on an aluminum back panel painted to match the wall color.

LED backlighting is proposed for illumination. This is consistent with other signs with in the development.

ARCHITECTURAL COMMISSION DECISION:

Signage as proposed is approvable per the Village Code and final PUD approval. The AC may also wish to make comments on the overall aesthetics of the signage to the petitioner.

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

FOR ZONING DEPT. USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	

VILLAGE OF LONG GROVE

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

SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION

BUSINESS NAME: The Tutoring Center	BUS. PHONE #: 847-313-9738
BUSINESS ADDRESS: 4188 Route 83 (At Aptilistic Rd.) Long Grove, IL 60047	
BUSINESS OWNER'S NAME: Andrew Spetter	ALTERNATE PH. #:

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	LED Channel Letters
LOCATION(S) OF PROPOSED SIGN PLACEMENT:	Exterior wall above entrance

The Architectural Commission meets every third (3rd) Monday of the month at 7:00pm in the Village Hall. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information two weeks 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:
   [ ] 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 board's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Board meeting.

SIGN CONTRACTOR:

NAME: Divine Signs & Graphics	PHONE #: 847-534-9220
ADDRESS: 735 Estes Avenue Schaumburg IL 60193	

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.

[signature] Agent for Landlord Avalon Realty Assoc.
PROPERTY OWNER(S)' SIGNATURE(S)

Carlo Santucci Agent for Landlord Avalon Realty Assoc.
PROPERTY OWNER(S)' PRINTED NAME(S)

[signature]
BUSINESS OWNER(S)' SIGNATURE(S)

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

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

QUANTITY

1

FINISH SIZE

161" x 36.25"

MATERIAL

LED Channel Letters

SIDES

1

GROMMETS

ADDITIONAL NOTES

Capital Letters are 12" Tall

Logo 36.25" Tall

THIS PROOF IS NOT FOR COLOR MATCHING

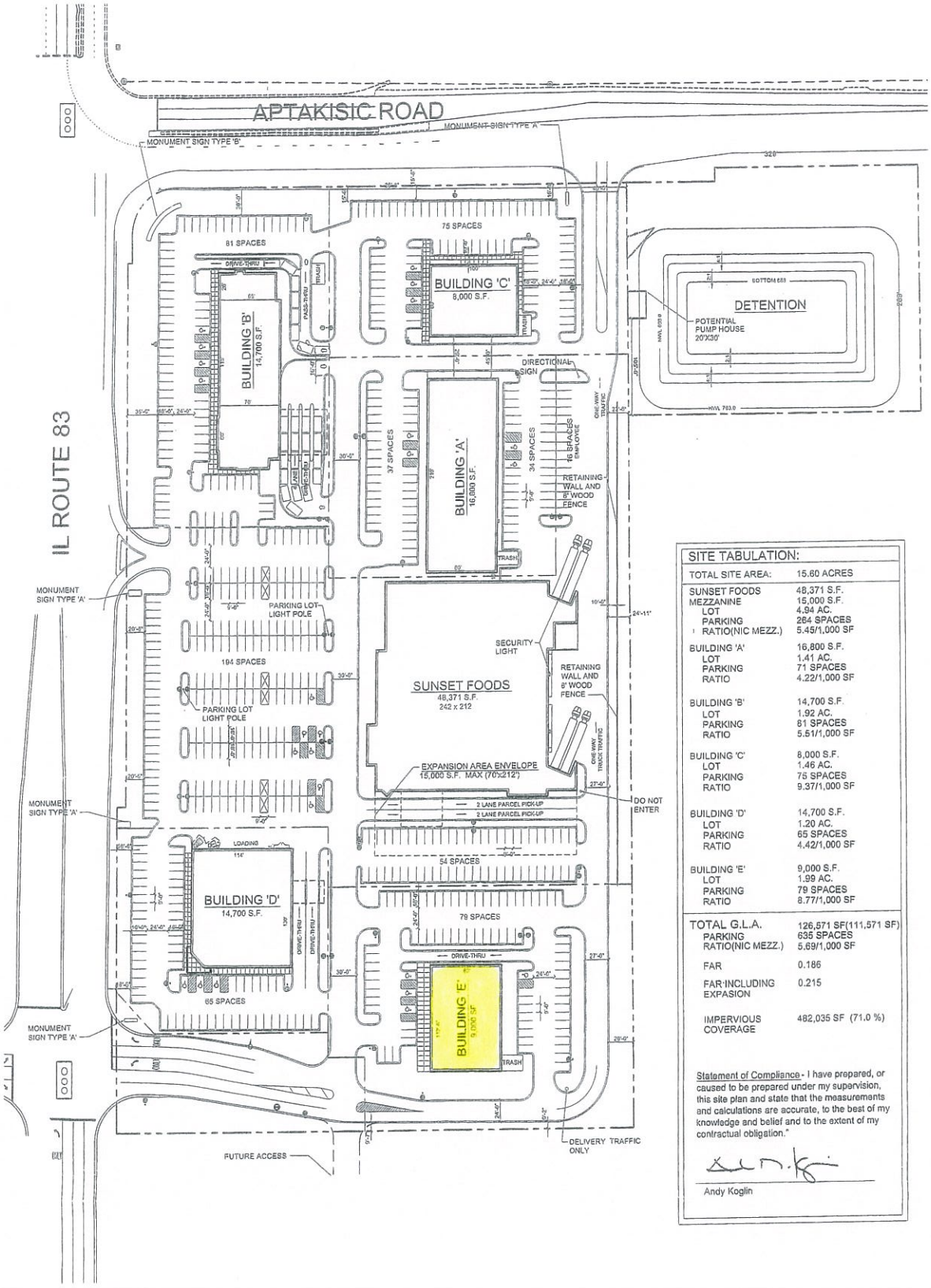
Divine SIGNS & GRAPHICS
735 ESTES AVE.
SCHAUMBURG, IL. 60193
PHONE: 847-534-9220
FAX: 847-534-9221

Please review this proof carefully, sign, date and fax it back to us at 847-534-9221. We cannot begin production without an approved proof. If you have any questions please call us immediately. Thank you!

PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF

- ◯ APPROVED
- ◯ APPROVED AS NOTED
- ◯ MAKE CORRECTIONS AND REPROOF

SIGNED _____ DATED _____



SITE TABULATION:	
TOTAL SITE AREA:	15.60 ACRES
SUNSET FOODS	48,371 S.F.
MEZZANINE	15,000 S.F.
LOT	4.94 AC.
PARKING	264 SPACES
RATIO(NIC MEZZ.)	5.45/1,000 SF
BUILDING 'A'	16,800 S.F.
LOT	1.41 AC.
PARKING	71 SPACES
RATIO	4.22/1,000 SF
BUILDING 'B'	14,700 S.F.
LOT	1.92 AC.
PARKING	81 SPACES
RATIO	5.51/1,000 SF
BUILDING 'C'	8,000 S.F.
LOT	1.46 AC.
PARKING	75 SPACES
RATIO	9.37/1,000 SF
BUILDING 'D'	14,700 S.F.
LOT	1.20 AC.
PARKING	65 SPACES
RATIO	4.42/1,000 SF
BUILDING 'E'	9,000 S.F.
LOT	1.99 AC.
PARKING	79 SPACES
RATIO	8.77/1,000 SF
TOTAL G.L.A.	126,571 SF(111,571 SF)
PARKING	635 SPACES
RATIO(NIC MEZZ.)	5.69/1,000 SF
FAR	0.186
FAR INCLUDING EXPASION	0.215
IMPERVIOUS COVERAGE	482,035 SF (71.0 %)

Statement of Compliance - I have prepared, or caused to be prepared under my supervision, this site plan and state that the measurements and calculations are accurate, to the best of my knowledge and belief and to the extent of my contractual obligation."

Andy Koglin

SITE PLAN
SCALE: 1"=100'-0"

0 50' 100'

SUNSET GROVE
LONG GROVE, ILLINOIS

SUNSET GROVE, LLC.

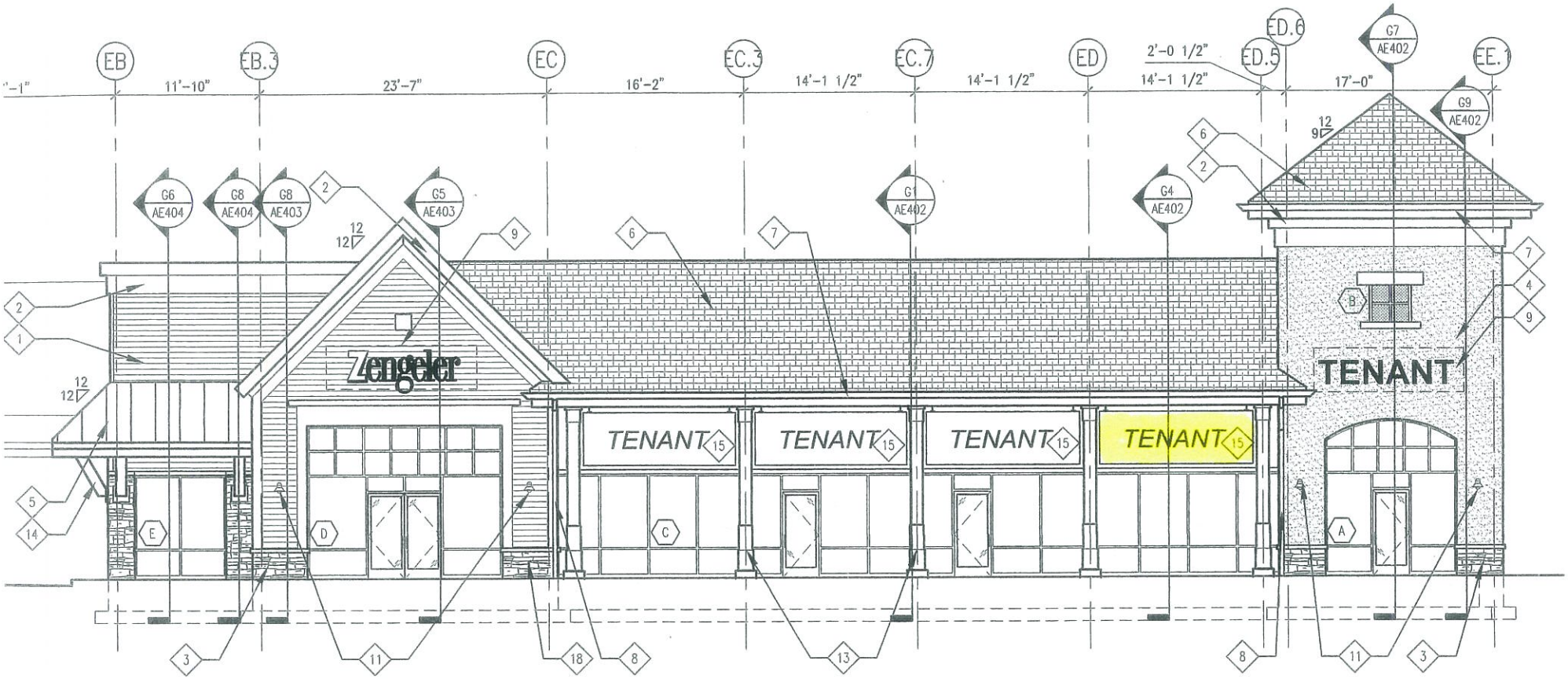
OKW Architects

DATE: NOVEMBER 27, 2007

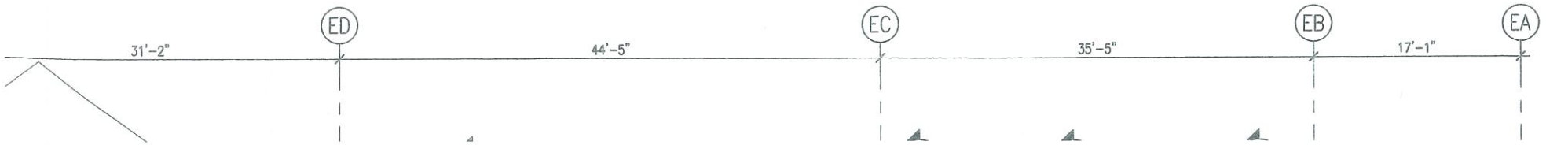
PROJECT NUMBER: 04053

C7 AE201 RETAIL 'E' NORTH ELEVATION
SCALE: 1/8" = 1'-0"

C8 AE201 RETAIL 'E' EAST ELEVATION
SCALE: 1/8" = 1'-0"



E6 AE201 RETAIL 'E' WEST ELEVATION
SCALE: 1/8" = 1'-0"



Village of Long Grove Illinois

MEMORANDUM

TO: **AC Chair Michaelson-Cohn and AC Members**

FROM: **James M. Hogue, Village Planner**

DATE: **August 9, 2013**

RE: **Revised Signage Application**

At the July 15th regular meeting Mr. Tobin Fraley, resident, downtown merchant and LGBCP Design Committee Member, addressed the AC concerning the aesthetics of signage in the Historic Downtown. As a result of the discussion the AC directed staff as follows;

The AC asked that a better submittal package be created, with emphasis on submission criteria, and brought back to the AC for consideration in an effort to improve signage in the village while working within the established policy parameters for signage.

At that meeting Commissioner Tapas noted that that the AC does not make policy and must work within the parameters established by the Village Code. Any suggested changes in the sign application must indeed work within the established policy framework or amendments to that framework would need to considered by the Village Board.

Staff suggests a simple change to the current application for signage as it relates to the B-1 District. Attached is a revised application form which calls out the suggested design guidelines for signage in the B-1 District. Also, as proposed, an excerpt from the adopted "Historic Downtown & Business District Planning & Design Guidelines" would be attached to the application form. This includes pictures of signage, some of which were rated by Mr. Fraley, which provide illustrations of the types of preferred signage.

This approach is simple; calls attention to the "higher standard" of signage desired in the downtown HBD and also works within the policy framework for signage as established by the Village Board.

If nothing else, please consider this as a starting point for discussion of further revisions of the sign application.

Should you have any questions or concerns I will do my best to resolve them at meeting time.

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

Village of Long Grove Illinois

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

ARCHITECTURAL COMMISSION SIGN PERMIT APPLICATION

BUSINESS NAME:	BUS. PHONE #:
BUSINESS ADDRESS:	
BUSINESS OWNER'S NAME:	E-MAIL

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	

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 informatio 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:

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
   (e) 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 photogra of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

NAME:	PHONE #:
ADDRESS:	E-MAIL:

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

PROPERTY OWNER(S)' SIGNATURE(S)

PROPERTY OWNER(S)' PRINTED NAME(S)

BUSINESS OWNER(S)' SIGNATURE(S)

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

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

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

TYPE OF SIGN(S)	FEE(S)

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____ Date of Issuance: _____

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

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 or 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.

ITEM #5: For the **ARCHITECTURAL COMMISSION** on **Monday, September 16th @ 7:00 P.M.**

REQUEST: Consideration of elevations for "Building C"; 4192 Route 83 and within the Sunset Grove Development, including the site plan, sign placement, elevations, and building materials and zoned HR-1 PUD District, submitted by Mr. Kurt Wandrey, Lakewood Real Estate Solutions LLC .

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).

Proposed Project:

The site is the location of the Sunset Grove Development which, upon completion, will contain six principal structures per the aforementioned PUD approval as follows;

Sunset Foods (anchor tenant); 48,055 sq. ft. w/ potential 15,000 sq. ft. addition - (Completed) .

Building "A" (retail uses anticipated); 17,000 sq. ft - (Permits Received).

Building "B" (Bank and Mixed Retail Uses anticipated); 14,800 sq. ft - (Completed as modified) .

Building "C" (Unknown; restaurant use contemplated); 9,000 sq. ft - (under consideration) .

Building "D" (CVS Pharmacy) 14,392 sq. ft. - (completed).

Building "E" (Cleaners & mixed use retail) 9,000 sq. ft. - (completed).

The petitioner now seeks approval of elevations for "Building C". As approved per the PUD ordinance, few details were known about Building "C". The structure was limited to the square footage indicated on the final PUD site plan (attached) and the footprint of the building was allowed to "float" within the building envelope as depicted on the final PUD site plan. Square footage shall not exceed what was approved on the final PUD plan however.

The use of this site was never firmly established. Initially this site was contemplated for a restaurant use. It now appears the site will contain more of a retail component along the lines of "Building B".

Building Characteristics

Elevations

Attached for the consideration of the AC are the proposed elevations for this structure. "Building C" is largely a copy of "Building B" which is west of this structure and fronts on Route 83 (Caribou, Rosen Eye Care, The Barkery) .

"Building C" as proposed will measure 26 feet in height with a tower proposed to be approximately 40' in height located on the west end of the structure. Both are within the height limitations of for structures within the development of 30 feet and 41 feet respectively. These building heights were established as part of the final PUD approval.

A garage door is proposed on the south side of the structure to accommodate material delivery for a tenet. Aside for this difference the building elevations are identical to "Building B" as modified.

Building Size

As proposed this building will measure 80' x 100' and contain 8000 square feet of floor area. The square footage proposed is consistent with the final PUD approval.

Building Materials

The proposed material schedule for "Building C' is attached as part of "Exhibit 14". Materials proposed for this structure are identical to those used for "Building B".

Signage

Individual tenant signage will be brought to the AC at a later date as requested. Signage will be handled with a "designated zone for placement" as was done with other structures within the development. Maximum signage size will be limited (70% of placement zone) as allowed by the PUD approval Ordinance. The designated placement zone is identified on the attached elevations.

Site Plan

The location of the structure (see "Exhibit 2 – attached) is within the building box as established on the final PUD site plan and is consistent with that plan.

Landscaping

Landscaping will be installed in accordance with the approved final landscaping plan (attached).

Parking

75 parking spaces will be provided for "Building C'. This is consistent with the final PUD approval. The parking area is essentially installed save pavement stripping.

ARCHITECTURAL COMMISSION DECISION:

As approved per the PUD few details were known about Building "C". As such, the Commission should review the request for constancy with the previous approvals, structures and overall character of the development. The request conforms to conditions of the PUD approval ordinance (Ord. # 2008-O-27) and is approvable from the zoning/PUD perspective. Individual signage requests will be brought to the back to the Commission as received for further consideration.

James Hogue, Director of Planning
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047
April 24th 2012

RE: Sunset Grove , Building "C" Architectural Review

Dear Mr. Hogue,

In accordance with your request, we are asking that you place on the agenda of the next available meeting of the Architectural Commission for consideration and approval of the Architecture for Building "C" located on Lot 3 of the Sunset Grove development. We understand that the previous approval of the original PUD did not address the specific design and configuration of this lot or its building design.

You will note that the final design of this structure is in keeping with the balance of the development and that the proposed elevation is consistent with and incorporates materials used in the design of Building "B". Also the size and location of the building is consistent with the original design of the approved site plan, thus we believe that a site plan amendment will not be necessary.

I have attached to this letter an electronic version of the plans for the proposed Building, as well as supporting documents for your consideration. We will also deliver on Friday the required additional copies and application fee. If you need further documentation please contact us at your convenience.

Kurt Wandrey
Senior Vice President
Lakewood Real Estate Solutions LLC
2500 W. Higgins Road, Suite 960
Hoffman Estates, IL 60169
(847) 884-8800
(847) 884-8986 fax

Village of Long Grove Illinois

STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION

DATE: Sept 6th 2013

APPLICANT'S NAME: Sunset Grove LLC E-MAIL: kurt@lakewoodrealestatesolutions.net

ADDRESS: 2500 W. Higgins Rd, Suite 960 Hoffman Estates, Il 60169 PHONE: 847-884-8800

NAME OF BUSINESS: Sunset Grove Shopping Center

BUSINESS ADDRESS: Same as above PHONE: Same as above

TYPE OF STRUCTURE/FIXTURE: Commercial Retail Building

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
   - A. PROVIDE SITE PLAN.
   - B. PROVIDE PHOTOGRAPH OF SITE.
   - C. SQUARE FOOTAGE OF STRUCTURE. 8,000 GLA 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:
   Lakewood Real Estate Solutions (address same as above) PHONE: 847-884-8800

   Jack Shum E-MAIL: Jack@lakewoodrealestatesolutions.net

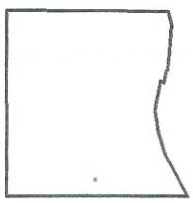
The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for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

Sunset Grove LLC, Jack Shum, Agent _____
BUSINESS OWNER(S)

(Same as Above) _____
PROPERTY OWNER(S)

APPLICATION APPROVAL: _____ DATE: _____

Lake County, Illinois



LakeCounty
Geographic Information System

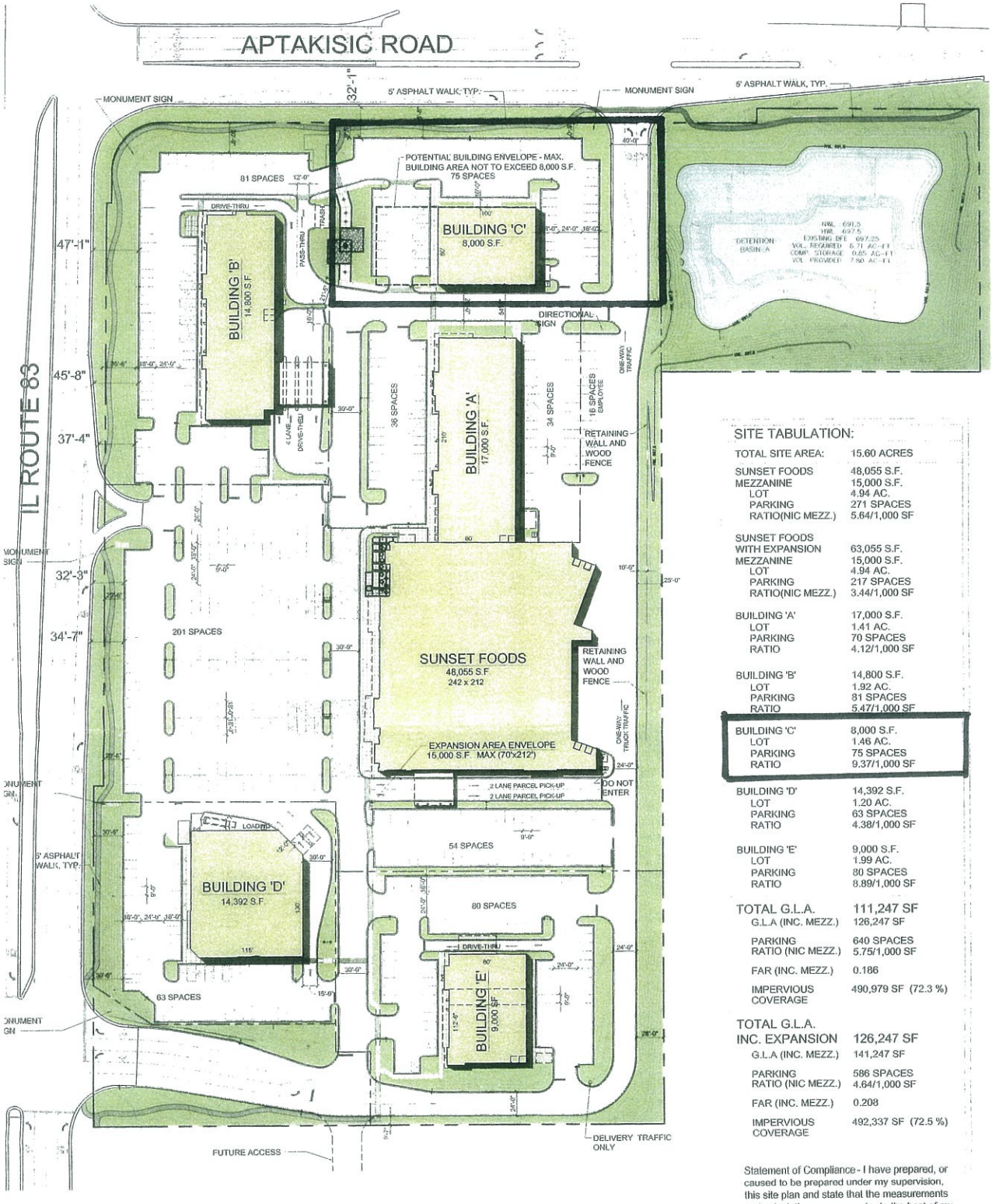
Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 09/10/2013

N

- Forest Preserves
- Lake County Border
- Streams
- Tax Parcels
- Trails
- 2012 Aerial Photography

Disclaimer The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property bounda 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.



SITE TABULATION:

TOTAL SITE AREA:	15.60 ACRES
SUNSET FOODS	48,055 S.F.
MEZZANINE	15,000 S.F.
LOT	4.94 AC.
PARKING	271 SPACES
RATIO(NIC MEZZ.)	5.64/1,000 SF
SUNSET FOODS WITH EXPANSION	63,055 S.F.
MEZZANINE	15,000 S.F.
LOT	4.94 AC.
PARKING	217 SPACES
RATIO(NIC MEZZ.)	3.44/1,000 SF
BUILDING 'A'	17,000 S.F.
LOT	1.41 AC.
PARKING	70 SPACES
RATIO	4.12/1,000 SF
BUILDING 'B'	14,800 S.F.
LOT	1.92 AC.
PARKING	81 SPACES
RATIO	5.47/1,000 SF
BUILDING 'C'	8,000 S.F.
LOT	1.46 AC.
PARKING	75 SPACES
RATIO	9.37/1,000 SF
BUILDING 'D'	14,392 S.F.
LOT	1.20 AC.
PARKING	63 SPACES
RATIO	4.38/1,000 SF
BUILDING 'E'	9,000 S.F.
LOT	1.99 AC.
PARKING	80 SPACES
RATIO	8.89/1,000 SF
TOTAL G.L.A.	111,247 SF
G.L.A (INC. MEZZ.)	126,247 SF
PARKING	640 SPACES
RATIO (NIC MEZZ.)	5.75/1,000 SF
FAR (INC. MEZZ.)	0.186
IMPERVIOUS COVERAGE	490,979 SF (72.3 %)
TOTAL G.L.A. INC. EXPANSION	126,247 SF
G.L.A (INC. MEZZ.)	141,247 SF
PARKING	586 SPACES
RATIO (NIC MEZZ.)	4.64/1,000 SF
FAR (INC. MEZZ.)	0.208
IMPERVIOUS COVERAGE	492,337 SF (72.5 %)

Statement of Compliance - I have prepared, or caused to be prepared under my supervision, this site plan and state that the measurements and calculations are accurate, to the best of my knowledge and belief and to the extent of my contractual obligation."

Andy Koglin

SITE PLAN
SCALE: 1"=100'-0"

0 50' 100'

SUNSET GROVE
LONG GROVE, ILLINOIS

SUNSET GROVE, LLC.

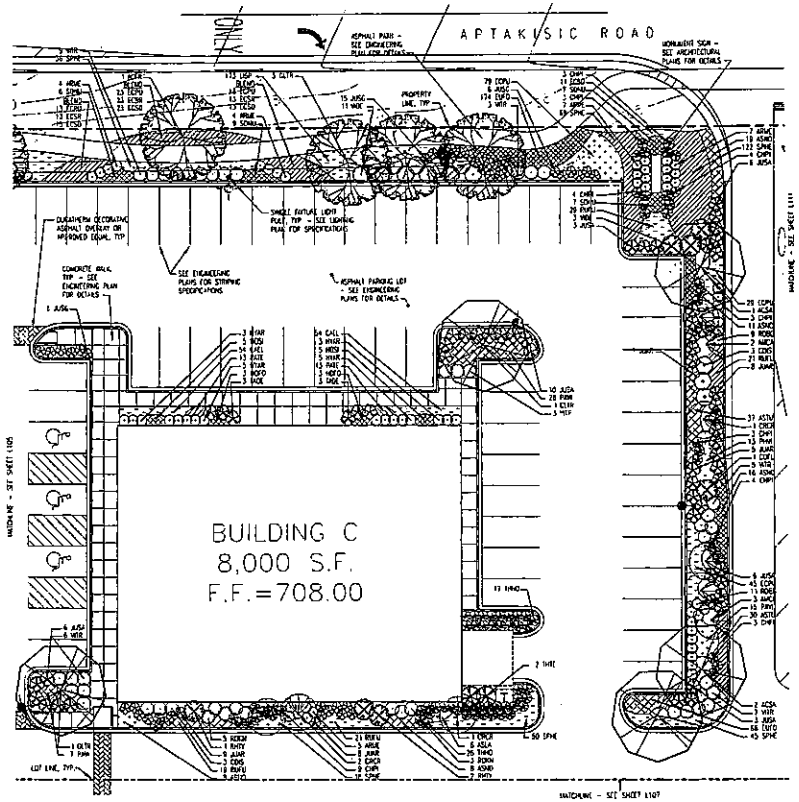
OKW Architects

DATE: SEPTEMBER 3, 2008

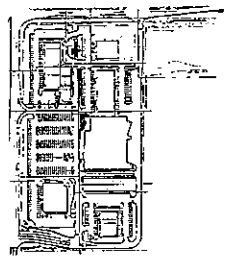
PROJECT NUMBER: 04053

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LARGE DECIDUOUS TREES					
1	ACFP	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL. - B.B.	AS SHOWN
3	ACSA	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL. - B.B.	AS SHOWN
5	GLTR	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	2.5" CAL. - B.B.	AS SHOWN
SMALL DECIDUOUS TREES					
5	AMLA	AMELANCHIER LAMARCKII	SHADBLOW SERVICEBERRY	5' HT., MULTI-STEM - B.B.	AS SHOWN
4	CRCR	CRATAEGUS CRUS-GALI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	5' HT., MULTI-STEM - B.B.	AS SHOWN
LARGE EVERGREENS					
2	THTE	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	5' HT. - B.B.	AS SHOWN
SMALL EVERGREENS					
36	CHPI	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	18" WIDTH - B.B.	AS SHOWN
34	JUSA	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	24" WIDTH - B.B.	AS SHOWN
27	JUSE	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT. - B.B.	AS SHOWN
37	JUSK	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	24" WIDTH - B.B.	AS SHOWN
8	TADE	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HT. - B.B.	AS SHOWN
45	THHO	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	36" HT. - B.B.	AS SHOWN
DECIDUOUS SHRUBS					
27	ARME	ARONIA MELANOCARPA VAR. ELATA	GLOSSY BLACK CHOKEBERRY	24" HT. - B.B.	AS SHOWN
1	COFL	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	36" HT. - B.B.	AS SHOWN
6	COSS	CORNUS SERICEA 'KELSEY'	DWARF DOGWOOD	36" HT. - B.B.	AS SHOWN
16	HYAR	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	36" HT. - B.B.	AS SHOWN
3	RHTY	RHUS TYPHINA 'LACINIATA'	CUTLEAF STAGHORN SUMAC	36" HT. - B.B.	AS SHOWN
20	ROBD	ROSA 'BLANC DOUBLE DE COUBERT'	BLANC DOUBLE DE COUBERT SHRUB ROSE	36" HT. - B.B.	AS SHOWN
8	ROKN	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	30" HT. - B.B.	AS SHOWN
14	VIDE	VIBURNUM DENTATUM 'NORTON'	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	36" HT. - B.B.	AS SHOWN
33	VITR	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT AMERICAN CRANBERRYBUSH	30" HT. - B.B.	AS SHOWN
PERENNIALS					
67	ASTU	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL.	18" O.C.
6	ASLA	ASTER LAEVIS 'BLUEBIRD'	BLUEBIRD ASTER	1 GAL.	18" O.C.
62	ASNA	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	1 GAL.	24" O.C.
106	CAEL	CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE	1 GAL.	12" O.C.
202	ECPU	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	1 GAL.	18" O.C.
66	ECSD	ECHINACEA 'SUNDOWN'	SUNDOWN CONEFLOWER	1 GAL.	18" O.C.
48	ECSR	ECHINACEA 'SUNRISE'	SUNRISE CONEFLOWER	1 GAL.	18" O.C.
240	EUFO	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POT	12" O.C.
6	HOFO	HOSTA FORTUNEI 'GOLD STANDARD'	GOLD STANDARD HOSTA	1 GAL.	24" O.C.
16	HOSI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	1 GAL.	24" O.C.
173	LISP	LIRIOPE SPICATA	CREEPING LILYTURF	3" POT	12" O.C.
26	PATE	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	12" O.C.
50	PHA	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	1 GAL.	24" O.C.
13	PHA	PHYSOSTEGIA VIRGINIANA	OBEDIENT PLANT	1 GAL.	24" O.C.
80	RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL.	18" O.C.
31	SCMU	SORGHASTRUM NUTANS 'SIOUX BLUE'	SIOUX BLUE INDIAN GRASS	1 GAL.	24" O.C.
340	SPHE	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1 GAL.	18" O.C.



G1 LANDSCAPE PLAN
L106 SCALE: 1/16" = 1'-0"

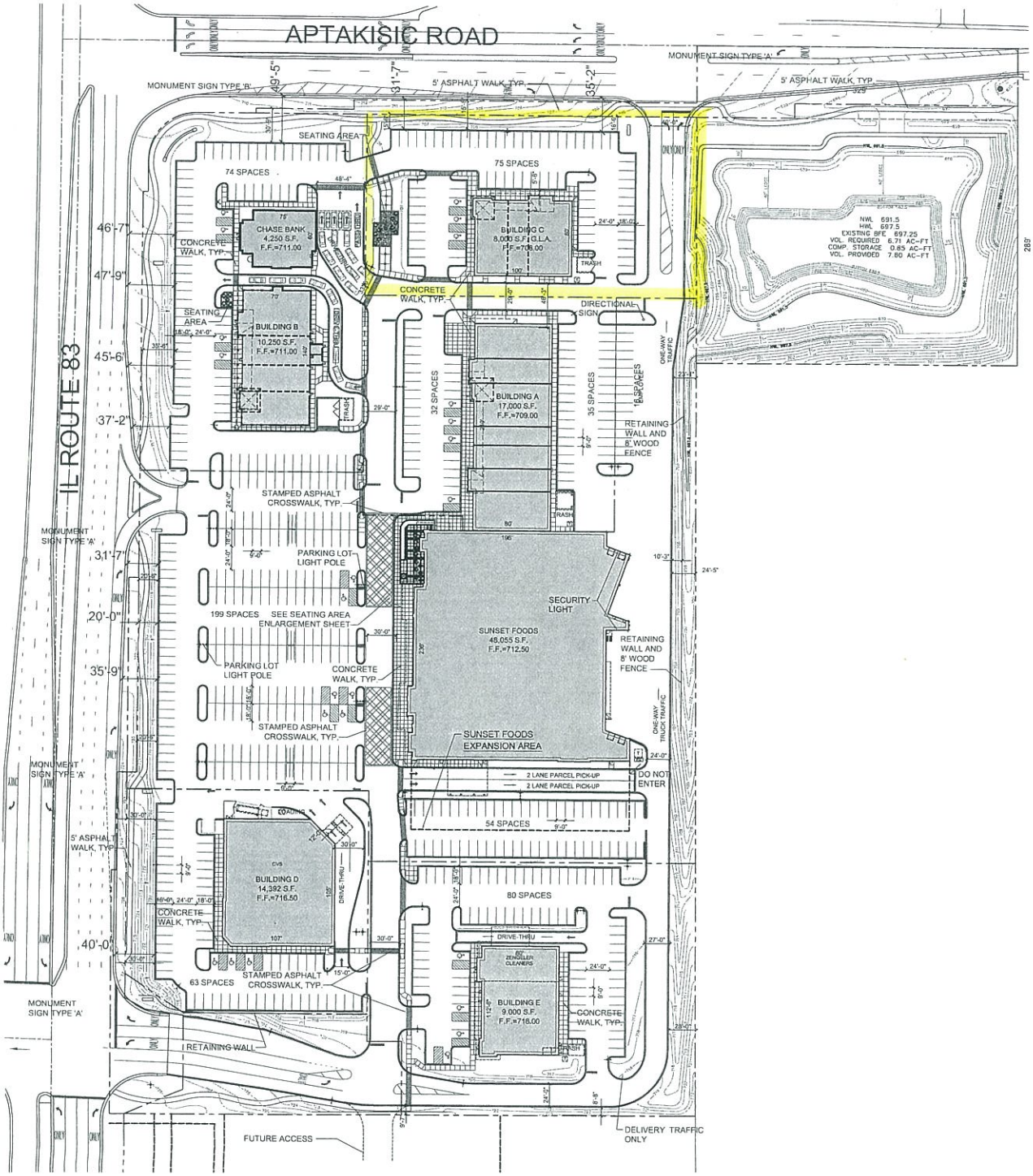


G1 KEY PLAN
L106 SCALE: NOT TO SCALE

OKW
Architects
600 W. Jackson Blvd.
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

SUNSET GROVE
LANDSCAPE PLANS
LONG GROVE, ILLINOIS

DRAWN BY: ABS CHECKED: JFP
DATE: 07.24.2008 SHEET NO:
PROJ NO: 04053 L106



SITE PLAN

SCALE: 1"=100'-0"

0 50' 100'

EXHIBIT 2

SUNSET GROVE

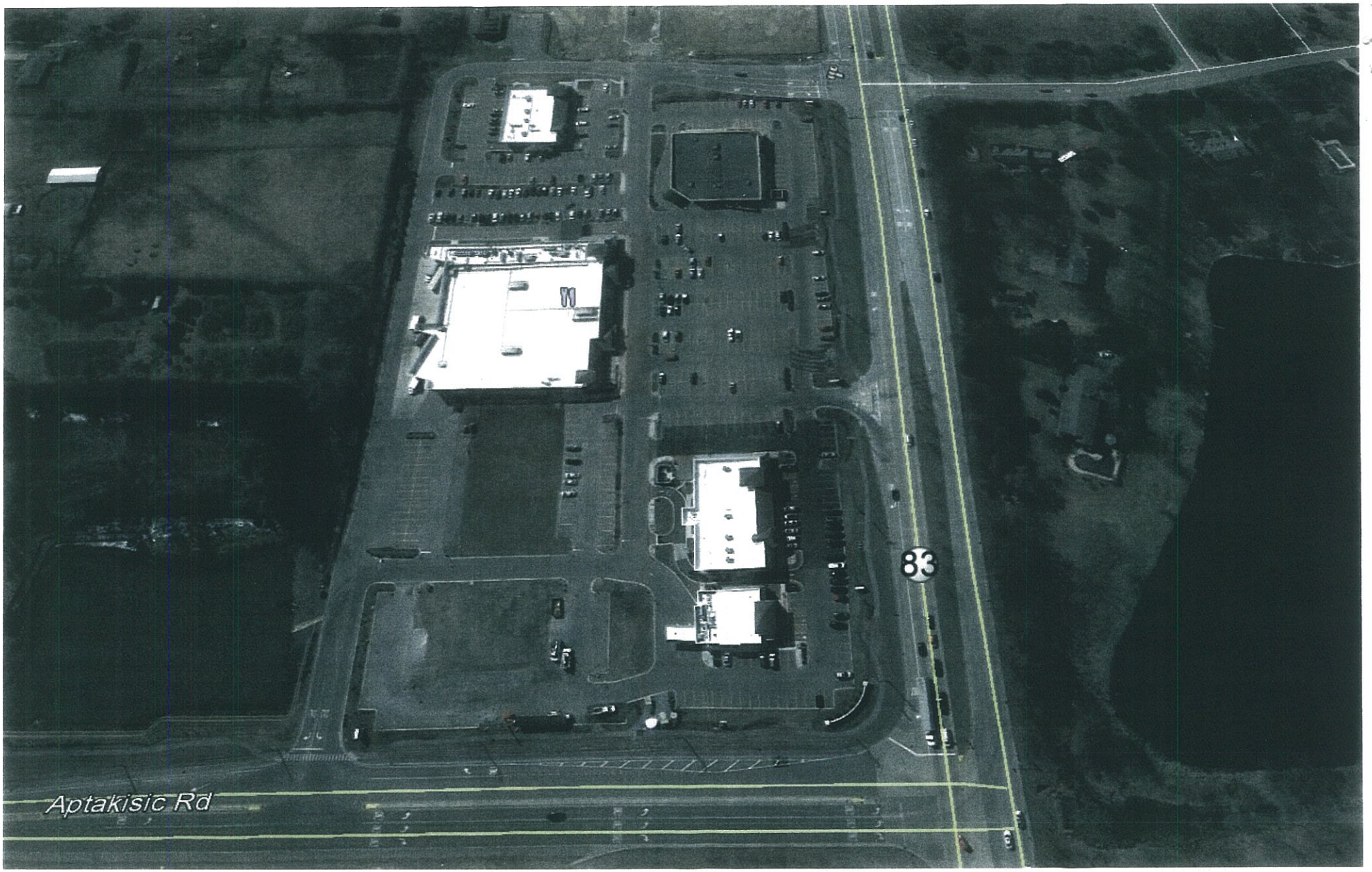
LONG GROVE, ILLINOIS

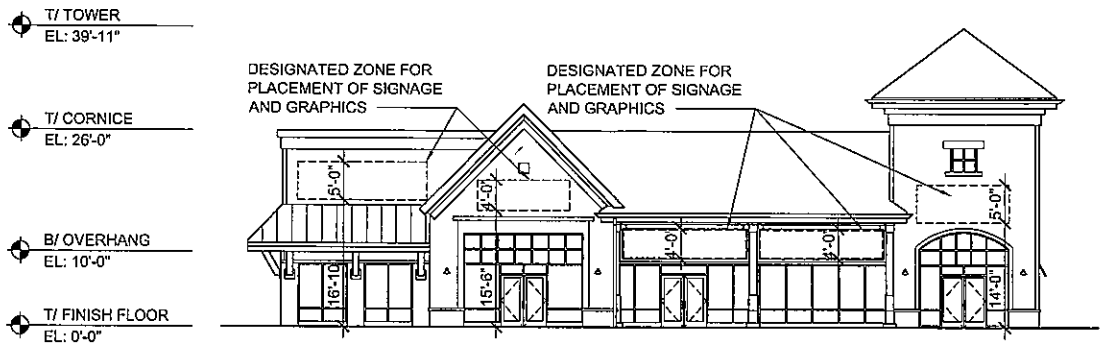
SUNSET GROVE, LLC.

OKW Architects

DATE: 6 SEPTEMBER 2013

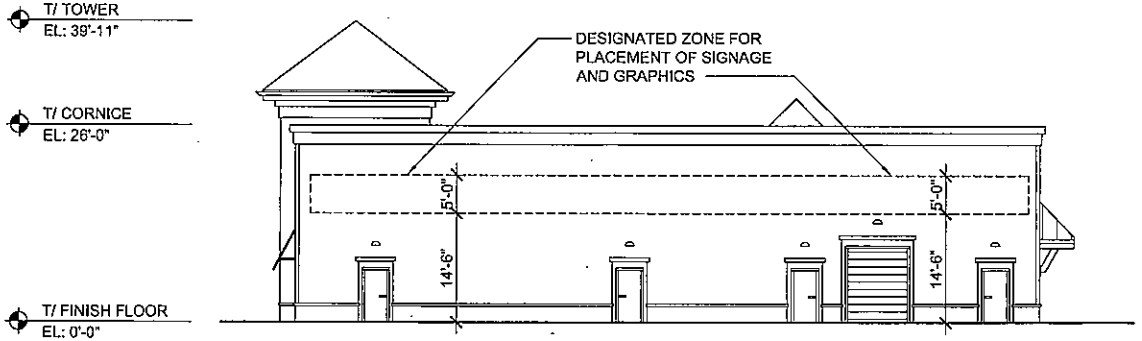
PROJECT NUMBER: 13010


Aptakisic Rd
83



RETAIL 'C' NORTH ELEVATION

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



RETAIL 'C' SOUTH ELEVATION

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

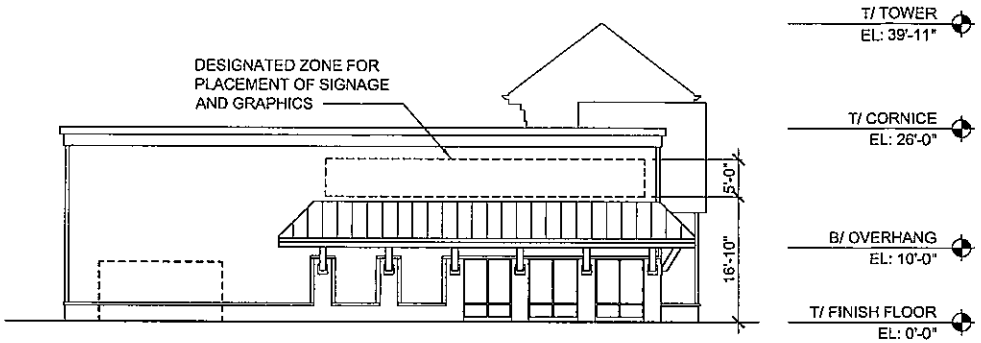
EXHIBIT 15
SUNSET GROVE
LONG GROVE, ILLINOIS

SUNSET GROVE LLC

OKW Architects

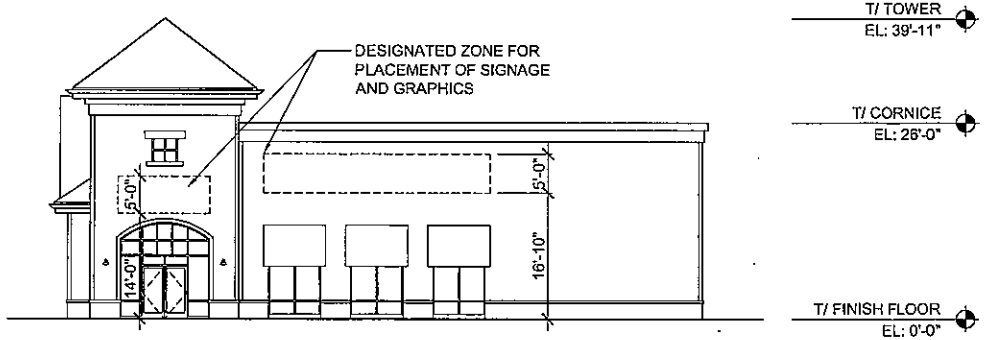
DATE: 6 SEPTEMBER 2013

PROJECT NUMBER: 13010



RETAIL 'C' EAST ELEVATION

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



RETAIL 'C' WEST ELEVATION

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

EXHIBIT 16
SUNSET GROVE
LONG GROVE, ILLINOIS

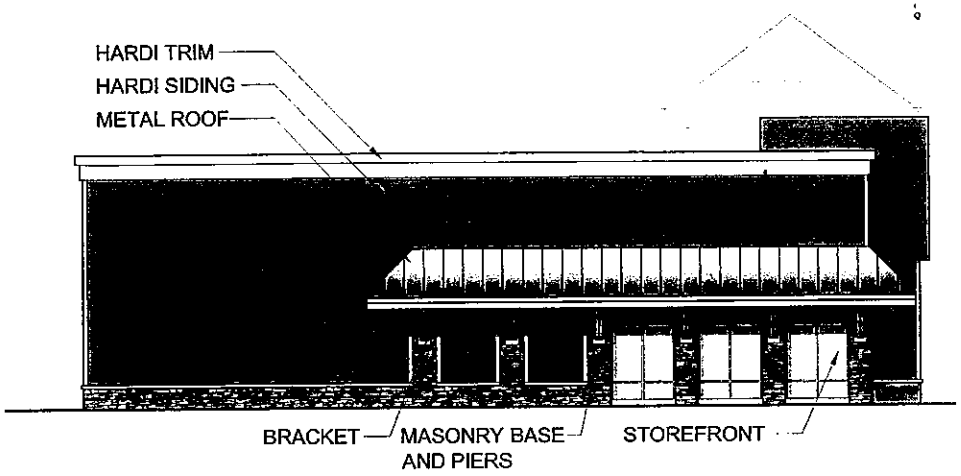
SUNSET GROVE LLC

OKW Architects

DATE: 12 APRIL 2013

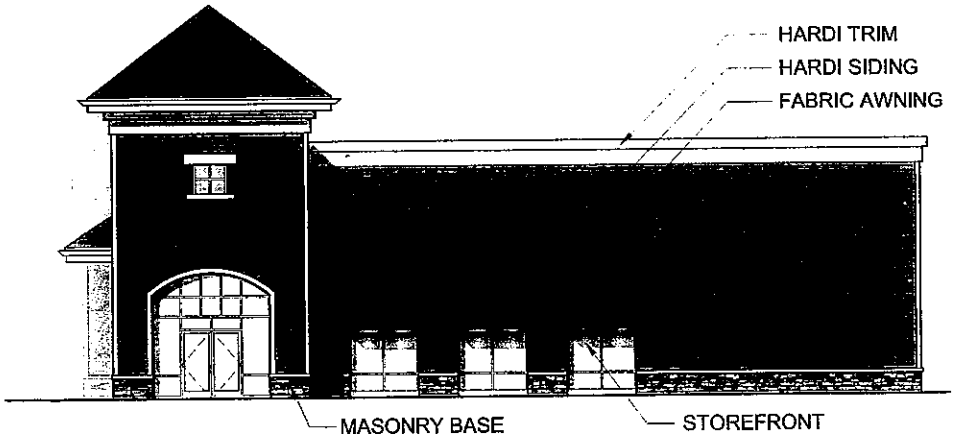
PROJECT NUMBER: 13010

RETAIL 'C' - MATERIALS SCHEDULE	
MAIN FIELD	HARDI SIDING - MONTEREY TAUPE
MAIN FIELD TRIM	HARDI TRIM - NAVAJO BEIGE
E.I.F.S. FIELD	TO MATCH DRYVIT - COLOR #111 LYMESTONE FINISH
TOWERS AND GABLE TRIM	HARDI TRIM - NAVAJO BEIGE
COLUMNS AND BRACKETS	HARDI TRIM - PAINT TO MATCH SHERWIN WILLIAMS SW6150 - UNIVERSAL KHAKI
COLUMNS' MASONRY BASE	BROOM FINISH CONCRETE
METAL ROOF	TO MATCH EFCO - STANDARD B10 GRAY
ASPHALT ROOF	TO MATCH CELOTEX - WEATHERED WOOD
MASONRY BASE AND PIERS	TO MATCH CULTURED STONE - COUNTRY LEDGESTONE - EUCALYPTUS
SIGN PANELS	HARDI TRIM - PAINT TO MATCH SHERWIN WILLIAMS SW6150 - UNIVERSAL KHAKI
STOREFRONT	TO MATCH PPG - UC50250 - IVORY
GUTTERS AND DOWNSPOUTS	HARDI TRIM - PAINT TO MATCH SHERWIN WILLIAMS SW6150 - UNIVERSAL KHAKI
FABRIC AWNING	SUNBRELLA - SILICA STONE 4861-0000



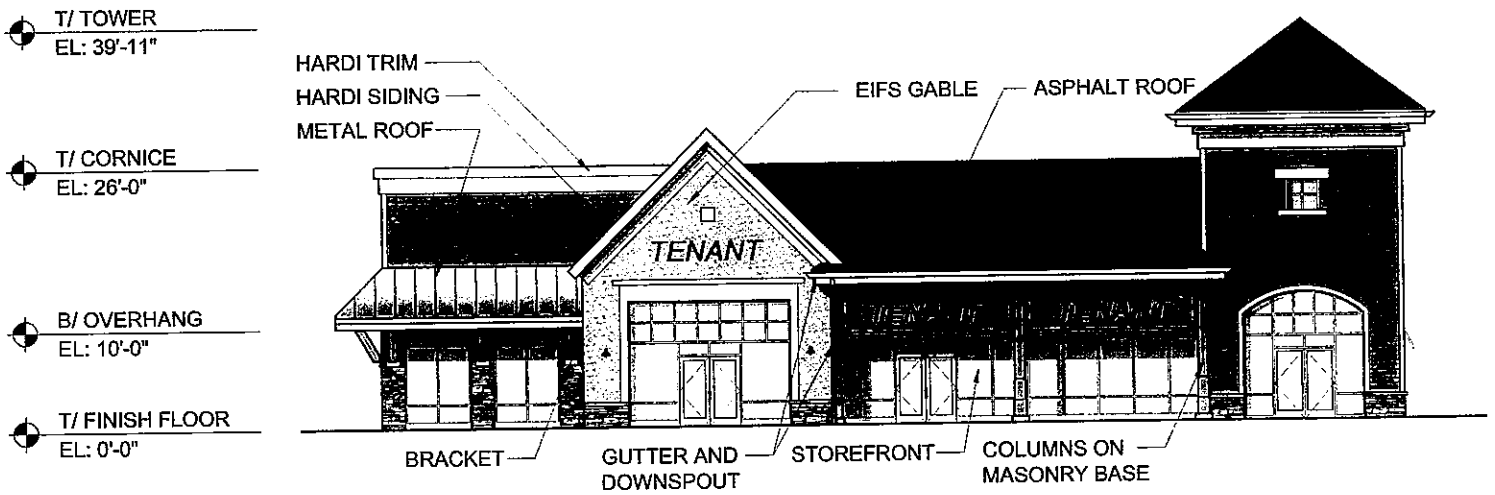
RETAIL 'C' EAST ELEVATION

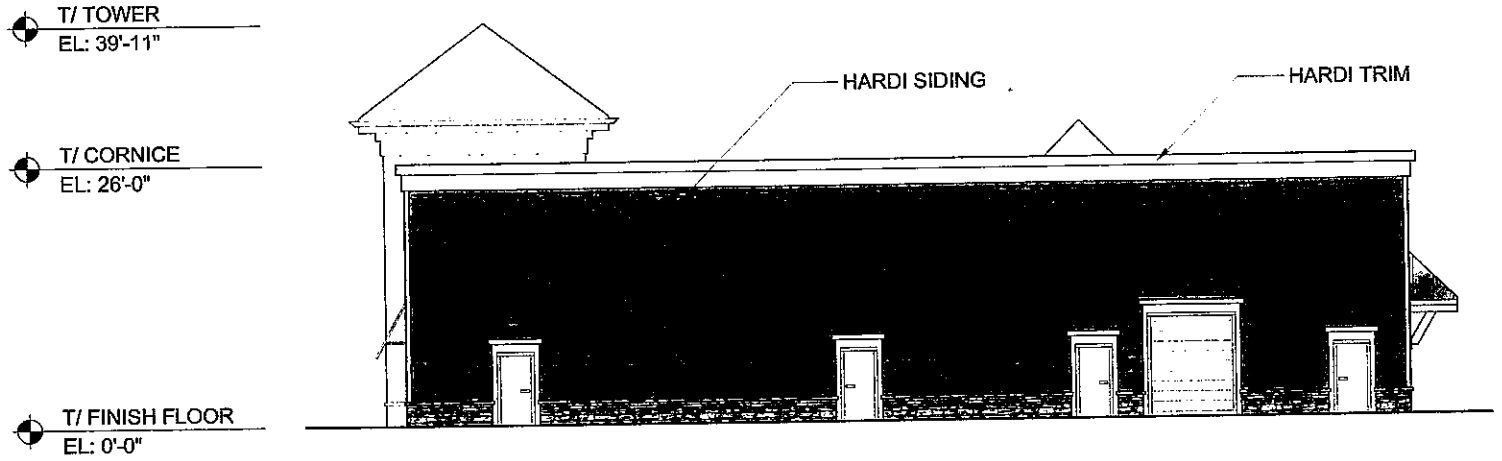
SCALE: 1/16"=1'-0"



RETAIL 'C' WEST ELEVATION

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



RETAIL 'C' NORTH ELEVATION

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